



Why Daybreak Works: A 20 Year Case Study of Development Done Right



How It Started



How It's Going



Daybreak By The Numbers



9,600+
HOMES SOLD



30+ PARKS

TOP-SELLING MPC IN UTAH



32,000+
RESIDENTS



NINE
SCHOOLS

20%

DEDICATED
OPEN SPACE

**20% MARKET
SHARE IN SL CO.**

**25+ LOCAL &
NATIONAL AWARDS**



**50+ MILES OF TRAILS
2 LAKES — ONE TRAIN
ONE BASEBALL STADIUM**

9% PRICE PREMIUM OVER
COMPARABLE HOMES (MLS)

16 NEIGHBORHOODS
AND GROWING

4,100+ ACRES
ENTITLED



200+
EVENTS PER YEAR

14M SQ FT.
COMMERCIAL ENTITLED

Vision: It's Not The Home, It's The Community





Partnership Matters



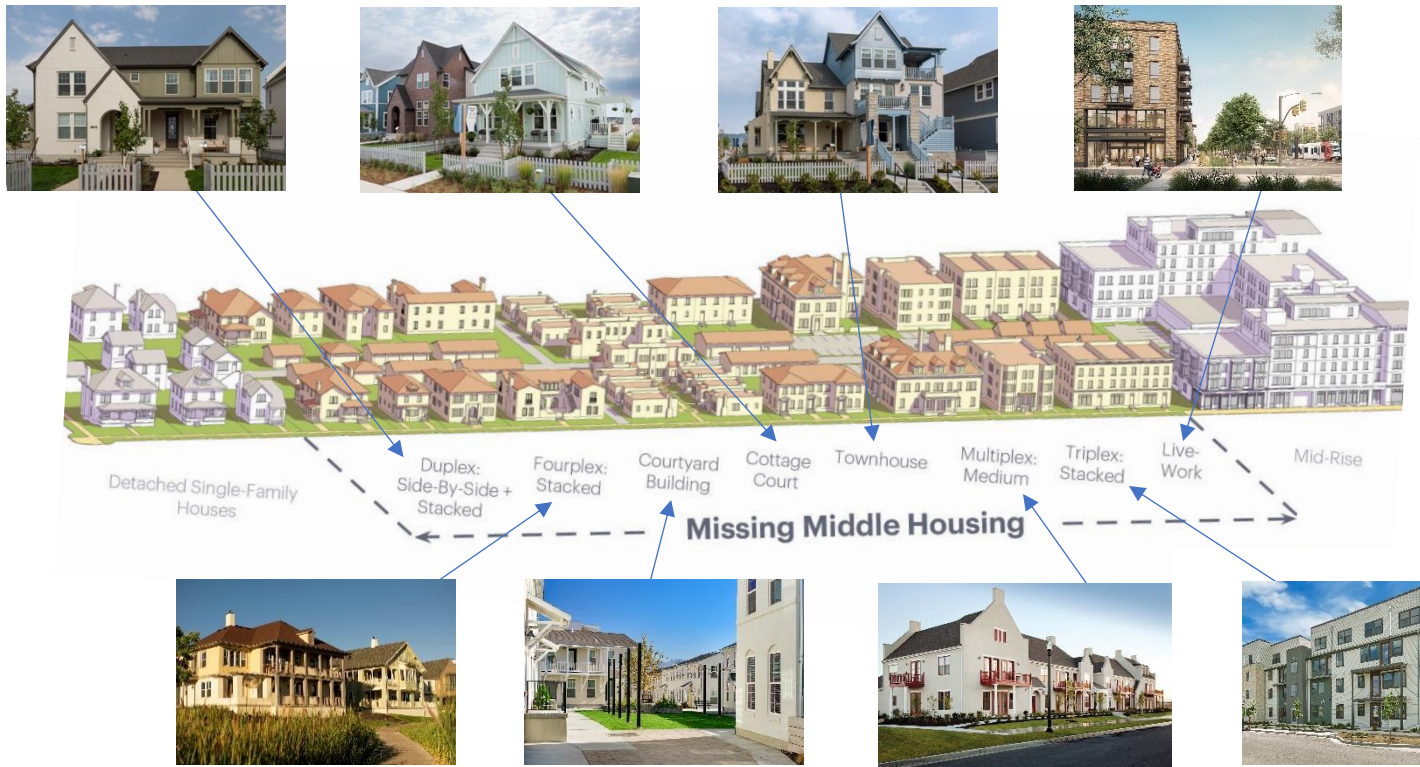
Master Development Process



Development Done Right



Consumers Want Housing Options



5 Housing Insights for Today

- ✓✓ It isn't the house or the homebuilder, it's about the community and the community builder.
- ✓✓ Large-scale development works and delivers housing in scale. Private and public partnerships are necessary to make this happen.
- ✓✓ Density done right is better economically and socially.
- ✓✓ Consumers want housing choice – provide it, within the same neighborhood.
- ✓✓ Let's find a way together to build more homes for our children and grandchildren.

Larry H. Miller