

TAXES

Property Tax Rate	1990	2000	2003
Elem/High School	0.00	7.96	7.04
City/Fire District	0.00	2.02	2.19
Countywide	3.51	3.35	3.22
Total	\$3.51	\$13.33	\$12.45

Sources: Arizona Tax Research Foundation
 Note: Tax rate per \$100 assessed valuation.

NOTE: School district participates in East Valley Institute of Technology (EVIT).

Sales Tax Rate

City	0.00%
County	0.70%
State	5.60%

Sources: League of Arizona Cities and Towns, Arizona Dept. of Revenue

COMMUNITY FACILITIES

Sun Lakes offers a broad range of community facilities including several clubhouses and recreation centers which feature swimming, tennis, arts and crafts, libraries, dining and five 18-hole golf courses.

Educational Institutions

	Public	Private
Community College	Y	N

Financial

Number of Banks: 2

Governmental Agencies

Fire Department: Volunteer

Law Enforcement: Sheriff's Office

Airports Nearby Chandler Municipal, 8 miles northeast or

Phoenix Sky Harbor International Airport, 22 miles northwest of Sun Lakes

Medical

Sun Lakes Health Center provides a variety of primary care physicians and specialists.

Hotel and Lodging Facilities

Minutes away off of Interstate 10 either north or south of Sun Lakes

Industrial Properties

There are many industrial parks with all utilities available, ready access to rail, local arterials and the Superstition Freeway. For more information, contact Robson Communities, (480) 895-9200.

Utilities

Electricity	APS (Statewide)	800.253-9407
	Salt River Project	602.236.8888
Natural Gas	Southwest Gas Corp. (Statewide)	800.766.9722
Telephone	Qwest (statewide)	800.244.1111
Water & Sewer	Municipal (Sun Lakes)	623.786.2280

Cable Providers: No

Cable Internet Service Provider: No

Digital Switching Station: No

Fiber Optics: No

Internet Service Provider: No

Weather

Month	Average Temperature (°F)		Average Total Precipitation (Inches)
	Daily Minimum	Daily Maximum	
January	40.0	67.3	0.94
February	43.2	71.7	1.17
March	47.1	76.9	1.12
April	52.8	85.2	0.30
May	61.6	94.5	0.13
June	70.1	103.3	0.07
July	78.0	105.9	0.78
August	76.8	104.4	1.06
September	69.8	99.3	0.84
October	57.6	88.7	0.69
November	46.0	75.4	0.67
December	39.3	66.6	1.15
Yearly Avg	56.9	86.6	8.92

Western Regional Climate Center, wrcc@dri.edu. Period of record 1960-2003. Average Total Snowfall 0.0". Nearest data available from Maricopa 4 N Weather Station, AZ.

This profile was prepared by the Arizona Department of Commerce Communications Division in cooperation with local sources.

For further information, contact:

Robson Communities
 9532 E. Riggs Rd.
 Sun Lakes, AZ 85248
 800.732.9949
 Web: www.robson.com

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Prepared on 6/2004

SUN LAKES

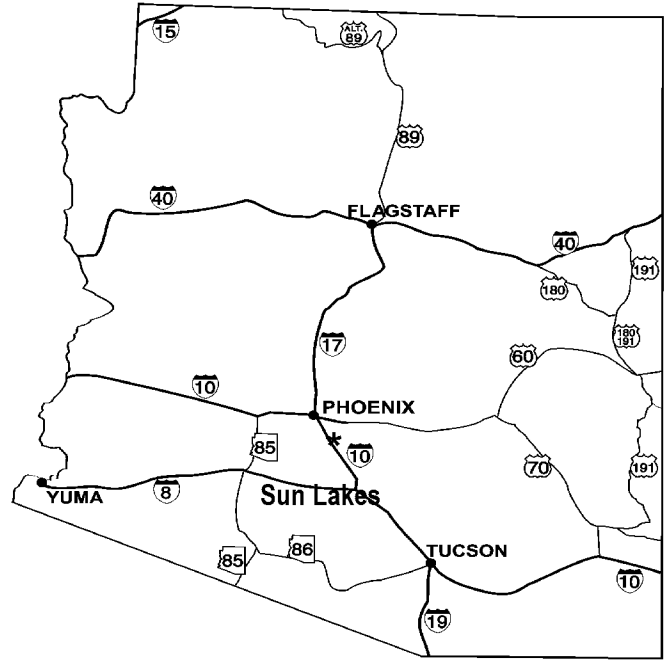
Community Profile

Prepared by the ARIZONA DEPARTMENT OF COMMERCE

Sun Lakes is a 3,500-acre master-planned community for active adults. Located seven miles south of Chandler in Metropolitan Phoenix, Sun Lakes offers a small-town atmosphere with world-class resort amenities. Established in 1972 by Edward J. Robson of Robson Communities, Sun Lakes is home to more than 15,000 residents who enjoy an active, healthy lifestyle. The exceptional quality of life available at Sun Lakes has been recognized locally and nationally. New Choices Magazine, a Reader's Digest publication, has listed Sun Lakes as one of the "Top 20 Retirement Communities in America" for the past several years.

FOUNDED: 1972
 COUNTY: Maricopa County
 DISTANCE TO PHOENIX: 17 miles
 HIGHWAYS: I-10

INCORPORATED: No
 ELEVATION: feet
 DISTANCE TO TUCSON: 92 miles



POPULATION

	<u>1990</u>	<u>2000</u>	<u>2003</u>
Sun Lakes	6,578	11,936	13,140*
Maricopa County	2,122,101	3,072,149	3,396,875
Arizona	3,665,228	5,130,632	5,629,870

Sources: Arizona Department of Economic Security and U.S. Census Bureau.
 * Source: Maricopa Association of Governments

PRINCIPAL ECONOMIC ACTIVITIES

The majority of Sun Lakes residents are retired and income is derived from Social Security, stocks and bonds, investments and savings. The surrounding communities are a center for high tech industry. Motorola and Intel have four plants in the area. Other high-tech industries include Rogers, Avnet, Aircraft Gear, ST Microwave, Orbital Sciences and Microchip Technology.

County Employment

	<u>2003</u>
Construction	128,600
Educational & Health Svcs	159,300
Financial Activities	133,500
Government	200,800
Information	37,100
Leisure & Hospitality	152,800
Manufacturing	126,900
Professional & Business Svcs	255,100
Trade, Transportation & Utilities	321,200

Sources: Arizona Department of Economic Security
 Figures are organized under the North American Industrial Classification System (NAICS).

LABOR FORCE DATA

	<u>1990</u>	<u>2000</u>	<u>2003</u>
Civilian Labor Force	1,419	2,003	2,185
Unemployed	56	49	97
Unemployment Rate	3.9%	2.4%	4.4%

Sources: Arizona Department of Economic Security.

Growth Indicators

	<u>1990</u>	<u>2000</u>	<u>2003</u>
Net Assessed Valuation (\$)	47,974,940	103,221,935	138,971,780

Source: Arizona Tax Research Foundation

SCENIC ATTRACTIONS

Sun Lakes is central to many of Arizona's scenic attractions. To the northeast lie the Superstition Mountains, location of the legendary Lost Dutchman's Gold Mine. Also northeast of Sun Lakes, the Tonto National Forest contains scenery ranging from rugged desert to cool pines. Water sports are popular at several huge man-made lakes within the forest. Ruins of Indian civilizations are also common in the area. Residents can enjoy many recreational opportunities in downtown Phoenix, just 23 miles south. Professional sports include baseball, basketball, football, hockey, horse and dog racing. Cultural opportunities include symphony, theaters, art galleries, shows and museums. The Southwestern desert's sunny climate permits year-round pursuit of outdoor activities.