

**RCLCO's Top Selling Master Planned Communities
Identification of Master Planned Communities
Utilizing Special Purpose Taxing Districts**

Rank	Master Planned Community Name (1)	MSA (City, State)	Number of Units Sold MY 2018	Special Purpose Taxing District (Y/N)
1	The Villages	The Villages (FL)	1,115	Y
2	Lakewood Ranch	North Port-Sarasota-Bradenton (Sarasota, FL)	826	Y
3	Summerlin	Las Vegas-Henderson-Paradise (Las Vegas, NV)	772	Y
4	Irvine Ranch	Los Angeles-Long Beach-Anaheim (Orange County, CA)	661	Y
5	West Villages	North Port-Sarasota-Bradenton (Venice, FL)	648	Y
6	Eastmark	Phoenix-Mesa-Scottsdale (Mesa, AZ)	541	Y
7	Nocatee	Jacksonville (Ponte Vedra, FL)	507	Y
8	Inspirada	Las Vegas-Henderson-Paradise (Las Vegas, NV)	475	Y
9	Stapleton	Denver-Aurora-Lakewood (Denver, CO)	407	Y
10	Rancho Mission Viejo	Los Angeles-Long Beach-Anaheim (San Juan Capistrano, CA)	374	Y
11	Daybreak	Salt Lake City (South Jordan, UT)	340	Y
12	Cadence	Las Vegas-Henderson-Paradise (Henderson, NV)	334	Y
13	Verrado	Phoenix-Mesa-Scottsdale (Buckeye, AZ)	331	Y
14	Westridge	Dallas-Fort Worth-Arlington (McKinney, TX)	312	Y
15	Sienna Plantation	Houston - The Woodlands-Sugar Land (Missouri City, TX)	292	Y
15	Viera	Palm Bay-Melbourne-Titusville (Melbourne, FL)	292	Y
17	Skye Canyon	Las Vegas-Henderson-Paradise (Las Vegas, NV)	284	Y
18	Cane Bay Plantation (2)	Charleston-North Charleston (Charleston, SC)	281	Applied
19	Estrella	Phoenix-Mesa-Scottsdale (Goodyear, AZ)	274	Y
19	Vistancia	Phoenix-Mesa-Scottsdale (Peoria, AZ)	274	Y
21	Lake Nona	Orlando-Kissimmee-Sanford (Orlando, FL)	266	Y
22	Bridgeland	Houston - The Woodlands-Sugar Land (Cypress, TX)	260	Y
22	Great Park Neighborhoods	Los Angeles-Long Beach-Anaheim (Irvine, CA)	260	Y
24	Tehaleh	Seattle-Tacoma-Bellevue (Bonney Lake, WA)	247	N
25	Cross Creek Ranch	Houston - The Woodlands - Sugar Land (Fulshear, TX)	246	Y
26	Viridian	Dallas-Fort Worth-Arlington (Arlington, TX)	240	Y
27	Aliana	Houston-The Woodlands-Sugar Land (Fort Bend County, TX)	236	Y
27	Harvest	Dallas-Fort Worth-Arlington (Argyle, TX)	236	Y
29	Wallis Ranch	San Francisco - Oakland-Hayward (Dublin, CA)	235	N
30	Bartram Park	Jacksonville (Jacksonville, FL)	234	Y
30	Harmony	Houston-The Woodlands-Sugar Land (Spring, TX)	234	Y
32	Mountain House	San Francisco - Oakland-Hayward (Stockton, CA)	233	Y
33	Tartesso	Phoenix-Mesa-Scottsdale (Buckeye, AZ)	229	Y
34	Willowsford	Washington-Arlington-Alexandria (Ashburn, VA)	216	N
35	New Haven in Ontario Ranch	Riverside-San Bernardino-Ontario (Ontario, CA)	214	Y
36	Brambleton	Washington-Arlington-Alexandria (Brambleton, VA)	209	N
36	Woodforest	Houston - The Woodlands-Sugar Land (Montgomery, TX)	209	Y
38	Lago Mar	Houston-The Woodlands-Sugar Land (The Woodlands, TX)	207	Y
39	The Woodlands	Houston-The Woodlands-Sugar Land (The Woodlands, TX)	202	Y
40	Brunswick Forest	Wilmington (Leland, NC)	198	Applied
40	Sundance	Riverside-San Bernardino-Ontario (Beaumont, CA)	198	Y
42	Riverstone	Houston-The Woodlands-Sugar Land (Fort Bend County, TX)	189	Y
43	Walnut Creek	Charlotte-Concord-Gastonia (Lancaster, SC)	186	Y
44	Ironwood Crossing	Phoenix-Mesa-Scottsdale (Queen Creek, AZ)	184	N
45	Tamarron	Houston-The Woodlands-Sugar Land (Katy, TX)	183	Y
45	The Preserve at Chino	Riverside-San Bernardino-Ontario (Chino, CA)	183	Y
47	Siena	Austin-Round Rock (Round Rock, TX)	182	Y
48	Towne Lake	Houston-The Woodlands-Sugar Land (Cypress, TX)	178	Y
49	Waterset	Tampa-St. Petersburg-Clearwater (Apollo Beach, FL)	176	Y
50	The Meadows	Denver-Aurora-Lakewood (Castle Rock, CO)	175	Y
51	Sunfield	Austin-Round Rock (Buda, TX)	174	Y
Percentage of MPC that use (or have applied to use) Special Purpose Taxing Districts			90%	
Percentage of sales with Special Purpose Taxing Districts			93%	

Source: RCLCO Real Estate Advisors & Launch Development Finance Advisors

Footnotes:

- 90% of the 50 top-selling MPCs in the United States either use or have applied for the use of district finance through the respective state's public finance statutes to finance public infrastructure.
- The local city council submitted a referendum question on the November, 2018 ballot for a special taxing jurisdiction to pay for recreation programs. According to local media reports, the project is in need of additional infrastructure particularly fire services.

