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Aerial view of Citi and Camelback Mountain.





When the sun goes down the lights come up, as downtown Phoenix rises near the Patriot's Park & Cultural Center complex.

Phoenix... making a scene.

Experience the thrill of big city life amid the burnt orange hues of the Arizona desert. Surrounded by eye-popping natural splendor, drenched in endless sunshine and infused with an exhilarating mix of Southwestern charm and urban vigor, Phoenix is one of a kind. For explorers at heart, Phoenix offers infinite rewards. The colorful modern skyline conceals a bevy of intriguing historic sites.

When you're ready to shop, Phoenix never disappoints. You'll find a broad range of upscale wares along Camelback Corridor and more than 100 fine art galleries in captivating Scottsdale, where Thursday-night "ArtWalks" have been a tradition for 30 years. Phoenix also has a thriving nightlife and an eclectic mix of fine dining, from sophisticated Southwestern cuisine to exotic Asian bistros. With its unique blend of urban vibe and natural beauty, it's easy to see why Phoenix is one of the fastest growing cities in the U.S.





The sun sets behind the mountains near Phoenix, Arizona as the city springs to life.



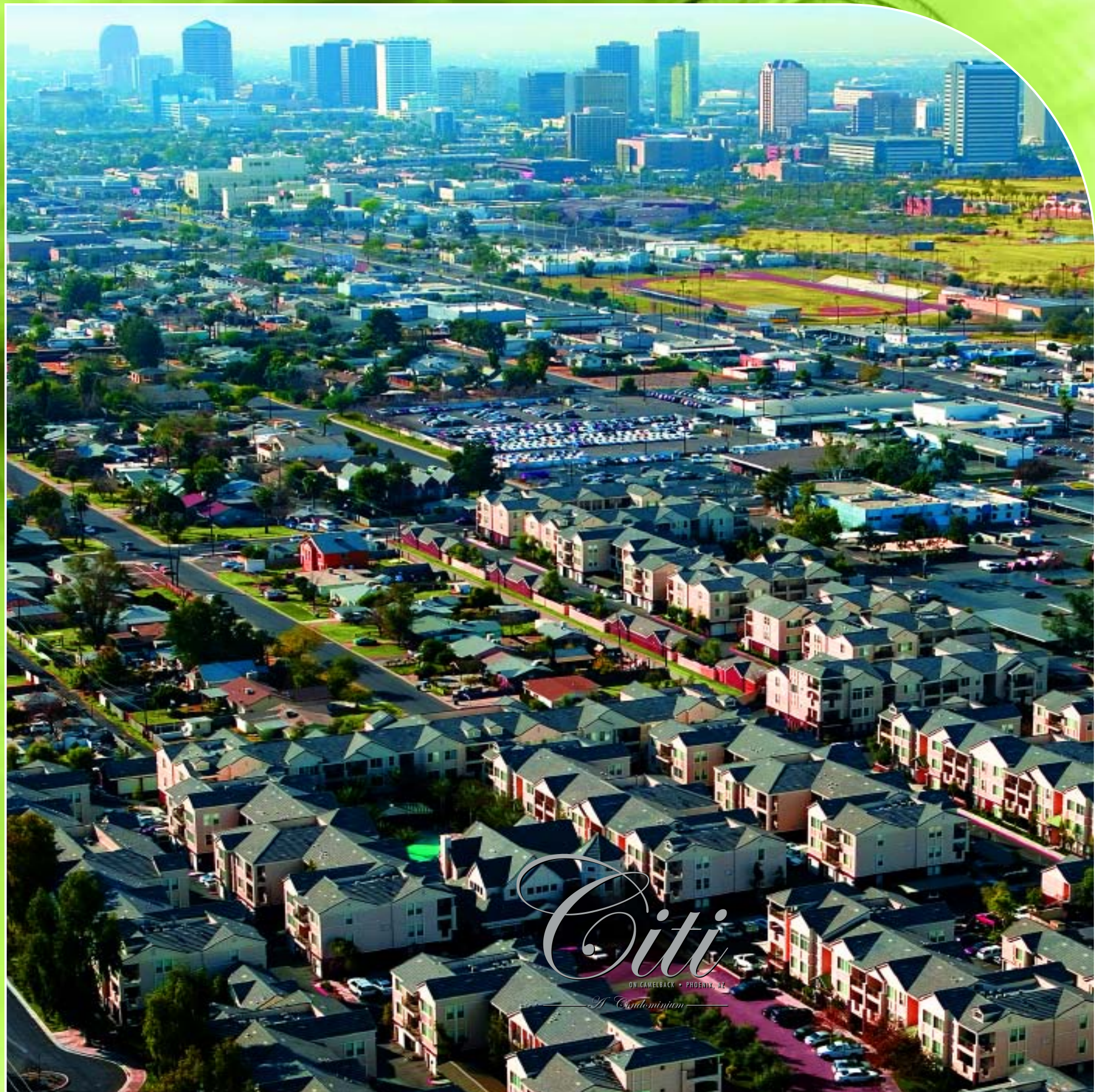
major sun,
major fun.

With an average of 300 sunny days per year, Phoenix residents have ample opportunity to explore the breathtaking works of nature that surround them. The city's most prominent natural landmark is the striking contour of Camelback Mountain, which draws thousands of admirers every year. Those seeking a more quiet environment can skip Camelback in favor of a scenic valley walk. In all, the mountain and desert preserves winding through Phoenix total tens of thousands of acres, with trails of varying difficulty for nature enthusiasts on foot, mountain bike or horseback.



day or night...
always Citi
lights!

M inutes from downtown Phoenix lies the esteemed Camelback Corridor, an energetic hub of upscale shopping, dining and living. Take a walk along Camelback and you'll spot an enticing community with distinctive architecture - welcome to Citi on Camelback. Citi embodies luxurious urban living at its best. Chic shops and fine restaurants are just a short walk away, and you're only 2 miles from the Biltmore Fashion Park, long considered one of the Southwest's premiere shopping destinations. After scoping out the latest trends, unwind with a massage or a round of golf at the nearby Arizona Biltmore Resort and Spa, known world-wide as the Jewel of the Desert. At Citi, the very best of Phoenix is only moments from your doorstep.



Just a stones throw from the Downtown Phoenix skyline, Citi exemplifies the combination of metropolitan amenities with the relaxed suburban lifestyle.



the magic within

Citi on Camelback is a private, gated community featuring ample parking and a wide range of thoughtful floorplans. Choose from fashionable studio lofts, one or two bedroom flats or incredibly spacious three bedroom townhomes.



upscaled inseparables

Step inside and you'll be impressed by high ceilings, oversized closets and an inviting patio or balcony. For added convenience, many units also feature private garages. At Citi, you'll enjoy an enviable lifestyle at extraordinary value.

Walk into your kitchen at Citi on Camelback and the "Wow!" factor goes up a notch. Every kitchen features delicious details, including:

- Cherry wood kitchen cabinets
- Contemporary kitchen islands
- Upgraded black-on-black appliances

Whether you're preparing an intimate dinner or a holiday feast, cooking is always a treat in your fabulous Citi kitchen.





After dark, the pool and clubhouse house at Citi get revved up and turned on. The clubhouse is ready for entertaining, relaxing or a just a fun night with the kids.



Citi... that never sleeps

The two-story clubhouse at Citi on Camelback is an ideal spot to catch up on both business and pleasure. The state-of-the-art technology center has the latest computing and telecommunications equipment, complete with high-speed Internet access. When you're ready for a pick-me-up, treat yourself to an espresso at the private java bar. Come evening, the clubhouse transforms into an entertainment venue for residents and their guests. If pool is your game, you'll enjoy taking on your neighbors in the billiard room. If you're planning a party, the clubroom makes a convenient and elegant locale, complete with a balcony and fireplace. Stock up the kitchen and wet bar, invite your friends and family... and you'll be set to celebrate in style.



Citi
ON CAMELBACK • PHOENIX, AZ
— *A Condominium* —

The stars may twinkle, but downtown Phoenix shines, as the setting sun heralds the excitement of the night to come.



The pool fountains at Citi put on an impressive and inviting display during the warm Arizona summer.



tone up and wind down

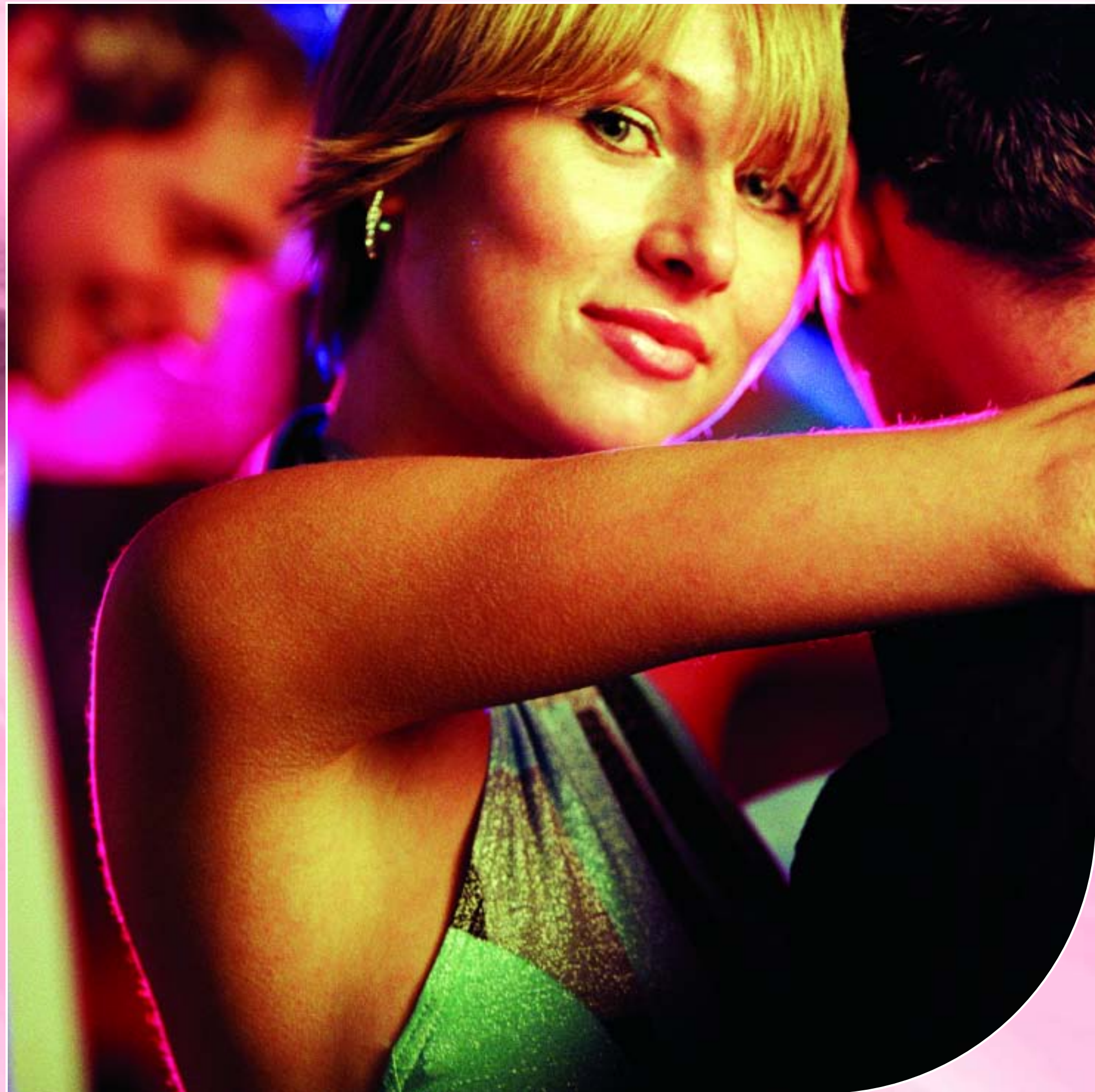
When you live at Citi on Camelback, golf and hiking trails are only minutes away, but you can also get an excellent workout closer to home. Sculpt your body and boost your vitality at the residents-only fitness center, just a few steps from your front door. After a vigorous workout or a long day at the office, let your stress melt away in one of Citi's two refreshing pools and heated spas. Whether you're ready to tone up or wind down, Citi has just what you need.





your year-round vacation

You thought you would never find it - a home that lets you live the urban lifestyle you crave while staying connected to Arizona's unparalleled natural beauty. Citi on Camelback lets you do just that, and do it in style. Spend your morning soaking up the big city vibe and your afternoon immersed in nature. At Citi, you can create the perfect day every day.





THE LOFTS ON POST OAK • HOUSTON, TX TRAVERSE, HENDERSON • LAS VEGAS, NV THE ENCLAVE • TAMPA, FL

In today's highly competitive market, diversity is the secret to success. Sunvest engages in a diverse grouping of products offering the marketplace the full spectrum of pricing from moderate to upscale condominiums. Sunvest's philosophy captures a broader audience of first-time home buyers, 2nd home buyers and investors. Sunvest has something for everyone. Sunvest follows a disciplined approach to condominium conversion that involves property acquisitions in prime growth areas throughout the US. Emphasis is placed on analyzing, organizing, planning, budgeting and execution. Sunvest repositions the properties and markets them through its vast database of prior owners and prospects and its alliances with its "VIP" broker network nationally and internationally. Sunvest applies proven strategies and uncompromising commitment to quality and consumer satisfaction to create maximum value for condominium owners and investors. The acquisition pipeline of available rental apartment inventory is the key to Sunvest's success. Based upon its excellent record of closing transactions, Sunvest is on the #1 list of all the major national real estate brokers offering rental properties for sale as well as on the inside track for "unlisted opportunities". In addition, Sunvest has made alliances with merchant builders to option various rental communities currently under construction for future acquisition. Investment and acquisition strategy is highly disciplined in everything that Sunvest acquires. Sunvest is guided by a focus on the highest marketability and future profit driven performance

Sunvest's expertise in all aspects of condominium conversions from acquisition, financing, construction and marketing makes Sunvest fully integrated and possesses all the resources for quick, successful, profitable sellouts.

For every market and project, Sunvest assembles the most talented team of respected industry professionals to help carry out their vision. In addition to the in house core group of seasoned veterans, Sunvest engages experts in their respective fields such as lawyers, architects, general contractors, property managers, mortgage lenders, title companies, condominium association managers, interior designers, specialized sales and marketing companies, advertising and public relation agencies. This highly experienced team of professionals allows Sunvest the ability to adjust quickly to market and economic shifts.



EMERALD AT BRICKELL • MIAMI, FL

REGENCY GARDENS • ORLANDO, FL

FLOORPLANS, SITE MAP & AMENITIES



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SUNVEST COMMUNITIES IS PROUD TO PRESENT



DEVELOPER'S PROFILE

Headquartered in Hallandale, Florida, SunVest Communities USA, LLC is one of the fastest rising real estate development organizations in the US. SunVest is the preeminent developer in the repositioning and conversion of apartments and hotels to condominiums with a successful 28-year track record. The commitment to product integrity, value and service has resulted in SunVests' solid growth. Since 1978, the principals of SunVest have been immersed in condominium conversions and have successfully sold over 20,000 units representing over 100 developments and are approaching \$2 billion dollars in sales. On the heels of this phenomenal success in Florida, SunVest has taken its highly successful formula to the "hottest" growth markets in the US including Las Vegas, Arizona, Colorado and Texas.

