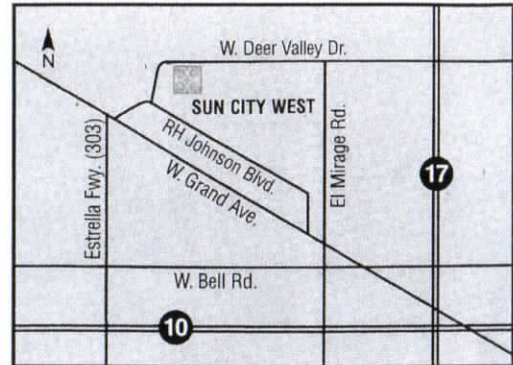


MARCH 2006

Apartment Features

- Professionally designed apartments feature an open floor plan with comfort and functionality
- Convenient kitchen includes: Range, frost-free refrigerator, garbage disposal and dishwasher
- Spacious closets with built-in shelves
- Private balcony or patio with each unit
- Window Coverings
- Phone, internet and television with choice of provider
- Handicapped Units Available
- Extra Storage Available
- Covered Parking Available
- Small pets allowed
- W/D hook up in all units



**Affordable Quality Senior Living*

15051 West Deer Valley Drive
 Sun City West, AZ 85375
 Fax 623.214.9398
623.214.9397

www.DeerValleyGardensApartments.com

Community Center

Section 8 Welcome

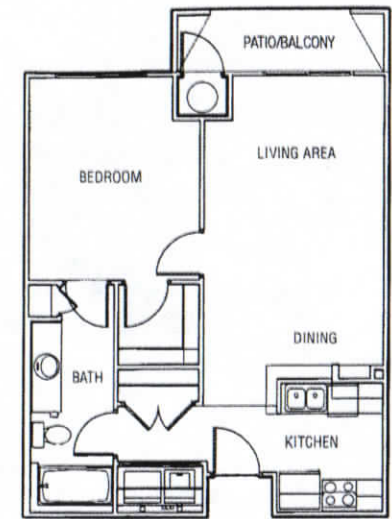
- Spacious community center provides a place to socialize and make new friends.
- Plenty of planned activities tailored to suit the lifestyles of today's seniors.
- The center features a sparkling oversized heated pool and spa with a beautiful patio/deck surrounded by lush landscaping.
- Convenient computers and high speed internet access in our business center/library.
- Large community room with kitchen for comfortable gatherings or entertaining family and friends.



1. person: \$24,600 2. people: \$28,140 3. \$31,620

Water, sewer and trash included in rent

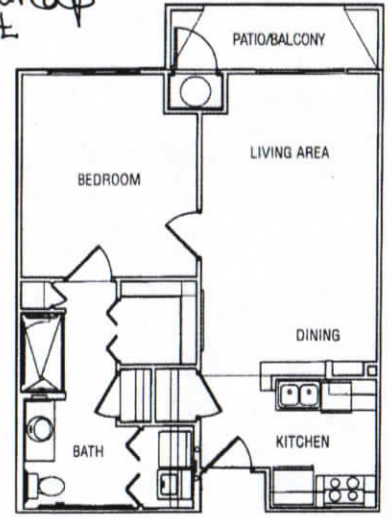
One Bedroom - Floor Plan AA
660 Sq. Ft.



Rent 612 Deposit ~~200~~ \$100

One Bedroom - Floor Plan A
660 Sq. Ft.

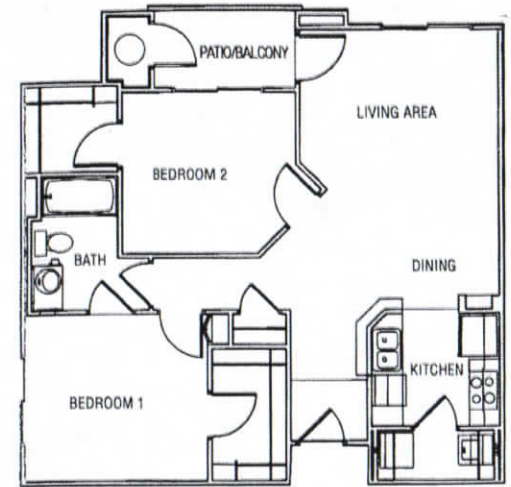
handicap unit



Rent 612 Deposit ~~200~~ \$100

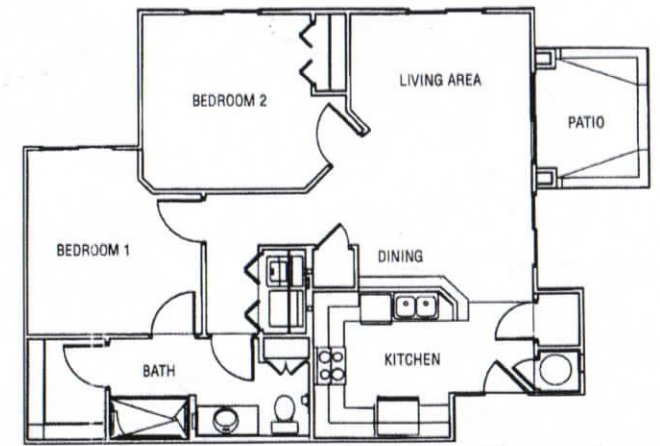
Monthly minimum: \$918

Two Bedroom - Floor Plan B
851 Sq. Ft.



Rent 735 Deposit ~~250~~ \$125

Two Bedroom - Floor Plan C
851 Sq. Ft.

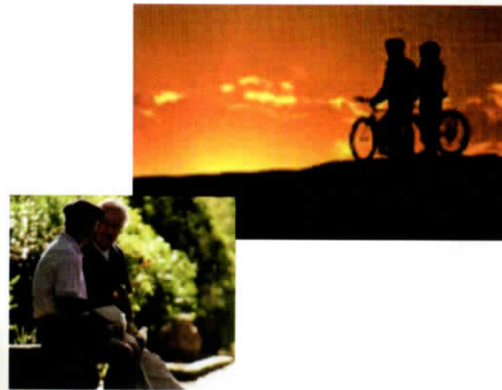


Rent 735 Deposit ~~250~~ 125

Monthly minimum: \$1102

Apartment Features

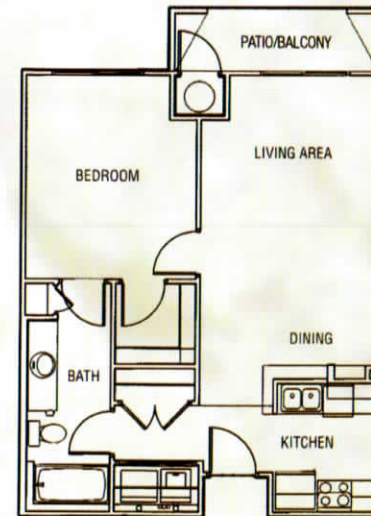
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Community Center

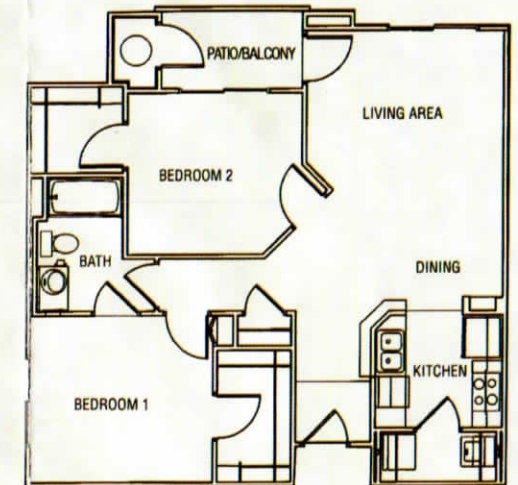
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One Bedroom - Floor Plan AA
660 Sq. Ft.



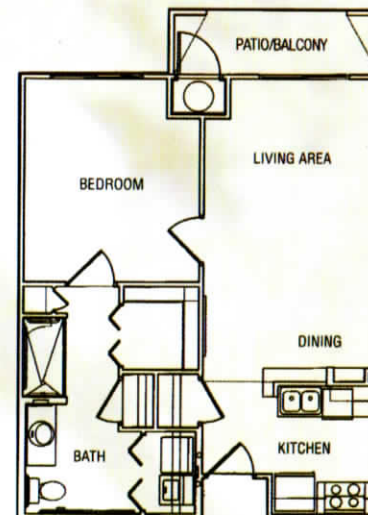
Rent _____ Deposit _____

Two Bedroom - Floor Plan B
851 Sq. Ft.



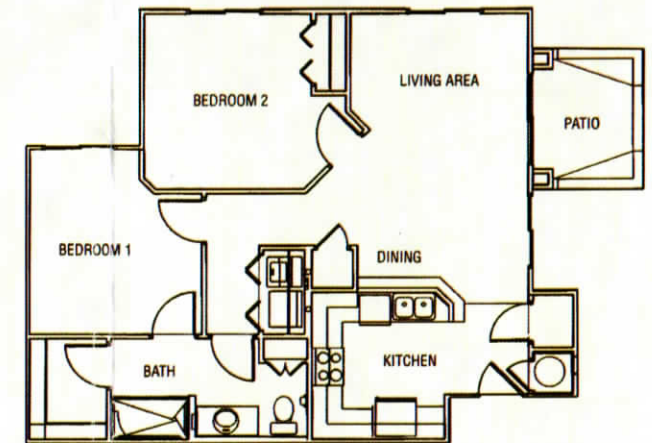
Rent _____ Deposit _____

One Bedroom - Floor Plan A
660 Sq. Ft.



Rent _____ Deposit _____

Two Bedroom - Floor Plan C
851 Sq. Ft.

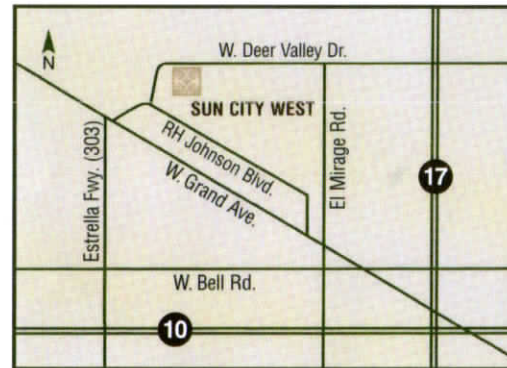


Rent _____ Deposit _____

City-Close Convenience

Moments away are shopping centers, fine restaurants, golf courses, parks, financial services, medical services, cultural events, and entertainment venues. The community room is a hub of activity with programs, workshops and social gatherings. Utilizing the variety of local transportation assures the ease of getting where you want to go.

We are conveniently located north of the 10 Freeway and west of the 17 Freeway.



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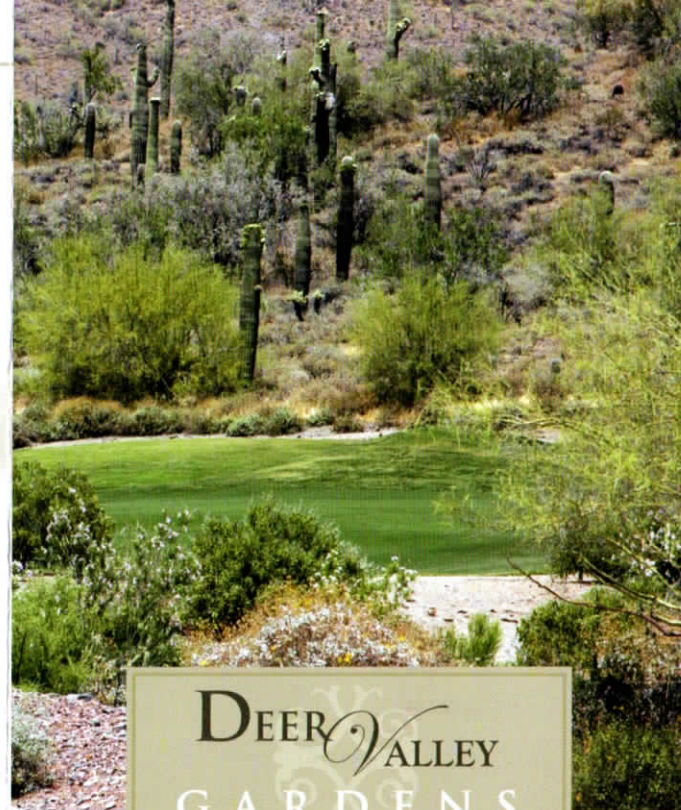


Photo Credit: Desmarteau Photography

DEER VALLEY
GARDENS



APARTMENT HOMES

*An inviting senior
living apartment
community amid
the beauty of
surrounding hills.*

*Affordable Quality Senior Living



Deer Valley Gardens Apartments boasts many amenities that provide a high quality lifestyle for our residents. Surrounded by beautifully landscaped grounds, are a wealth of recreational opportunities including private pool and spa with sun deck, clubhouse with entertainment lounge, business center, library, community center and much more.

Choose a one or two bedroom apartment home featuring an open floor plan designed for comfort and functionality. Balconies or patios complement every living space, many with beautiful views. Your new address will cater to your style of living.

Much careful thought and planning have gone into Deer Valley Garden Apartments, and once you have an opportunity to visit our property, we are sure you will agree that Deer Valley Garden Apartments is a place to call home.



*Household Income Restrictions Apply



Professionally Managed by
Steadfast Management Companies Inc.

MARCH 2006