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NORTHPOINTE AT VISTANCIA—ELEVATED DESERT LIVING AND OUTDOOR ADVENTURE

Peoria, Ariz. – Spanning 3,450 acres, Northpointe at Vistancia is the fourth and final lifestyle community within the 7,100-acre master plan of Vistancia. Northpointe at Vistancia is situated among the most elevated and mountainous land area with the Vistancia community, and is prominently nestled between the White Peak and Twin Buttes mountains. The community’s design is aimed to showcase and embrace its epic panoramic views, serene desert surroundings, dark skies, and natural outdoor recreation experiences.

With approximately 1,000 acres of mountain preserve, Northpointe at Vistancia offers a sense of adventure unique in its beauty, diversity, and design. The elevated desert living environment, community lifestyle, and serenity with miles of open space away from the city, connects residents to nature and offers ample opportunities to enjoy the breathtakingly beautiful desert sanctuary.

Northpointe at Vistancia residents have access to Vistancia’s signature outdoor amenity, The Discovery Trail, a 3.5-mile linear trail linking Vistancia neighborhoods, schools, community recreational facilities, and parks. It is envisioned the City of Peoria will activate additional city parks and a multi-use trail system around the mountain areas surrounding the community. Planned to include up to 3,200 homes, Northpointe at Vistancia’s introductory phase includes 437 thoughtfully crafted homes offering a diverse range of home styles and sizes by three



1st Add Northpointe at Vistancia

premier builders – David Weekley Homes, Pulte Homes and Richmond American Homes. Homes are anticipated to start in the low \$400's ranging in size from 1,790 to 3,297 square feet.

Planned to be completed in 2021, Northpointe at Vistancia residents will have access to a 10-acre amenity site including The Sovita Club, a 5,300-square-foot resort-style recreation center. The Sovita Club and surrounding amenity area is set in the heart of the first phase of the community, and located at one of the highest points of the property to take advantage of stunning views to the south. The clubhouse is envisioned to serve as a focal point and hub for resident recreation and activities. Indoor features are planned to include gathering spaces for resident events and meetings, a catering kitchen, and a movement and fitness on-demand studio. Outdoor amenities include a resort-style pool, event lawns, multi-use turf court and basketball court, kid's outdoor playscape, patio seating, and access to community pathways and trails.

"Northpointe offers residents a truly special desert living experience. Being nestled between the Twin Buttes and White Peak mountains, residents of Northpointe are surrounded by one-of-a-kind views unlike anything else offered in the Valley," said Mark Hammons, vice president/general manager of Vistancia.

"This is a proud moment for Vistancia, and one we have been looking forward to for many years. Our finale community was thoughtfully crafted to embrace the beauty and tranquility of the surrounding mountains, offering residents the best of Arizona's desert living and a heightened community experience." Hammons said.

The award-winning Vistancia community is located in Peoria and set amongst a stunning backdrop of Sonoran Desert mountain ranges featuring dramatic views of White Peak and Twin

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Buttes. Take Loop 303 to Lone Mountain Parkway (exit 127). The Vistancia Information Center is located at the guard-gated entrance of Blackstone at Vistancia. For information about Northpointe at Vistancia, visit www.liveatnorthpointe.com. Take Loop 303 to Lone Mountain Parkway (exit 127). The Visitor Welcome Center is located at the guard-gated entrance of Blackstone at Vistancia. For more information about Northpointe at Vistancia, visit www.vistancia.com or call 623-933-6233.

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NORTHPOINTE AT VISTANCIA – ELEVATED DESERT LIVING

David Weekley Homes, Pulte Homes, Richmond American Homes

Set amongst the natural Sonoran Desert foothills, the North Peoria Vistancia community, which opened in 2004, has earned a beloved reputation as one of the best master planned communities in the Valley. With its signature panoramic mountain backdrop of the White Peak and Twin Buttes mountains, the community has sold more than 7,000 homes among its three unique lifestyle communities. The Village at Vistancia, a family-friendly multi-generational community; Blackstone at Vistancia, a gated luxury golf course community featuring the private Blackstone Country Club; and Trilogy at Vistancia, an active adult resort community featuring a daily fee golf course.

In early 2021, Vistancia will open its fourth and final lifestyle community, the 3,450-acre Northpointe at Vistancia, featuring some of the most elevated and picturesque views in the Valley. Poised at the highest elevation within the master plan and surrounded by the community's flagship White Peak and Twin Buttes mountain preserves, the Northpointe at Vistancia community will include approximately 3,200 homes upon completion.

With a keen focus on capturing the essence of elevated desert living at its finest, Northpointe at Vistancia selected a prestigious group of builders for its first phase of 437 homesites. Award-winning builders David Weekley Homes, Richmond American Homes, and Pulte Homes join to launch the first phase of the finale community within the master plan. Homes are anticipated to start in the low \$400's ranging in size from 1,790 to 3,297 square feet.



1st Add

Northpointe at Vistancia Builders

David Weekley Homes

David Weekley Homes – 145 Homesites

Founded in 1976 and one of the nation's largest privately-owned builders headquartered out of Houston, Texas, David Weekley Homes will offer two distinctive neighborhoods within Northpointe at Vistancia.

Ascent at Northpointe (50 x 120 lots): Featuring a collection of seven single- and two-story floorplans ranging from 2,060-3,041 square feet in Spanish, Craftsman, Desert Prairie, Mediterranean, Territorial Ranch, and Hacienda styles.

Summit at Northpointe (70 x 125 lots): Featuring a collection of six single-story floorplans ranging from 2,497-3,297 square feet in Spanish, Spanish Casa, Italian, Desert Prairie, and Ranch Hacienda styles.



Richmond American Homes – 112 Homesites

For over 40 years, Richmond American Homes has built a reputation for building innovative floorplans designed for modern homebuyers. Perched at the highest elevation within Phase I, Richmond American will offer one neighborhood within Northpointe at Vistancia.

Pinnacle at Northpointe (45 x 120 lots): Featuring a collection of four single-story floorplans and one two-story floorplan ranging from 1,790-2,630 square feet in Spanish Colonial, Territorial Ranch, Western Cottage, and Desert Prairie styles.



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Northpointe at Vistancia Builders



Pulte Homes – 180 Homesites

The third largest home construction company in the U.S., Pulte Homes will offer two unique neighborhoods within Northpointe at Vistancia.

Altitude at Northpointe – Cactus Series (53 x 115 lots): Featuring a collection of four single-story floorplans ranging from 1,841-2,249 square feet in Spanish, Prairie, Tuscan, and Regional Farmhouse styles. Options for extended patios and outdoor fireplaces available.

Altitude at Northpointe – Canyon Series (60 x 120 lots): Featuring a collection of five single-story floorplans ranging from 2,263-2,569 square feet in Spanish, Prairie, Tuscan, and Regional Farmhouse styles. Options for extended patios and outdoor fireplaces available.



NORTHPOINTE®

AT VISTANCIA

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NORTHPOINTE AT VISTANCIA COMMUNITY FACT SHEET

ABOUT

Located within the award-winning 7,100-acre master planned community in Peoria, Ariz., Northpointe at Vistancia offers an elevated desert living experience nestled between the White Peak and Twin Buttes mountains. Spanning 3,450 acres and planned for 3,200 homes upon completion, the introductory phase includes 437 thoughtfully crafted homesites set to capture some of the best views in north Peoria. Planned for an early 2021 opening, Northpointe at Vistancia will include a diverse selection of new homes by award-winning builders David Weekley Homes, Pulte Homes and Richmond American homes, and a 10-acre amenity site and recreation center offering a wide range of indoor and outdoor amenities and activities.

Northpointe at Vistancia is Vistancia's finale elevated desert living community within the master plan. Vistancia opened in 2004, and includes three additional unique lifestyle communities - Trilogy at Vistancia, an active adult resort community; The Village at Vistancia, a multi-generational family-friendly community; and Blackstone at Vistancia, a gated private golf course community.

To date, Vistancia has sold nearly 7,500 homes and has more than 17,000 residents. Vistancia is entitled for a total of 10,500 homes and is estimated to have approximately 30,000 residents upon completion.



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Northpointe at Vistancia Community Fact Sheet

AWARDS	Vistancia has received numerous accolades including National Homebuilders Association Master Planned Community of the Year, RCLCO and John Burns Real Estate Consulting Top Selling U.S. Master Planned Communities, and <i>Ranking Arizona's</i> Best Master Planned Community in Arizona for eight years in a row.
SIZE	3,450 acres
TOTAL HOMES	3,200 at build out
OPENING	Sales to begin in early 2021
OPEN SPACE	Northpointe at Vistancia includes approximately 1,000 acres of mountain preserve with an abundance of desert wildlife and saguaros.
PARKS AND TRAILS	<p>City Parks and Trails: It is envisioned the City of Peoria will create a hiking trail system built around the surrounding mountainous areas and a City Park.</p> <p>Discovery Trail: Northpointe at Vistancia residents have access to Vistancia's signature outdoor amenity, The Discovery Trail; a 3.5-mile linear park linking Vistancia neighborhoods, schools, community recreational facilities, and community parks.</p>
SCHOOLS	<p>Northpointe at Vistancia will include a future K-8 Elementary School within the community. Timing will be determined by the Peoria Unified School District when development supports the school.</p> <p>Two Peoria Unified School District K-8 elementary schools are currently available within the Vistancia community.</p> <p><u>Vistancia Elementary</u>: 1,286 students, opened in 2006</p> <p><u>Lake Pleasant Elementary</u>: 1,013 students, opened in 2009</p>



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Northpointe at Vistancia Community Fact Sheet

RETAIL AND PUBLIC SERVICES

Vistancia Marketplace: Located within Vistancia at Vistancia Boulevard and El Mirage Road, is a retail center featuring Safeway, Subway, Chase Bank, Walgreens and various other services and retail.

Gas Station: Located at the southwest corner of Vistancia Boulevard and El Mirage Road is a 6,200-square-foot Circle K gas station featuring seven gas pumps. The convenience store and market features fresh produce, floral, prepared meals, frozen foods and a full-service kitchen/deli.

Commercial Core: Located adjacent to Loop 303, a future 320-acre commercial core mega-site is planned for future development and is envisioned to be a modern and unique mixed-use regional center. The commercial core is entitled for a wide range of mixed uses such as higher education, healthcare, office, retail, hospitality, entertainment, and urban residential.

Fire Station: The City of Peoria's three-bay fire station is located within Vistancia, just west of Vistancia Boulevard on El Mirage Road.

COMMUNITIES/BUILDERS

The introductory phase of Northpointe includes a diverse range of home sizes and styles with five neighborhoods by three award-winning builders. New home offerings range from 1,790-3,297 square feet. Monthly HOA dues are estimated to be \$133 per month.

David Weekley Homes: Featuring two distinctive neighborhoods within Northpointe at Vistancia:

Ascent at Northpointe (50 x 120, 85 homesites): Features seven single- and two-story floorplans ranging from 2,060-3,041 square feet in Spanish, Craftsman, Desert Prairie, Mediterranean, Territorial Ranch, and Hacienda styles.



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Northpointe at Vistancia Community Fact Sheet

Summit at Northpointe (70 x 125, 60 homesites):
Features six single-story floorplans ranging from
2,497-3,297 square feet in Spanish, Spanish Casa, Italian,
Desert Prairie, and Ranch Hacienda styles.

www.davidweekleyhomes.com

Pulte Homes: Featuring two unique neighborhoods
within Northpointe at Vistancia:

Altitude at Northpointe-Cactus Series (53 x 115,
83 homesites): Features four single-story floorplans
ranging from 1,841-2,249 square feet in Spanish, Prairie,
Tuscan, and Regional Farmhouse styles.

Altitude at Northpointe-Canyon Series (60 x 120,
97 homesites): Features five single-story floorplans
ranging from 2,263-2,569 square feet in Spanish Prairie,
Tuscan, and Regional Farmhouse styles.

www.pultehomes.com

Richmond American Homes: Featuring one
neighborhood within Northpointe at Vistancia:

Pinnacle at Northpointe (45 x 120, 112 homesites):
Features five, single- and two-story floorplans ranging
from 1,790-2,630 square feet in Spanish Colonial,
Territorial Ranch, Western Cottage, and Desert Prairie
styles.

www.richmondamericanhomes.com



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Northpointe at Vistancia Community Fact Sheet

RESIDENT AMENITIES

Residents living within the Northpointe at Vistancia community have access to the following:

Planned to open in 2021 is a 10-acre amenity site, including The Sovita Club, the 5,300-square-foot resort-style private clubhouse that is envisioned to serve as a focal point and hub for resident recreation and activities.

Indoor features are planned to include gathering spaces for resident events and meetings, a catering kitchen, and a movement and fitness on demand studio. Outdoor amenities include a resort-style pool, event and yoga lawns, multi-use turf court and basketball court, kid's outdoor playscape, patio seating, and access to community pathways and trails.

LOCATION

Vistancia is located in Peoria, Ariz. Take Loop 303 to Lone Mountain Parkway (exit 127). A second community entrance is available off Loop 303 at Vistancia Blvd (exit 125). The Northpointe at Vistancia community and builder models are located at Vistancia Boulevard and Sonoran View Drive.

INFORMATION

Visitor Welcome Center
12026 West Lone Mountain Parkway
Peoria, AZ 85383
623-933-6233
seevistancia@vistancia.com

WEBSITE

www.liveatnorthpointe.com