



PRESS RELEASE MAY 2011

**TORCANA LAUNCHES SELECTION OF HIGH QUALITY VILLAS  
IN PHOENIX, ARIZONA**

**80% low interest financing and up to 20% return on cash  
invested**



**PHOTO CAPTION**

**Typical 3 bedroom bungalow at £81,208  
Expected annual return of £5,700  
Ironwood Crossing, Phoenix, Arizona.**

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**PRESS** –For further information or selection of property photographs please contact Nightingales PR  
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Torcana is delighted to announce that after spending many months establishing key relationships with Arizona's most respected builders, management companies and local mortgage experts, they are now in a

position to offer luxurious homes at Ironwood Crossing, in Queen Creek, an affluent, family orientated neighbourhood in the East Valley of Phoenix.

“We are very excited about the generous financial terms we have secured for both US and non US buyers”, says Colin Murphy, MD of Torcana. “We have done our homework and feel that there is a great deal of potential for investors as this is one of the fastest growing metropolises in North America and is the fifth largest US city with 4.5 million inhabitants. As the capital of Arizona, Phoenix is a prominent hub for business and culture and is consistently at the top of the national rankings for population, job growth and new home development”.

Arizona has lots to recommend it including by far the lowest US taxes on the purchase, management and sale of real estate assets. Ironwood Crossing has very competitive prices with up to 80% financing available.

Ironwood Crossing offers 20 parks (one for every 100 families), an aquatic centre and 7000 sq ft pool, numerous sports facilities and a Charter School home to 540 students. In addition there is a clubhouse, barbeque areas, and a Links Golf Club within 5 minutes. A range of major employers and shopping and dining facilities are nearby.

The homes range from 1500 to 2400 sq feet so they are super sized homes finished and landscaped to an extremely high standard. All inclusive prices range between 133,229 dollars to 169,291 dollars (81200 - 103,000 GBP) with up to 80% finance available for US nationals at interest rates of 3-5% while non US nationals can secure 65-70% finance at interest rates of 5-7%.

“Our clients receive a complete home, delivered and ready for occupation. There are no post purchase expenses as the property is turnkey,” adds Colin. “An example of pricing would be a four bedroom, two bathroom detached property at 1871 sq ft for 145,268 dollars (88,500 GBP) which would produce a net yield of 8%.

Because of the combination of a high quality builder, strong rental demand and property management in situ, these properties offer terrific investment value”.

Phoenix averages over 300 days of sunshine per year. Its population growth is driven by high tech, biotechnology, aerospace and transportation industries with world leading companies such as Intel, Honeywell, Boeing and Motorola having established corporate headquarters in the city. A magnet for affluent professionals, many with families, it has a great deal to offer.

A full colour brochure containing detailed area and community information can be found on Torcana’s comprehensive web site [www.torcana.com](http://www.torcana.com) and [investments@torcana.com](mailto:investments@torcana.com)

### **EDITOR’S NOTES**

MORE INFORMATION ON THE DEVELOPMENT, PROPERTIES, LOCATION ETC ARE AVAILABLE IMMEDIATELY UPON REQUEST TO NIGHTINGALES PR 01825 744091 [linda@nightingalespr.co.uk](mailto:linda@nightingalespr.co.uk)

*Colin Murphy, MD, Torcana, is a well known industry commentator with over 10 years experience in the property market and worked throughout Europe until 2008 when he founded Torcana, a successful Investment Consultancy.*

*Colin has been appointed as an official judge for OPP 2011 Awards.*

*Colin Murphy is available to answer investment/property questions, do radio/TV interviews etc. Colin has appeared in a number of major national newspapers and specialised magazines in the UK and Ireland and is a regular contributor to Buy Association.*

*Currently deals in investment properties in Florida and renewable energy investments throughout Europe.*

### **PRESS**

**For further information, quotes, interviews, property details and high res. photos please contact**

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