

DAYBREAK

FREE REPORT



Courtesy of Your Daybreak Real Estate Experts



A Bit About Daybreak

Daybreak is a master-planned community over 4,000 acres in size being built by land development company Kennecott Land (a subsidiary of Rio Tinto Group) in South Jordan, Utah. Home construction began in 2004 and the community is expected to continue building for the next 18 to 20 years. When completed, it will contain more than 20,000 residential units and approximately 9.1 million square feet of commercial space.

Daybreak is designed using a **Traditional Neighborhood Development** model, which means that *all homes are within a five-minute walk or bike ride of a major amenity such as a park, the lake, or a shopping area*, reducing dependence on automobile travel. The home designs were inspired by Salt Lake City's historical neighborhoods such as Sugar House, The Avenues, and Harvard-Yale areas, and include large front porches and alley garages. Exterior styles include Colonial Revival, Craftsman and Victorian. The homes along each street also have brighter colors than are found in most suburban neighborhoods. Recently, homes with a more modern style have been added.

The community is divided into four villages: **Founder's Park** was the original village opened in 2004. **Eastlake Village** which opened in 2006 is currently Daybreak's premier neighborhood, featuring several parks and many of the community's largest homes. **North Shore Village** is likely the community's most diverse neighborhood architecturally

and **Garden Park Village**, which opened in 2009, is a fully maintained neighborhood designed with the 55+ empty nester in mind. Garden Park features its own private clubhouse, fitness area and easy beach access. The new TRAX Red Line and the new University of Utah Medical Center are both just a short distance away.

All homes in the community are *Energy Star certified*. Daybreak was the first community of its size in the region to adhere to Energy Star standards, and the entire community has been designed and built with sustainability in mind. Many of the home builders in the community offer different options that promote green building, including solar and thermal panels, renewable building materials and high performance appliances. All homes in Daybreak also have fiber-optic connections.

Daybreak was the 6th Best Selling Master Planned Community in the Nation for 2009. Daybreak sold 375 new homes in 2009, which was a 7 percent increase over 2008, an unusual achievement in the down housing market.

Nearly 1 in every 5 homes sold in Salt Lake County were in Daybreak.

SoDa Row, Daybreak's first retail area is now open and includes several restaurants and retail shops, a day spa, barber shop, dry cleaner, and Daybreak's first real estate office. The Rio Tinto Regional Center is also located in SoDa Row. This is the area headquarters for international mining giant Rio Tinto, which is also the parent company of Kennecott Land, developer of Daybreak. The University of Utah is building a 225,000-square-foot medical center in the community.

The Red Line of the Utah Transit Authority's (UTA) light rail system now gives the residents of Daybreak and the southwest Salt Lake Valley access to Downtown Salt Lake City and the University of Utah, as well as connections to the Salt Lake City International Airport. The Mountain View Corridor also provides access to Daybreak, and Bangerter Highway lies along the eastern edge.

Daybreak has a community center, with a full gym and exercise area, as well as a swimming pool and two splash pads/wading pools. Along with the 22 miles (35 km) of trails and over a dozen community parks, a man-made lake, Oquirrh Lake, was developed for non-motorized boating, fishing, and other recreational activities.



Daybreak Facts

Daybreak is a sustainable, developed community that balances the social, environmental and economic needs of residents and local businesses. It's a place where important elements of life have been combined to allow residents to live, work, play and learn in a walkable, vibrant community that provides transportation options and integrates intelligent community design choices.

Daybreak is the largest master-planned community in Utah, with 20,000 residential units planned at full build-out.

Points of interest:

Daybreak community has planted 10,500 trees, with a goal of planting 100,000 trees at full build-out.

20 miles of paved trails lead to schools, amenities, shops and more.

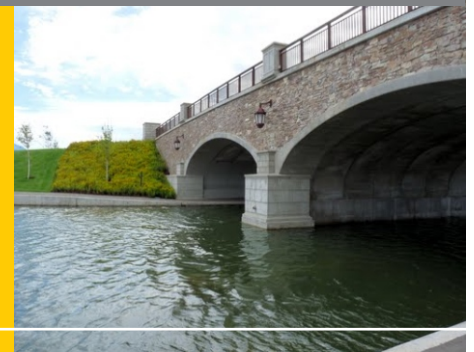
59 species of birds use Daybreak's Oquirrh Lake.

Kennecott donated \$13 million to help speed construction of the Utah Transit Authority's TRAX red line, which connects Daybreak to the University of Utah.

Oquirrh Lake Boasts Many Activities for Residents

Tip #4

Fishing is allowed in designated areas only. No fishing is allowed from watercraft, bridges or other lake structures unless specifically signed as permitted



Oquirrh Lake is approximately 67 acres. Because of its meandering shape, the perimeter of Oquirrh Lake is 3.4 miles with biking/walking trails along its edges.

Boats are available for checkout by residents and their accompanied guests at no charge. Current boat supplies include one- and two-person kayaks, canoes, row boats, and sailboats. Residents can obtain a boating permit for personal, non-motorized watercraft use after completing a Daybreak Community Association lake orientation.

For the fishing enthusiast - Oquirrh Lake has been stocked with trout, bluegill, channel catfish, and largemouth bass. A valid Utah State fishing license is required, and all corresponding rules apply.

Please note that swimming and wading are not allowed in Oquirrh Lake at this time, due to negative effects on water quality and ecosystem balance.

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