

TOP-SELLING

MASTER-PLANNED COMMUNITIES 2018 INFRASTRUCTURE FINANCING MECHANISMS

RCLCO
REAL ESTATE ADVISORS

LAUNCH
DEVELOPMENT FINANCE ADVISORS

Rank	MPC (1)	MSA (City, State)	Total Units Sold 2018	Public Financing / District (Y/N)	Special District Type (2)	District Information			
						Special Assessment Bonds	General Obligation Bonds	Revenue Bonds	Special Tax Levy Bonds
1	The Villages	The Villages (FL)	2,134	Y	CDD	X		X	
2	Lakewood Ranch	North Port-Sarasota-Bradenton (Sarasota, FL)	1,482	Y	CDD	X			
3	Summerlin	Las Vegas-Henderson-Paradise (Las Vegas, NV)	1,318	Y	SID	X			
4	Irvine Ranch	Los Angeles-Long Beach-Anaheim (Orange County, CA)	1,160	Y	CFD				X
5	West Villages	North Port-Sarasota-Bradenton (Venice, FL)	1,108	Y	CDD	X			
6	Ontario Ranch	Riverside-San Bernardino-Ontario (Ontario, CA)	1,005	Y	CFD				X
7	Nocatee	Jacksonville (Ponte Vedra, FL)	938	Y	CDD	X			
8	Eastmark	Phoenix-Mesa-Scottsdale (Mesa, AZ)	929	Y	CFD	X		X	
9	Inspirada	Las Vegas-Henderson-Paradise (Las Vegas, NV)	717	Y	SID	X			
10	Stapleton	Denver-Aurora-Lakewood (Denver, CO)	625	Y	METRO			X	
11	Rancho Mission Viejo	Los Angeles-Long Beach-Anaheim (San Juan Capistrano, CA)	623	Y	CFD				X
12	Daybreak	Salt Lake City (South Jordan, UT)	575	Y	SAD	X			
13	Verrado	Phoenix-Mesa-Scottsdale (Buckeye, AZ)	558	Y	CFD			X	
14	Sienna Plantation	Houston - The Woodlands-Sugar Land (Missouri City, TX)	544	Y	MUD			X	
15	Lake Nona	Orlando-Kissimmee-Sanford (Orlando, FL)	507	Y	CDD	X			
16	Westridge	Dallas-Fort Worth-Arlington (McKinney, TX)	497	N					
17	Estrella	Phoenix-Mesa-Scottsdale (Goodyear, AZ)	490	Y	CFD	X		X	
18	Bridgeland	Houston - The Woodlands-Sugar Land (Cypress, TX)	482	Y	MUD			X	
19	Cadence	Las Vegas-Henderson-Paradise (Henderson, NV)	481	Y	RED				X
20	Great Park Neighborhoods	Los Angeles-Long Beach-Anaheim (Irvine, CA)	480	Y	CFD				X
21	Skye Canyon	Las Vegas-Henderson-Paradise (Las Vegas, NV)	478	Y	SID	X			
22	Mountain House	San Francisco - Oakland-Hayward (Stockton, CA)	477	Y	CFD				X
23	Cane Bay Plantation	Charleston-North Charleston (Charleston, SC)	474	N					
24	Viera	Palm Bay-Melbourne-Titusville (Melbourne, FL)	463	Y	CDD	X			
25	Cross Creek Ranch	Houston - The Woodlands - Sugar Land (Fulshear, TX)	455	Y	MUD			X	
26	Vistancia	Phoenix-Mesa-Scottsdale (Peoria, AZ)	451	Y	CFD				
27	Aliana	Houston-The Woodlands-Sugar Land (Fort Bend County, TX)	430	Y	MUD			X	
28	Harmony	Houston-The Woodlands-Sugar Land (Spring, TX)	425	Y	MUD			X	
29	Bartram Park	Jacksonville (Jacksonville, FL)	421	Y	CDD	X			
30	Harvest	Dallas-Fort Worth-Arlington (Argyle, TX)	420	Y	MUD			X	
31	Latitude Margaritaville	Deltona-Daytona Beach-Ormond Beach (Daytona Beach, FL)	412	N					
32	Tartesso	Phoenix-Mesa-Scottsdale (Buckeye, AZ)	402	Y	CFD			X	
33	Starkey Ranch	Tampa-St. Petersburg-Clearwater (Land O Lakes, FL)	401	Y	CDD	X			
34	Willowsford	Washington-Arlington-Alexandria (Ashburn, VA)	400	N					
35	Riverstone	Houston-The Woodlands-Sugar Land (Fort Bend County, TX)	370	Y	MUD			X	
36	Tehaleh	Seattle-Tacoma-Bellevue (Bonney Lake, WA)	366	N					
36	Woodforest	Houston - The Woodlands-Sugar Land (Montgomery, TX)	365	Y	MUD			X	
38	Brambleton	Washington-Arlington-Alexandria (Brambleton, VA)	357	N					
38	Viridian	Dallas-Fort Worth-Arlington (Arlington, TX)	357	Y	MUD			X	
40	Tradition	Port St. Lucie (St. Lucie, FL)	351	Y	CDD	X			
41	Sundance	Riverside-San Bernardino-Ontario (Beaumont, CA)	347	Y	CFD				X
42	The Woodlands	Houston-The Woodlands-Sugar Land (The Woodlands, TX)	343	Y	MUD			X	
43	Balmoral	Houston-The Woodlands-Sugar Land (Houston, TX)	334	Y	MUD			X	
44	Lago Mar	Houston-The Woodlands-Sugar Land (The Woodlands, TX)	321	Y	MUD			X	
45	Wallis Ranch	San Francisco - Oakland-Hayward (Dublin, CA)	320	N					
46	Flowers Plantation	Raleigh (Clayton, NC)	319	N					
46	Green Valley Ranch	Denver-Aurora-Lakewood (Denver, CO)	319	Y	METRO			X	
48	Solaire	Sacramento-Roseville-Arden-Arcade (Roseville, CA)	316	Y	CFD				X
48	Sunfield	Austin-Round Rock (Buda, TX)	316	Y	MUD			X	
50	Wildwood at Northpointe	Houston-The Woodlands-Sugar Land (Tomball, TX)	315	Y	MUD			X	
50	Wiregrass Ranch	Tampa-St. Petersburg-Clearwater (Wesley Chapel, FL)	315	Y	CDD	X			
Percentage of MPC's that use Special Taxing Districts			84%	43		16	20	2	7
Percentage of sales within Projects with Special Taxing Districts			89%						

(1) 84% of the 50 top-selling MPCs in the United States use special districts to finance a portion of their project's public infrastructure.

(2) CDD - Community Development District ; CFD - Community Facilities District; Metro - Metropolitan District; MUD - Municipal Utility District (or variation thereof); SID - Special Improvement District; SAD - Special Assessment District; RED - Redevelopment District

Source: RCLCO Real Estate Advisors & Launch Development Finance Advisors

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