

RIALTO
IN TEMPE
CONDOMINIUMS

VICINITY

Rialto Condominiums is Tempe's newest address-- just moments away from ASU (the closest condominium community to the campus), downtown Tempe, arts, entertainment, sports and hospitality! The renowned Mill Ave. shopping district, Tempe Town Lake, Gammage Auditorium and Sun Devil Stadium are very close-by. Easy access to four major freeways and the Light Rail system make Rialto the perfect location.



LEGEND

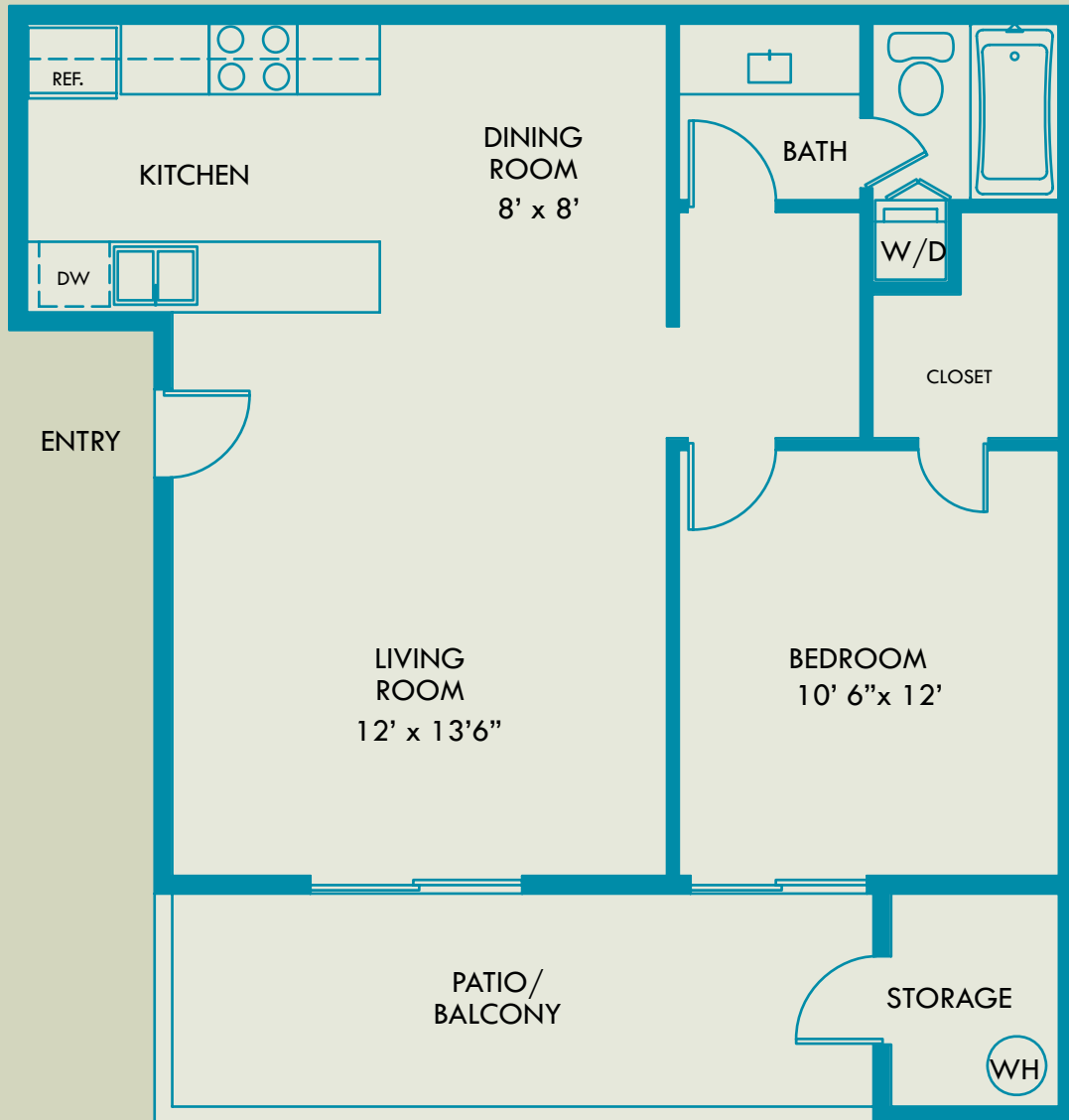
1. ASU
2. Sun Devil Stadium
3. ASU - Karsten Golf Course
4. Sky Harbor Airport
5. Papago Park
6. The Phoenix Zoo
7. Tempe Diablo Stadium
8. Arizona Mills
9. Mill Avenue District

CLOSE TO EVERYTHING

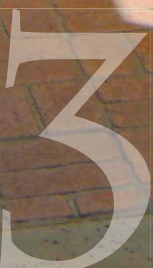
Take in a game at the University... shop on Mill Avenue... dine at one of many nearby restaurants... bicycle to class at the campus... rent a boat on Town Lake for the afternoon... see a movie... it's all at your doorstep at Rialto Condominiums, an intimate enclave of 54 residences in the perfect neighborhood!



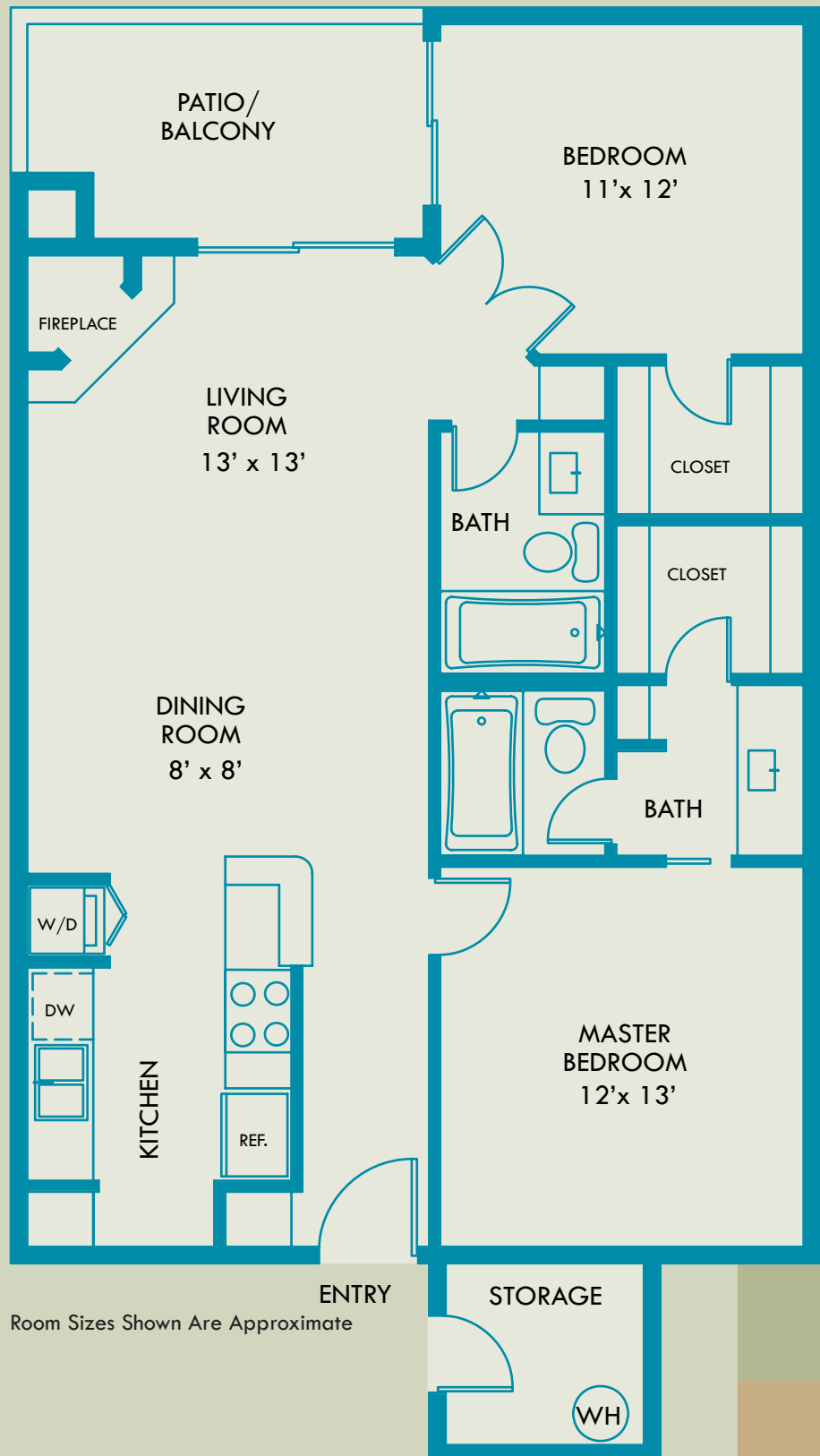
THE SCHOLAR
ONE BEDROOM, ONE BATH
700 APPROX. SQ. FT.



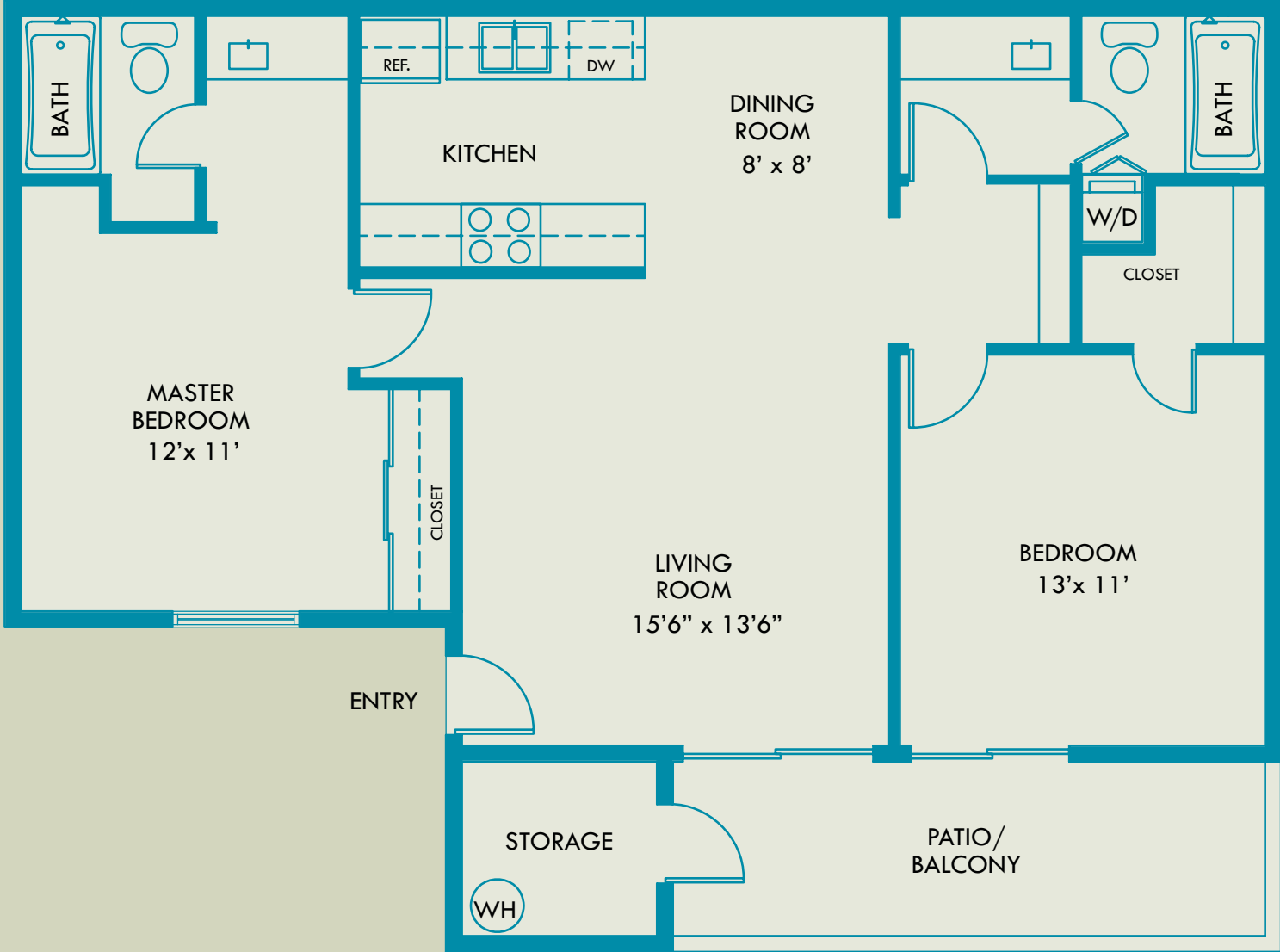
Room Sizes Shown Are Approximate



THE ALUMNI
TWO BEDROOM, TWO BATH
1020 APPROX. SQ. FT.



THE REGENT
TWO BEDROOM, TWO BATH
950 APPROX. SQ. FT.



Room Sizes Shown Are Approximate





STANDARD FEATURES

STANDARD LIVING FEATURES

- ⊙ Upscale one and two bedroom residences with spacious floor plans
- ⊙ Ample closets; walk-in closets in the master bedroom
- ⊙ Exceptionally large private patio or balcony
- ⊙ Glass sliding doors form both living room and bedroom into the patio/balcony
- ⊙ Private storage area with each residence
- ⊙ Pre-wired for cable, internet and phone
- ⊙ *** New alarm system, fully monitored and serviced
- ⊙ *** New flat screen TV mount

INTERIOR DESIGN FEATURES

- ⊙ New flat panel maple cabinetry in both bathroom and kitchen
- ⊙ New solid slab granite counter tops in both bathroom and kitchen
- ⊙ New carpet and deluxe pad in living, dining, hallways and bedrooms
- ⊙ New ceramic tile in entry, kitchen, bathroom and laundry area
- ⊙ New two-tone interior paint
- ⊙ New washer and dryer
- ⊙ New matching light fixtures and energy efficient ceiling fans with brushed nickel finish
- ⊙ New designer hallway and patio lighting sconces
- ⊙ New finish on patio decking
- ⊙ New Decora light switches and outlets
- ⊙ New custom front door handle set and dead bolt in brushed nickel finish
- ⊙ New six panel interior doors
- ⊙ New lever style interior door handles in brushed nickel finish

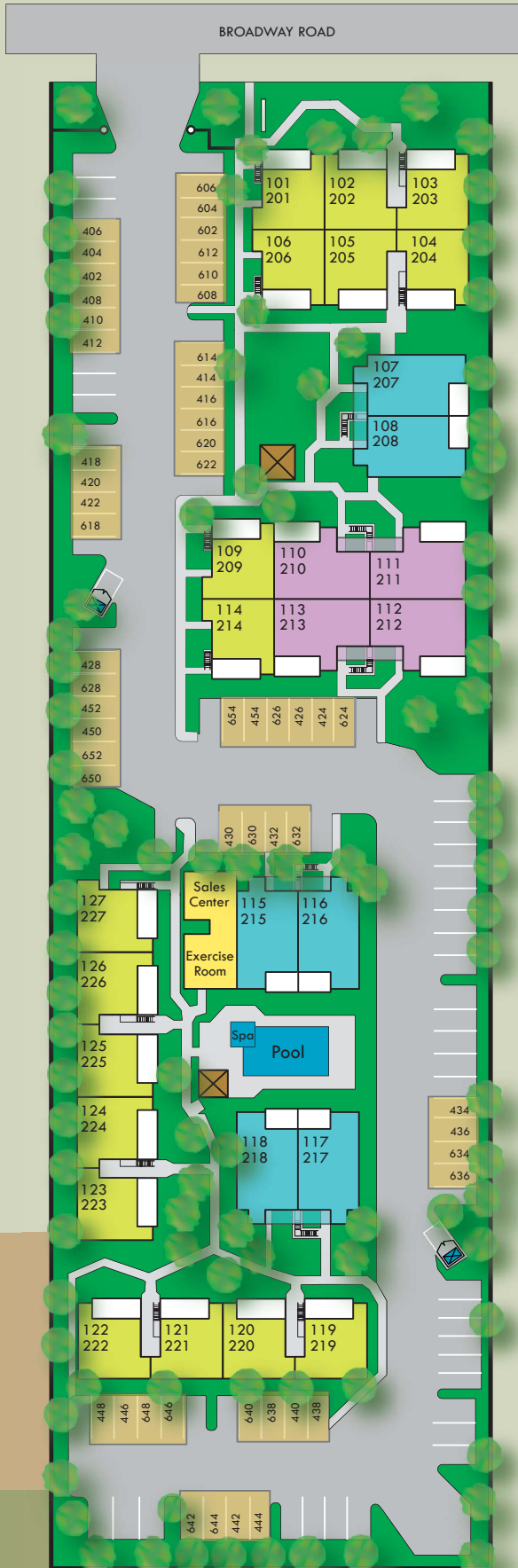
KITCHEN FEATURES

- ⊙ New double bowl stainless steel sink
- ⊙ New pullout faucet in brushed nickel finish
- ⊙ New GE stainless steel finish appliance package
 - 18 cubic foot, frost free refrigerator
 - Full-size ceramic glass top range
 - Insulated 3-level wash dishwasher
 - Over the range microwave
- ⊙ New recessed lights
- ⊙ New garbage disposal

BATHROOM FEATURES

- ⊙ New ceramic under-mount sink
- ⊙ New vanity faucets in brush nickel finish
- ⊙ New towel bars and paper holders in brush nickel finish
- ⊙ New shower heads and tub hardware in brushed nickel finish
- ⊙ New toilets
- ⊙ New recessed lights

COMMUNITY FEATURES



- ⊙ 54 Residences located within an inviting enclave of upscale condominiums in the heart of Tempe
- ⊙ Private community swimming pool with covered ramada, seating and sunning areas
- ⊙ Upgraded exterior lighting
- ⊙ Lush, mature landscaping with tree-lined common areas, planters and grassy areas
- ⊙ Covered, door step parking (1 assigned covered parking per residence)
- ⊙ Ample guest or second car parking (total of 1.95 spaces/unit)
- ⊙ Clubhouse and convenient fitness/workout room on site
- ⊙ Bicycle racks for resident's convenience
- ⊙ Community Bar-Be-Que areas
- ⊙ Private patios or walk out balconies

HOA FEATURES

- ⊙ HOA Fee of \$150 per month includes:
 - Residence water
 - Sewer connection
 - Trash pick up
 - Alarm monitoring
 - Professional management service
 - Landscaping and exterior maintenance
 - Roof maintenance
 - Common area hazard and liability insurance
 - Reserve contributions
 - Clubhouse and Fitness Room
 - Community Pool and common area maintenance

LEGEND

- THE SCHOLAR**
1 Bedroom, 1 Bath
700 Approx. Sq. Ft.
- THE REGENT**
2 Bedroom, 2 Bath
950 Approx. Sq. Ft.
- THE ALUMNI**
2 Bedroom, 2 Bath
1020 Approx. Sq. Ft.

Prices, Incentives and Standard features subject to change without prior notice.



RIALTO IN TEMPE CONDOMINIUMS

1125 East Broadway
Tempe AZ 85282

(480) 829-7815

RialtoAZ.com

SALES OFFICE OPEN DAILY

Mon-Sat 10-6

Sun 11-6



No offer for sale may be made and no offer to purchase may be accepted prior to issuance of the final Arizona Department of Real Estate Subdivision Public Report. Prices, Incentives and Standard features subject to change without prior notice.