

Welcome
SaddleBrooke TWO
Realtors



REALTOR PRESENTATION
Q1 2026 UPDATE



SADDLEBROOKE TWO MARKET

Real Estate Update

Market Outlook & Realtor Opportunity

Positive Trend:

- Resales are up compared to last year, showing strong demand.
- Great variety of inventory selection to fit any buyer.
 - Many different floor plans 1500 sq ft to over 3400 sq ft.
 - Pricing from mid \$300's to luxury homes \$1 million plus.
- Larger than average homesites with panoramic mountain views.

Your Role: Realtors are the resource for buyers to navigate the market confidently with accurate information.



UNDERSTANDING THE CIF

(Community Improvement Fee)

- **THE CIF IS A ONE-TIME FEE PAID AT THE TIME OF Resale within SaddleBrooke TWO.**
- **This fee is an industry standard for 55+ communities.**
- **CIF Funds are used to support capital improvements, ensuring amenities remain modern and well-maintained.**
- **CIF stabilizes long-term financial needs and reduces the likelihood of assessments.**
- **CIF is a major contributor to:**
 - Community upgrades
 - Infrastructure improvement
 - Amenity enhancements
- **2026 CIF is \$5,505 (1.5 X HOA Dues)**



UNDERSTANDING THE CIF

Community CIF Comparison

Community	2025 Dues	Calculator	2025 CIF
SaddleBrooke TWO	\$3,600	1.5 X	\$5,400
Highlands @ Dove Mountain	\$3,372	1.5 X	\$5,058
Sun City OV	\$2,630	1.5 X	\$3,945
Sun Lakes Cottonwood	\$1,754	Flat Rate	\$5,000
Sun City Grand	\$1,861	Flat Rate	\$5,000
Sun Lakes Iron Oaks	\$2,961	2 X	\$5,922

SaddleBrooke TWO's CIF is competitively aligned with other 55+ communities, giving buyers predictable closing costs and a transparent fee structure.

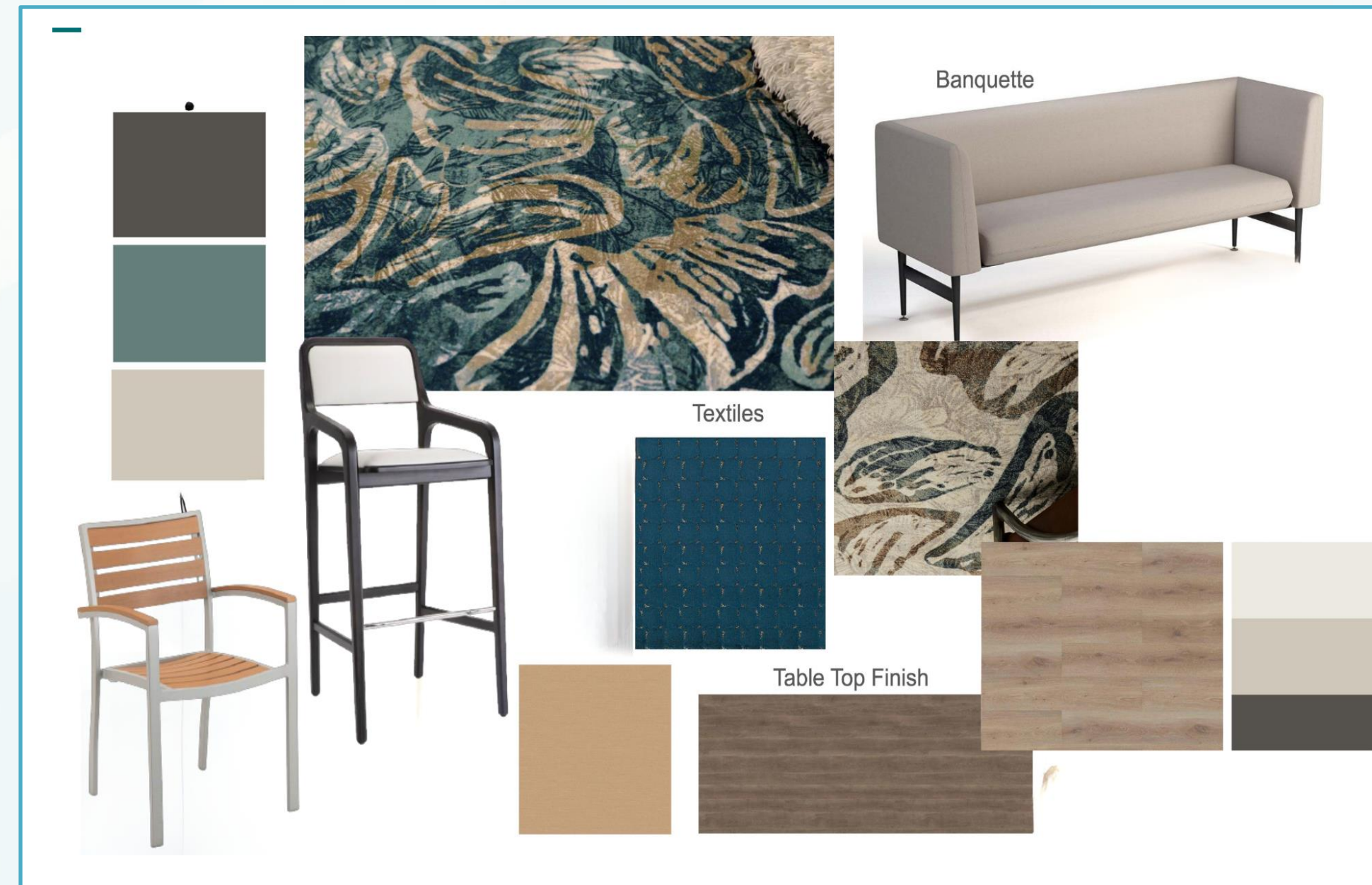


COMMUNITY UPDATES

• MountainView Clubhouse Transformation

Major Improvements

- Completion First Quarter 2026
- New Spacious Dining Floorplan
- New & Expanded Ballroom Floor
- New Welcoming Lobby & Lounge
- New Modern & Comfortable Meeting Spaces
- New Expanded Outdoor Seating
- All New Flooring, Furnishings & Fresh Paint
- Modern Remodeled Bathrooms



COMMUNITY UPDATES

Recreation & Exterior Enhancements

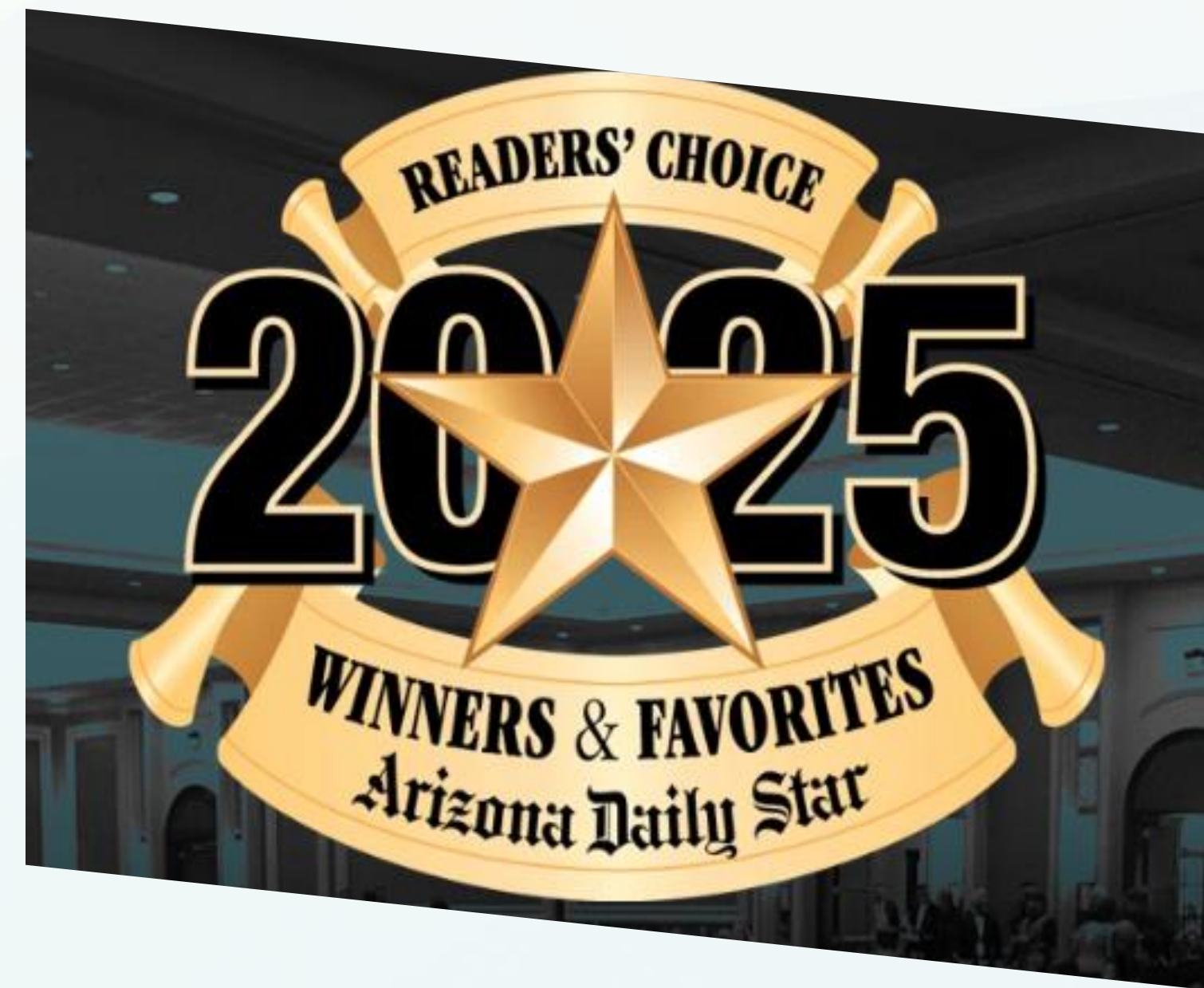
- Updated Preserve Clubhouse with new exterior paint color
- Pools resurfaced with quartz finish and upgraded decking
- Tennis court resurfacing completed (2025)
- Three MountainView Tennis courts being fully rebuilt post-tension slabs, lighting, fencing, windscreens (starting later this month)
- Ten NEW cornhole courts with lights for evening play (2025)
- New Outdoor Rental Ramada locations (2025)
- Improved Curb Appeal- Enhanced Landscaping, Signage, & Branding
- Newly Paved Clubhouse Dr. and MV Parking Lot
- Eco-friendly goat vegetation control in natural open areas



WHY SADDLEBROOKE TWO

Financial Strength & Community Recognitions

- Only \$70 dues increase for 2026 (2 percent adjustment)
- Reserves are adequately funded (cash flow model)
- 30-Year reserve plan completed earlier this year
- Proactive budgeting and effective cost management
- No special assessments in 10 yr Financial Plan Forecast
- Working toward Firewise certification
- Dark Sky Compliant Community
- Awarded by Arizona Daily Star:
 - Best Retirement Community (2025)
 - Best Master Planned Community (2025)
 - Best Fine Dining for The Preserve (2025)



DINING, DRINKING & SOCIALIZING

- **Dining & Social**
 - Two full-service restaurants plus, Catering to-go and The Links grab-and-go (beer & cocktails available)
 - Multiple patios, two bars, two lounges (new MV interior Q1 2026)
 - Private dining room for groups (12–36) and two outdoor ramadas
- **Arts, Entertainment & Events**
 - 485-seat Performing Arts Theatre + ballroom stage
 - Year-round festivals, holiday events, and Foothills Farmers Market
 - Meeting rooms, banquets/ballrooms and outdoor event areas
- **Lifestyle, Learning & Clubs**
 - Over 100 clubs and groups
 - Member-taught classes
 - Activities ranging from free community events to premium experiences



FINE DINING AT
THE PRESERVE



SADDLEBROOKE TWO GOLF



2026 RATES

FULL ANNUAL \$4,400 -NEW ANNUAL
PASS **SEASONAL UNLIMITED \$3,700**
AFTERNOON ANNUAL \$3,500
CANYON CARD \$149

GOLF ASSOCIATIONS

MEN'S 18-HOLE (MPMGA)
WOMEN'S 18-HOLE (MPWGA)
MEN'S 9'ERS (MPMN)
LADY NINERS (MPLN)
LADY PUTTERS (MPLP)

- 36 HOLES OF CHAMPIONSHIP GOLF (TWO FULL 18-HOLE COURSES)
- 2 PRO SHOPS, DRIVING RANGES & PRACTICE AREAS
- GET GOLF READY
- GOLF CLINICS
- FUN SOCIAL GOLF EVENTS
- TOURNAMENTS
- FITTING DAYS



SADDLEBROOKE TWO AMENITIES

- 2 Modern Fitness Centers
- Personal trainers/Group classes
- 3 fitness and dance studios
- 2 resort pools, 2 lap pools, 3 spas
- 14 Pickleball courts
- 12 Tennis/pop tennis courts
- 10 lit cornhole lanes
- 25 Spin Cycle Bikes
- Softball field
- Dog Park
- Ping Pong/Table tennis
- Horseshoes
- Walking paths, cycling routes and nearby hiking trail access
- Computer Center
- 2 Libraries
- 7 meeting rooms
- Arts and Crafts (glass arts, ceramics, mixed media fiber arts, paper crafts, silversmithing, lapidary, mixed media, fine arts, wood carving, basket weaving, photography, general crafts and more!)



WHAT DO YOU KNOW ABOUT

SaddleBrooke TWO?

- **Size: Approx.** 3,293 homes in the community
- **Amenities breadth:**
 - 100+ clubs and interest groups including arts, performance, athletics.
- **Awards:**
 - Voted Best Retirement Community and Best Master Planned Community (2024 & 2025) by the Arizona Daily Star
- **Natural Tranquil Surroundings with Quick Access to What You Need**
 - Inside the community
 - Market & Gas, pharmacy, physical therapy, mail, bank, law services and more
 - 2 Fire stations including ambulance and paramedics inside community
 - 24-hour HOA2 security patrol
 - Age in place with Senior Village
 - Nearby Shops & Essentials – 15 minutes
 - Medical Providers/hospital– 16 minutes
 - Downtown Tucson – 20 miles South
 - Town of Oro Valley Partnership = Resident Preferences in Future Development

We're equipping you to speak confidently, accurately, close faster, and turn knowledge into sales.



STRENGTHEN YOUR EDGE

You Asked, We Answered

New Sales Tools

- **Realtor Amenity Access Card for client tours**
- **SaddleBrooke TWO Sales Brochure**
- **Website designed specifically for Real Estate Sales**
- **Signage & Open House Guidelines**



SADDLEBROOKE TWO

Real Estate Brochure

The front cover includes a QR code linking directly to the interactive Sales Page, where realtors and buyers can access:

- Featured home listings
- Zillow-style community map
- Realtor resources (signage rules, maps, documents, project updates)
- Downloadable digital brochure



REAL ESTATE RESOURCE

Real Estate Brochure



- Designed as a quick, high-impact overview of the community's top selling points:

- Amenities snapshot
- Dining & entertainment
- Clubs & activities
- Recent improvements & upgrades
- Awards & recognitions
- Maps and essential buyer info

Created to be used at:

- Open houses
- Showings & tours
- Buyer packets
- Relocation kits



NEW REAL ESTATE

Buyer information hub

- The front-cover QR code on the printed brochure takes realtors and buyers directly to the SaddleBrooke TWO Sales Page.
- Designed as a central information hub for both realtors and prospective buyers.
- Provides:
 - Advertised home listings with photos and details
 - Interactive community map (golf, pools, dining, fitness, clubs, etc.)
 - Zillow Integration current listings
 - Amenity Snapshot
 - “What’s New” upgrades and improvement timelines

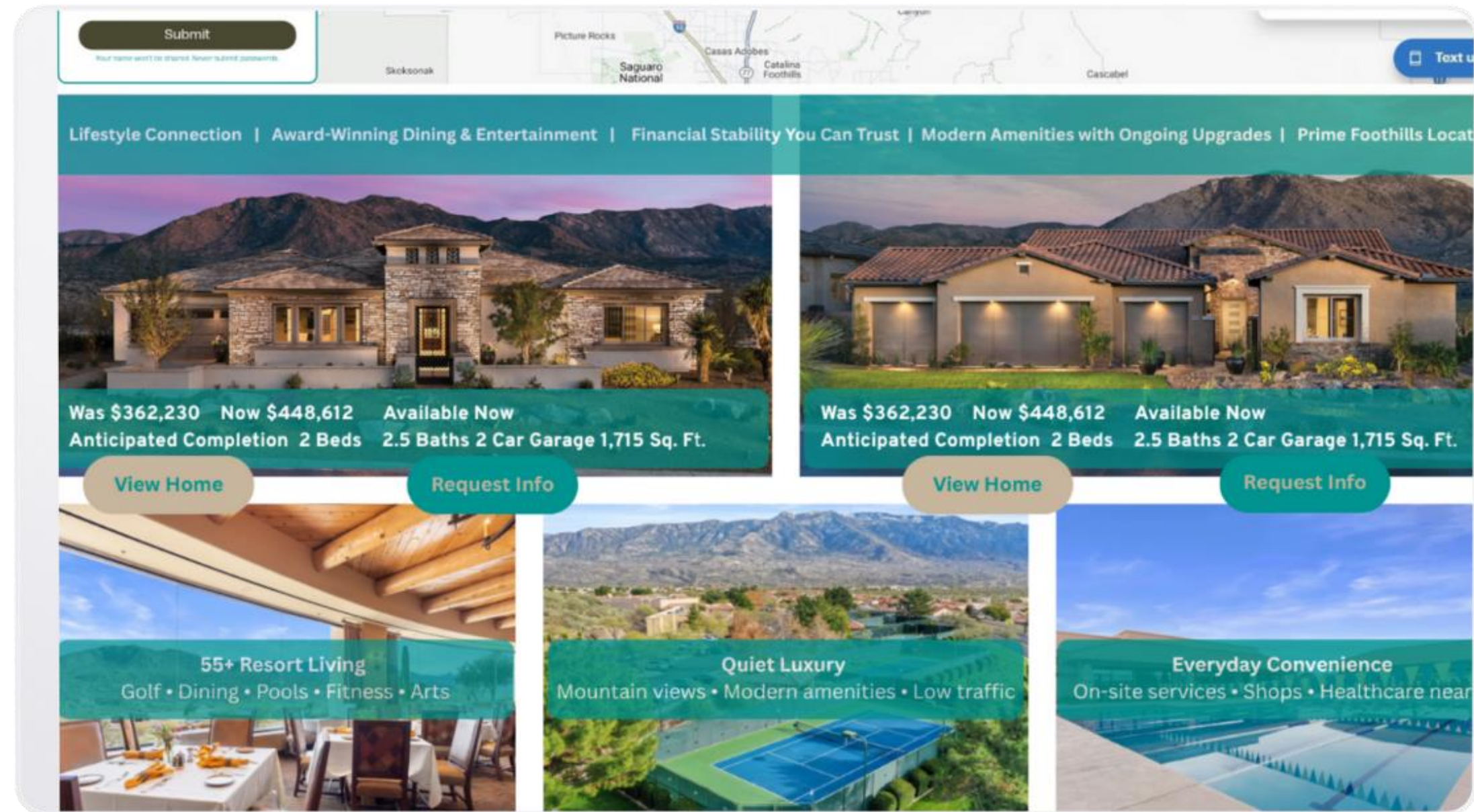


UP-TO-DATE ACCURATE INFO

The brochure gets buyers interested the QR code brings them directly to all the in-depth details they need to choose SaddleBrooke TWO.

Home Sales Page

- Safety in the Community
- The “Why Buy Here”
- Contact & Support
- Convenience & Proximity
 - Grocery Stores
 - Medical Practices
 - Essential Services
- Contact Information
- Schedule access to facilities
- Lifestyle & Entertainment
- Nearby Shopping & Attractions
- Downloadable resources:
 - PDF brochure
 - Maps & amenity guides
 - Signage & Open House Guidelines
- Built to ensure accurate, consistent information for all showings and buyer interactions.



SELLING MADE EASY

Real Estate Signage & Open House

REAL ESTATE SIGNS – (For Sale • For Rent • For Lease)

- Maximum sign size: 18" × 24" with one rider allowed (6" × 24").
- Signs are to be placed in the front yard only.
- No signs may be placed along golf courses.
- Signs are to be at least one foot from the curb or street edge.

REAL ESTATE OPEN HOUSES

- Open Houses can be held any day of the week.
- Hours - 8:00 AM – 6:00 PM on the day of the Open House.
- Lead-in directional signs are permitted on common areas.



RUA (RECIPROCAL USE AGREEMENT)

What Realtors Need to Know

- The RUA is an agreement between HOA1 and HOA2 permitting residents access and use of all the amenities in both communities regardless of where they reside.
- All clubs and events fees are the same regardless of which SaddleBrooke community a homeowner resides in.
- The RUA contract expires September 10, 2029.
- The contract allows for renegotiation or renewal if both parties agree.



KEY TAKEAWAYS FOR REALTORS

- SaddleBrooke TWO is an award-winning, financially stable, well managed, and continuously improving community.
- New amenities, upgrades, and dining awards strengthen buyer appeal.
- Clear signage and open house rules ensure consistent standards.
- CIF supports capital improvements & protects values.
- The new brochure and sales page give realtors powerful tools.
- SaddleBrooke TWO is committed to making showings easier and more effective.
- Our strong financials & strategic management ensure a confident choice for your buyers.



