

Why should we utilize Bruce Ricks as our realtor?



Cost: My background with home ownership and finance is yours at no cost to you. While I represent a buyer, the seller pays my commission. Del Webb charges you the same whether you have an agent or not. Contact me first to help you get registered with Del Webb at Mesquite. It does not matter that you have previously registered with DW elsewhere. It does matter, in fact is required by Del Webb, that I be the one to initially register you for Sun City Mesquite so I can represent you there.

Background Experience: Following B.S., MBA, and Ph.D. degrees from U. Calif., Berkeley all in finance and real estate, I was a professor at UCLA, Cal, Stanford, Wharton (U. of Penn.) I taught real estate investment and finance, securities and corporate finance, urban development and income tax policy. I also have extensive high level experience in government housing agencies, consulting, personal real estate investment and expert witness activity. My specialization was and remains personal investment in homes. One's home has value to the owner both for personal occupancy.

I have extensive experience with a Del Webb home community. I can objectively compare for you pluses & minuses in an age-qualified community in Mesquite.

When I moved from CA to NV in 2004 I purchased in Sun City Macdonald Ranch in Henderson – a home backing onto the golf course. I concentrated my real estate brokerage operation representing buyers of new homes and resales in Sun City Anthem (SCA.) I particularly like the new homes.

While I continue to operate my brokerage firm in SCA, I decided to also become very active in Del Webb/Pulte's newest community. In coming to Sun City Mesquite (SCM), as an independent Realtor, I bring much more knowledge of a Del Webb community and its housing product than local Realtors in Mesquite.

I live in SCM, having been a pioneer purchaser 8/3/07 and one of the first move-ins on 8/10/07. My home is a 1 minute Honda ride or a 1.5 minute golf cart ride to the Sale Center and Rec. Center. I devote 100% of my professional time to SCM and SCA.<

I bring for you intimate property knowledge and loyalty to you which I believe you need. The need is in the evaluation of whether you wish to live in Mesquite, whether in an age-qualified community, whether it should be SCM. If so, we discuss what specific lot and model will most suit your occupancy needs and your investment goals.

How do we select a lot?

Lots vary in costs and benefits. It is very difficult to analyze what homes will block one's view. Surrounding bluffs and mountains look handsome when standing on a vacant hillside. The mountain remains handsome as construction proceeds. However, the lot with a present view of mountains may turn out to be a view of the neighbor's patio. The DW/P sales associate is instructed to not talk about views.

I caution my buyer clients about the difficulty and then work with them to evaluate as much as we can learn together about the view on completion of their home and others. There are issues of privacy, traffic noise, value of golf course lots, etc. I own a home in Sun City Mesquite, have been through the subdivisions almost daily, and can help you with your decision regarding these important issues.

The Del Webb/Pulte (DW/P) construction dept. is frequently "releasing" to the sales department groups of lots in the existing subdivisions In order to give choice to buyers who want quick move-in, and to begin building in a specific lot area where the sales department is "released to sell" and in order to gain efficiencies for which DW/P is famous, on some lots DW/P will "pull the permit" and build a few homes "on spec." without a buyer in contract.

This will become clearer when you go to the click on "[Lot Premiums and Series Information.](#)" I am proud that my Webmaster, Dave, has done an informative job with these maps.

Click, for example, on the [Split Rail map](#). You can see the color distinction for Series 2 and Series 3, the only series in that subdivision.

Wagon Trail contains only Series 1 and Series 2 homes (Series 1 is Daisy (1,241 sq. ft.), Lilac (1,387 sq. ft.), Aster (1,449 sq. ft) and Laurel (1,569 sq. ft.)

Water Barrel Subdivision (Unit 4) contains only Series 1 homes (in Unit 4A) and only Series 2 homes (in Unit 4B.)

Reunion Valley Subdivision (unit 19B) contains only Series 3 homes, the Marigold (2,092 sq. ft plus option for a casita or 3rd car garage), the Verbena 2,252 sq. ft. and the Willow (2,409 sq. ft. plus option for a casita or 3rd car garage.)

Branding Iron (Unit 19A) contains only Series 4 homes. The Series four homes are two models, the Primrose (2,657 sq. ft.) and the Mariposa (3,116 sq. ft.) The Series 4 homes are the only ones in a gated subdivision within the otherwise nongated Sun City Mesquite. (Cars will have transmitters – no gate guard expense.)

We endeavor to keep these maps up to date and delete "a lot with a dot" when it enters contract. If you pass your cursor over a dot, you will see what homes can be built on that lot. It will list all models in the designated series for that area. However, if only one model is listed this means that DW/P has chosen a model to build on spec. and has pulled a permit for that model on that lot. Remember, these maps change rapidly.

What's included in the base price of the Home?

There is some variation between Series 1 & 2 compared to Series 3 & 4 in what Del Webb calls "Signature Standards. However, most apply to all models. I list here what I consider the most important items.

Construction:

- Post-tension foundation to counter any slab cracking
- Concrete tile roofs – rounded for elevation A – Spanish style; flat for other elevations.
- Soft water loop and reverse osmosis purification pre-plumbed – can purchase and have installed either or both in the aftermarket -- meaning: (after you close on purchase and select a supplier – I suggest Sears.)
- 2" x 6" lumber for exterior wall framing
- Cellulose insulation in roof rafters and exterior walls. Sprayed with Borax for fire retardation, bug resistance and expansion of cellulose as Borax dries which tightens and seals the cellulose. Highly effective insulation.
- Low E, Atrium vinyl framed windows. Screens on slider and operable windows.
- 13-Seer air conditioning unit;
- Environments for Living 3 year heating and cooling energy usage guarantee.

Interiors:

- 18" x 18" ceramic tile in entry, kitchen, dining nook, baths and laundry room. Choice of 4 colors/patterns.
- Cable outlets in great room, all bedrooms and den/office. Category 5 wiring in most rooms.
- Skip trowel interior wall finish with bullnose wall and window corners and 3¼" baseboards. Two tone paint – white ceilings and light crème walls.

Kitchen:

- Granite countertops with 6" granite backsplash – with full height backsplash over burners. Choice of 4 granite colors/patterns.
- GE appliances: oven, microwave, dishwasher. Choice of white, black, stainless. (GE Profile Series in DW Series 3 & 4.) No washer, dryer nor refrigerator. (The range in Series 1 & 2 is freestanding; in Series 3 & 4 it is a cooktop with double oven – one a convection.)
- Merrilat maple cabinets with square, recessed panels.

Bathrooms:

- Moen faucets; maple cabinets to match kitchen; elongated commodes in water closets.
- Cultured marble countertops
- Master bathroom: one piece shower unit with fiberglass pan and surround in Series 1 & 2, and cultured marble in Series 3 & 4.

Exterior:

- Front yard landscaping - Drought tolerant plantings and desert rock which extends to the rear edge of the home.
- Included is a drip irrigation system with a timer in the garage and piping that goes to the rear for your backyard landscaping.

What are front elevation choices and their costs?

Elevations: This is the front exterior of the home, its shape, its entrancing and its stonework.

- Elevation A -- Spanish style – has no additional cost
- Elevation B – Tuscan Style -- has the most stone.
- Elevation C -- Desert Ranch -- has some stone.



SPANISH



TUSCAN



DESERT RANCH

Sage elevations shown, for illustration purposes only.

Additional costs to base price:

<u>Series 1</u>	<u>Elevation B</u>	<u>Elevation C</u>
Daisy	\$5,925	\$3,075
Lilac	\$3,000	\$3,225
Aster	\$3,125	\$2,225
<u>Series 2</u>	<u>Elevation B</u>	<u>Elevation C</u>
Laurel	\$1,900	\$3,375
Iris	\$5,175	\$1,900
Sage	\$7,425	\$5,700
Jasmine	\$8,075	\$4,050

<u>Series 3</u>	<u>Elevation B</u>	<u>Elevation C</u>
Marigold	\$4,900	\$2,025
Verbena	\$5,950	\$2,075
Willow	\$3,400	\$1,300

<u>Series 4</u>	<u>Elevation B</u>	<u>Elevation C</u>
Primrose	\$4,575	\$2,200
Mariposa	\$6,125	\$2,275

What about upgrade choices and costs in addition to Elevation choices?

The amounts of materials and labor in various upgrades depend on the model size, so cost is often different for the same type upgrade in various models. I summarize the most commonly desired and most costly upgrades and quote ranges of costs. When you pick a model and specific upgrades I will ask the sales associate with whom you and I work to generate a specific printout for you.

Cabinet Upgrade Costs: (Standard is Maple, recessed paneling in toffee or natural.)

	<u>Series 1</u>	<u>Series 2</u>	<u>Series 3</u>	<u>Series 4</u>
Raised Maple panel	\$1,525-\$1,575	\$1,525-\$2,250	\$2,900-\$3,250	\$3,375-\$5,350
Raised Cherry	\$2,125-\$2,300	\$2,125-\$3,500	\$2,900-\$4,695	\$5,375-\$7,425

Tile:

(Standard is 18" tile laid horizontally in entry, kitchen, nook, bathrooms, laundry. Extended areas includes all areas except carpeted bedrooms and their walk-in closets)

<u>In Standard areas</u>	<u>Series 1</u>	<u>Series 2</u>	<u>Series 3</u>	<u>Series 4</u>
Upgrade 1	\$525-\$800	\$1,700-\$2,450	\$2,500-\$3,800	\$4,125-\$4,400
Upgrade 2	\$1,000-\$1,350	\$2,175-\$3,125	\$2,950-\$4,650	\$4,800-\$5,125
Diagonal Lay	\$450-\$575	\$575-\$800	\$650-\$1,025	\$1,100-\$1400
<u>In Extended areas:</u>	<u>Series 1</u>	<u>Series 2</u>	<u>Series 3</u>	<u>Series 4</u>
Standard tile	\$4,223-\$5,075	\$5,125-\$6,350	\$6,225-\$8,000	\$8,150-\$10,250
Upgrade 1	\$5,575-\$6,450	\$6,425-\$8,375	\$10,750-\$13,325	\$15,425-\$18,450
Upgrade 2	\$6,275-\$7,900	\$8,300-\$9,950	\$12,325-\$15,525	\$17,250-\$20,450
Diagonal Lay	\$1,075-\$1,200	\$1,450-\$1,750	\$1,875-\$2,275	\$2,925-\$3,300

Note: Wood flooring, horizontal or diagonal, is also offered as an upgrade.

Carpet:

Standard carpet in standard area is included in the base price. Standard areas are bedrooms and their walk-in closets and the great room and den. Carpet may be upgraded either in all standard area or in the bedrooms and their closets when tile is extended.

Carpet Upgrade costs

<u>In Standard Tile areas</u>	<u>Series 1</u>	<u>Series 2</u>	<u>Series 3</u>	<u>Series 4</u>
Carpet Upgrade 1	\$1,850-\$2,300	\$3,375-\$3,850	\$4,175-\$4,675	\$4,600-\$6,350
Carpet Upgrade 2	\$2,300-\$2,800	\$3,375-\$3,850	\$5,525-\$6,125	\$5,925-\$8,050
<u>In Extended Tile areas</u>	<u>Series 1</u>	<u>Series 2</u>	<u>Series 3</u>	<u>Series 4</u>
Carpet Upgrade 1	\$950-\$1,200	\$1,200-\$1,475	\$2,050-\$2,150	\$1,725-\$2,600
Carpet Upgrade 2	\$1,275-\$1,500	\$1,400-\$1,925	\$2,875-\$3,000	\$2,375-\$3,425

Other Upgrades

Exterior:

- Sod landscape: Series 1-3: \$700-\$775; Series 4: \$1,500
- Upgrade desert landscape: Series 1, 3 & 4: \$325-\$400; Series 2: \$875
- Outlet on patio post for water treatment, etc.: \$375

Interior Electrical:

- Surround sound 5 speaker ceiling prewire in great room: \$275
- Additional pair of speaker prewires in other room \$200
- Extra 110 v. outlet in garage: \$200
- Security system prewire \$ trim: \$1,400-\$1,500

Shower:

Shower instead if tub in 2nd bath: Series 1-3: \$1,800; Series 4: \$2,150

Doors:

- Additional interior door for Daisy, Lilac, Laurel: \$350
- Additional interior door for Primrose, Mariposa: \$400
- French door at den for Lilac: \$250
- Exterior door from Master Bedroom to patio for Primrose, Mariposa: \$1,500

Bar sink for Primrose, Mariposa: \$475

Casita or 3rd car Garage - Available on Series 3 models

Casita	Elevation A	Elevation B	Elevation C
Marigold	\$21,900	\$21,975	\$20,950
Verbena	\$22,725	\$23,500	\$22,450
Willow	\$22,425	\$23,125	\$21,950

Additional Garage	Elevation A	Elevation B	Elevation C
Marigold	\$15,600	\$17,050	\$16,000
Verbena	\$16,400	\$17,500	\$16,750
Willow	\$15,625	\$17,200	\$16,075

Memory aid: An optional casita is about \$21,000-\$23,500. The alternative additional 3rd car garage is about \$6,000 less. Each forms a front courtyard with pony walls and gate.

The \$6,000 gets you complete wall and carpet finish, its independent HVAC system and an additional bedroom and bath.

Why should we live in Mesquite?

Mesquite is growth-oriented and doing a good governmental job of accommodating that growth. The area north of Hwy 15 is not yet well known to tourists and "passers-by." It is very different than the older south side. It is attracting forward-thinking up-scale retailers, restaurants, etc. to supply the middle and upper-class residential immigrants and multi-home customers who are buying in SCM and are already occupying neighboring portions of this higher income/higher valued home part of Mesquite. Movers-in are coming from a wide area – mostly from throughout UT, CO, MT, WY, WA, AK and Canada.

A portion of this new retail/services area is just a couple of minutes from SCM at Pioneer Blvd. and Falcon Ridge Parkway. Solstice, at that intersection, is an approved 200 acre mixed use development. Retail is scheduled as the first portion of Solstice. It is patterned after the very classy "The District at Green Valley Resort" in Henderson, NV. It includes a 10 story casino hotel and a 100 room boutique hotel. These actions will quite upgrade the casual, small town image of Mesquite. It will also raise home values.

All along 2 ½ miles of Pioneer Blvd. new retail, food and services are moving in to anticipate the 3,700 + homes of SCM and other residential growth north of Pioneer Blvd. On Falcon Ridge, medical and dental offices are beginning to surround Mesa View Hospital. The landscape of Mesquite is shifting north and upgrading – thanks in major part to Del Webb's project.

North from Pioneer are Falcon Ridge Golf Course, the Palmer Course at the Oasis, Canyons Course at the Oasis, Wolf Creek Golf Course. Some serve as recreational anchors for "uptown-quality" housing. The intersection of Pioneer and Falcon Ridge is becoming the new 100% retail location of Mesquite even before the 200 acre Solstice project adds its large and upscale planned segment of retail patterned after the elegant District in Henderson next to Green Valley Resort/Casino. Solstice plans a 10 story hotel/casino, a 100 room boutique hotel and much, much more. SCM is just above the new, developing center of uptown.

Municipal Mesquite's attitude toward growth: I quote the City of Mesquite's Strategic Plan 2003-2007:

"Vision Statement -- a description of what we want to become Mesquite will continue to be a clean, friendly well-planned community that retains its small-town feel and charm. We will be economically vibrant and diverse, providing opportunities for successful employment, quality education, relaxing retirement and active recreation. We will be one of the safest and most livable small cities in the nation.

Mission Statement – a description of our purpose and direction. Mesquite will continue to honor a tradition of family values built upon a foundation of pioneering heritage and rural character. We will preserve and promote a clean, active, safe and economically progressive community, with a healthy quality of life cherished by our citizens and inviting to all."

When should we buy in Sun City Mesquite?

The standard salesperson's answer would be: "Right now." I consider myself an analytical person, and clients agree. I put the client's interests ahead of my own. It sure works better in the long run. This time, I agree with the salespeople.

Here's why:

- Demand is already high and the snowbirds are landing.
- Del Webb's reputation attracts homebuyers.
- Retail and services near SCM are growing rapidly
- The SCM community is taking shape very well.
- Introductory prices are combined with certain incentives.

How do you reach your conclusions about time to buy?

As my economics professors, through my Ph.D. years, said, "Most of the questions in economics can be answered in terms of supply and demand.

Demand: Sun City Mesquite is the fastest selling Del Webb age-qualified community in the U.S. It is also the fastest selling residential community of any kind in Southern Nevada. Mesquite's year-round population is about 18,000. In the winter, it doubles. About 18,000 "snowbirds" and others land in Mesquite for winter golf and good weather. Many will want to buy primary or secondary residences. Many winter "immigrants" can buy without selling their other home(s). They are coming from a wide area - mostly from throughout UT, CO, MT, WY, WA, AK and Canada.

Supply: While the supply of listings in the rest of Mesquite is growing, Del Webb is rushing to supply its strong demand, building at the rate of 2 per day.

Are prices at their bottom?

Before the mid-June grand opening, Bill Pulte decided to give the first buyers a price reduction. On August 10th, despite strong initial signs of rapid sales, DW/P decided to insure an excellent 2007 by another cut in SCM base prices. (This is when local builders really squealed.)

The construction department, very efficient and amazingly fast, is still having trouble keeping ahead of the sales department in order that there will be buyer choice for early close. At the same time, DW/P does not want to go past year-end with unsold inventory in their fastest selling age-qualified community in the U.S. So, as homes near completion, incentives are being offered for 2007 closings. (Contact me for more info. on incentives.)

On November 15th, base prices of all models were raised. The raises ranged from \$3,000 to \$7,000. (This raise come at a time when most So. Nevada builders are cutting prices. It shows the strength of SCM sales.

In early 2008, I expect small but frequent increases in prices as has taken place at others of DW/P projects. Thus, I conclude analytically, this is the time to buy. I hope you will contact me by e-mail or phone to let me register you with DW/P, help you research choices, evaluate models, pick out lots and sign contracts if a particular offering meets your requirements.

What if Mesquite does not satisfy my shopping, dining and entertainment needs?

I suggest a 38 mile, 30 minute drive on I-15 to St. George, UT through the awe-inspiring Virgin River Gorge.

As the air pollution and traffic frustrated residents of Salt Lake City, many moved east into the Park City/Heber city area and many others moved south to Cedar City, and into St. George, UT. St. George is becoming the major city of Southern Utah. This means it has many attractions. It means it is also rapidly encountering traffic and rising home costs. If you purchase a home in Sun City Mesquite you may want to shop for furnishings in St. George while spending the day and enjoying this neighbor-city's restaurants. I call St. George the alternate downtown to Mesquite.

Golf: When you get tired of the many golf choices in Mesquite, jaunt to St. George. Quoting the RRG Trail Web site, "The golf courses in southern Utah are known for their challenging designs, affordable green fees, and their spectacular scenic features. In fact, several of the top rated courses in Utah are found in the St. George area. The Red Rock Golf Trail is composed of nine great courses within a 15-minute radius."

Performances: Quoting "Utah Life Elevated - Summer Vacation Drive", "One of the most stunning and unique stages in the west is the Tuachan (Too' a kahn) Ampitheatre. This outdoor red rock canyon is known for its summer/fall 'Broadway in the Desert.' . . . The pre-show chuckwagon dinners along with the show make for an enchanting evening under the warm summer stars."

St. George has more than its share of red rock bluffs and canyons in town. Moreover a leisurely drive through Snow Canyon, on the northwest end of town, is well worth it.

For another short trip, drive through St. George on Interstate 15 to Cedar City. Again quoting "Utah Life Elevated:", "Cedar City is southern Utah's spot for cultural activities, including the Tony Award-winning Utah Shakespearean Festival. June through October, the festival offers Shakespeare plus modern musicals and comedies. The Festival also features a free nightly Greenshow with story telling, dance and song. Cedar City hosts many different festivals throughout the year including the American Children's Christmas Festival, Neil Simon Festival, Cedar City Cowboy gathering, Utah summer games, Groovefest & Paiute Pow Wow."

St. George has Lowes, Home Depot, Staples, Bed, Bath & Beyond, Dillards Penney, Sears, Target, etc. It has restaurants including my favorites: Painted Pony in downtown Ancestor Square, near the Mormon Temple and Texas Roadhouse near the Mall.

If you want a big city, choose Las Vegas. If you don't, then live in Mesquite. Enjoy the small town life, the tax structure, the friendly casinos with their spas and entertainment. Travel to St. George for bigger shopping, more restaurants, home decorating stores and its own scenery.

Then, return to Mesquite – picking up the "extra" 1 hour time change

What if I want to be outdoors?

Sun City Mesquite has walking trails and outdoor sports facilities.

The City of Mesquite has six golf courses plus a surprising number of parks, softball fields, etc.

St. George has beautiful Snow Canyon, plus some 13 golf courses and impressive indoor and outdoor rec facilities open to nonresidents.

Brian Head is a fine, uncrowded ski area just east of Cedar City which is rapidly building lodging and restaurants.

Lake Mead is about 40 minutes southwest of Mesquite -- with boat launching.

Zion National Park is about 70 miles from Mesquite. Protected within Zion National Park's 229 square miles (593.1 km) is a spectacular cliff-and-canyon landscape and wilderness full of the unexpected including the world's largest arch - Kolob Arch - with a span that measures 310 feet.

Bryce Canyon National Park is about 110 miles from Mesquite; consists of 37,277 acres of scenic colorful rock formations and desert wonderland. . . . Each year the park is visited by more than 1.5 million visitors from all over the world.

From the Utah Travel Industry Website: *"With five national parks, Utah is America's national parks capital. These national parks include Zion National Park 70, Bryce Canyon, Arches National Park, Canyonlands National Park and Capital Reef National Park. We also claim the North rim of Grand Canyon National Park, since it is best accessed through southern Utah. In addition, Mesa Verde National Park is just across the (Utah) border, in Colorado. . . .*

Lake Powell, in Glen Canyon National Recreation Area, is one of the world's great places for houseboating! The 168-mile long lake offers sandy beaches, cool blue water, and exceptional red-rock scenery. With a shoreline longer than the whole western coast of the continental United States, Lake Powell offers adventure for everyone. Whether you enter from Utah's marinas or from Page, Arizona, Lake Powell awaits."

What's the deal about golf at SCM and Mesquite?

The Conestoga Golf Course in SCM is under construction. Its completion depends on the weather and Pulte timing. DW/P owns the property. It has contracted with OB Sports to operate the course. OB Sports may buy the course.

In any case, the SCM HOA will not be responsible for operating or maintenance costs for the course. based upon DW/P operations at its other projects SCM residents will receive reduced greens fees,.

Five fairways and greens have been sodded, as of January 2008.

Meanwhile, bring your clubs. Mesquite has a good choice of golf courses while we await the Sun City course.

The list of courses is in both "downtown" Mesquite and 'uptown' Mesquite. Let me provide just a little detail about the courses.

Quoting "Golf Vacation Just a Short Drive Away" in the *Las Vegas Review-Journal*, May 2, 2007: ". . . The CasaBlanca Golf Club course is a 7,011-yard championship course designed by Cal Olsen. . . . The course is a par 72 and plays to a rating of 68.8 and a slope of 119 from the whites. It's made more interesting in that eight holes have water influencing your shots. . . . Sister golf course, the Palms Golf Club, is a par-72 7,008-yard course that offers spectacular views of the Virgin River valley.

Also of note are the Falcon Ridge Golf course and Wolf Creek Golf Club. Falcon Ridge (just down the hill from Sun City Mesquite) is a 6,550-yard, par-71 course that features panoramic views and several elevation changes and numerous water hazards that make it challenging for all levels of players.

Most resort courses have a signature hole that stands out as the most scenic. At Wolf Creek, a dozen holes could compete for that title. Furthermore, the USGA proclaimed it the third-most difficult course in America.

The Oasis Golf club features two 18-hole courses, the Palmer course and the Canyons course. The Arnold Palmer-designed Palmer course (6,633 yards, par 71) was rated among the top 10 public courses by Golf Digest.

The Canyons course (6,408 yards, par 71) was designed by Palmer's team and features canyon fairways and desert scenery."

Are there medical facilities in Mesquite?

Mesa View Regional Hospital is presently a 25 bed Critical Access Hospital – almost adjoining Sun City Mesquite. The rooms accommodate an expansion to 40 beds as soon as needed. Mesa View is part of the Triad Hospitals system of healthcare facilities with 49 hospitals and 10 ambulatory surgery centers in 15 states.



The hospital opened its doors in 2004 and provides a full-range of inpatient and outpatient hospital services including an Intensive Care Unit, Obstetrics, Medical, Surgical, Laboratory, Radiology and Diagnostic Therapy Services. ER services, including trauma, are provided 24 hours, seven days every week. The hospital has quickly established itself as "the place that cares" as witnessed by the high patient satisfaction ratings reported every quarter.

Adjoining the hospital is a row of medical offices with specialties. Just across Falcon Ridge Parkway is a growing collection of medical suites – drawn there by the hospital.

If more acute care is needed, upon doctor's order, the helicopter or ambulance delivers the patient, with EMT accompaniment, to either Las Vegas or the Dixie State medical facilities in nearby St. George which are part of the renowned University of Utah Medical Center or to that Center itself.

Click [here](#) for the Mesa View Regional Hospital website. Their phone number is 702-346-8040.

Do I have to occupy the home year-round? Can I rent it out?

In order to keep out speculators who want to flip a new property as soon as it is completed, the DW/P purchase contract requires the home to be either a primary residence or a seasonal residence.

Yes, it can be rented out. Paraphrasing or quoting the CC&Rs at sec. 4.37:

- The whole home must be included – not just part such as a casita.
- "The lease or rental agreement must be in writing and for a term not less than six (6) months."
- The tenant must be age-qualified.

- The lease must say it is subject to the same rules as those for homeowners.
- Within 10 days of execution, the lease must be submitted to the Sun City Mesquite Home Owners Association (HOA), with names and addresses of the tenant(s), the address and phone of the owner, and any other info. required by the HOA Board of Directors.

Since "for rent" and "for sale" signs are prohibited to be posted, my Web site is the best for advertising both rentals and resales. My living in SCM lets me know owner desires for rental and resale. It also helps me learn about purchasers of home to be constructed who want to occupy in SCM and those who are not ready to occupy. Contact me if being a landlord or tenant meets your part-time needs or if circumstances require a sale of your SCM home.

What are occupancy costs? (Property tax, utilities, HOA dues, Recreation Center fee, etc.)

Property tax: Clark County Assessor's Office's appraised value x 35% (by law) x Mesquite tax rate of 2.7661% = first year tax amount.

For example, if appraised value is \$250,000, then assessed value is 35% of that = \$87,500. Applying the 2.7661% tax rate to this = \$2,420.

For owner occupied homes, the rate can go up only 3% per year maximum (assuming no taxable improvements.) So, year 2 maximum tax = \$2,493. Year 3 would be \$2,568.

HOA dues: There are two HOAs. The one for Sun City Mesquite is \$90 per month. The one for Anthem Mesquite (of which SCM is a part) is \$30 per month.

Recreation Center Fees for residents: Zero. (There are modest guest fees.)

Utilities: Mesquite has electricity, of course, but not natural gas. (DW/P has run gas lines to the lot front in anticipation of future Mesquite gas service – now under negotiation with natural gas providers.). The kilowatt rate is a low \$0.06 – 6 cents. The homes are very energy efficient. So, unless you are very cavalier with the thermostat, energy cost will be very pleasantly low – particularly when temperature ranges are mild through most of the year.

Basic cable is included in the HOA dues without additional charge. Most upgrade the TV station selection. It is up to you.

Garbage is put at the street weekly and newspapers and aluminum cans monthly. The refuse co. provides large plastic containers with wheels. Water is low cost and without official restriction – coming from the Virgin River and aquifers. Mesquite escapes the problems of those areas sharing Colorado river water.

In summary, utility costs are very modest.

Other taxes: The sales tax in Nevada is 7.5%. There is NO personal income tax, no corporate or partnership income tax, NO admissions tax, NO inventory tax, No local earnings tax, NO capital stock tax, NO franchise tax.

Bring your retirement checks from the state of their generation. Qualify as a resident in Nevada. Enjoy the financial support you gain from the gaming industry's taxation. It is the surest way to win.

Will there be clubs? What will be the costs for residents?

SCM will operate like other DW/P communities. Interest clubs will be formed by and for residents. The directors of a particular club will decide its annual dues. In Sun City Anthem, Henderson,-- begun in 1999 and having about 7,000 homes now -- there are 45 clubs and organizations. The range of club dues there is only about \$5 to \$20 per YEAR.

How old do we have to be? Can my children live with me? How about my grandchildren?

The Fair Housing Act, for age-qualified communities including SCM, says at least one member of the occupying or residing household must be 55 or older. However the Developer and the HOA BOD may permit up to 20% occupants be younger. The SCM policy presently permits 10% of households have one be at least 50-55.

No person under 19 shall reside in a SCM dwelling. The CC&Rs say "A person under nineteen (19) may temporarily reside in a Dwelling . . . for a period of not more than sixty (60) days in any twelve (12) month period."

Can I have pets in Sun City Mesquite?

Yes. The CC&Rs say " . . . a reasonable number of generally recognized house or yard pets ('Permitted Pets') may be kept on a unit . . . No Permitted Pet shall be allowed to make an unreasonable amount of noise or become a nuisance . . ."

Can I fence my yard to keep my pets in the yard or home?

Yes, community standard iron fences, but not block wall, are permitted.

Can I put in a pool and/or spa?

Yes, if your lot provides the room for it. There are setbacks in the CC&Rs. They are not onerous. The pool/spa is part of the landscaping which must be submitted to the Architectural Review Committee (ARC) of the HOA before it is built.

How many SCM homes are to be built?

The proper answer, which many want to gloss over, is an undetermined number. The number Del Webb/Pulte often uses is 3,770. This is dependent on Pulte's determination about the Mesquite market for age-qualified homes vs. all-age homes. My unofficial GUESS, at this very early stage in the development of SCM, is that DW/P will recognize the benefits of letting SCM grow more instead of starting with a new set of amenities. The SCM amenities are only for SCM residents and their invited guests

Can't I put any model on any lot I select?

No, you can't. Sun City Mesquite has the policy of grouping a "Series" of homes within a subdivision. One must select a home in a series area designated for it.