



SCOTTSDALE'S SUNBELT HOLDINGS HAS THREE COMMUNITIES ON ROBERT CHARLES LESSER SURVEY OF NATIONAL TOP-SELLERS

- Johnson Ranch, Vistancia, Power Ranch the only Arizona Communities in Top 10 -

Three award-winning communities being developed by Scottsdale-based Sunbelt Holdings are among the 10 top-selling master planned communities in the nation for 2006 as surveyed by RCLCO, formerly Robert Charles Lesser & Co., LLC.

Johnson Ranch in the southeast Valley was ranked six with 608 net sales, Vistancia in north Peoria was ranked eight with 572 net sales and Power Ranch in Gilbert was ranked nine with 553 net sales.

"Even with the market slowdown in the Valley, our communities experienced substantial sales last year," said John Graham, president of Sunbelt Holdings. "We attribute this to our quality builders, variety of housing options for all types of families and lifestyles and our enhanced amenities that feature access to open space and promote a sense of community."

They are also the only master planned communities in Arizona that are in the top 10 survey conducted annually by RCLCO, an independent real estate advisory firm which compiles information from master plans across the country.

Sunbelt Holdings is a real estate development, management and investment company which was established in 1979. Its prime focus is the development of award-winning, residential master plans.

"The caliber of Johnson Ranch, Vistancia and Power Ranch has attracted some of the best builders in Arizona and the United States which is a factor in our success," said John Graham, president of Sunbelt Holdings. "Our philosophy of creating master planned communities by completing many amenities before home sales begin is a sound business practice that is attractive to our builders and potential buyers."

Currently, 14 builders offer models and floor plans in Johnson Ranch, Vistancia and Power Ranch. These include Ashton Woods, Cachet Homes, Centex Homes, DR Horton, Element Homes, Engle Homes, K. Hovnanian Homes, T. W. Lewis, Maracay Homes, Richmond American, Rosewood Homes, Shea Homes, Solera by Del Webb and Trend Homes.

Of a total build out of 25,500 homes in the three communities, more than 12,500 homes have sold. In the past 10 years, Sunbelt Holdings' projects have encompassed more than 50,000 residential units in 12 communities.

Another key to the sales success of Johnson Ranch, Vistancia and Power Ranch, and perhaps the most defining characteristic of a Sunbelt Holdings master plan is a sense of community created through carefully designed amenities and programs.

“Our focus is lifestyle. So we create environments that are sensitive to the way people live and raise their families,” said Curt Smith, Sunbelt Holdings’ chief operating officer and chief financial officer. “Activities, events and amenities for kids and adults as well as an abundance of open space such as parks, greenbelts and trails, encourage interaction with neighbors and contribute to friendly, tight-knit neighborhoods.”

This is the fifth consecutive year Johnson Ranch has been on the RCLCO survey. The 2,000-acre community, located five miles east of Ellsworth Road at the intersection of Hunt Highway and Bella Vista Road, offers four builders and 45 floor plans. Vistancia has been recognized by RCLCO consecutively since sales began in 2004. Located northwest of Lake Pleasant Road and Happy Valley Parkway in north Peoria, the 7,100-acre community features 38 models by eight builders. It is being developed in a partnership with Sunbelt Holdings and Shea Homes.

Power Ranch, which opened in 2000, has also been on the RCLCO survey numerous times. Being developed in a partnership with Sunbelt Holdings and DMB, the 2,084-acre community has a reputation as one of the most family-friendly master plans in the Valley. Power Ranch offers six builders and 68 floor plans and is located at Power and Germann roads just south of the San Tan Loop 202.

Other Sunbelt Holdings properties in the Valley include Blackstone at Vistancia, The Legacy Golf Resort, McDowell Mountain Ranch, Sheely Farms, Sonoran Foothills, Superstition Foothills and Surprise Farms.