

# Pulte Homes – Urban homebuilding

Some examples of Pulte Homes' urban developments that are currently underway:

## *SAN FRANCISCO BAY AREA/N. CALIFORNIA*

428 Alice – Jack London Square, Oakland CA ([www.428alice.com](http://www.428alice.com))



Eight stories, 726 to 1,500 square foot units with one, two or three bedrooms. Sold out/project complete.

Just blocks from an Amtrak station and trains to Silicon Valley and Sacramento; within walking distance of Jack London Square and its marina, restaurants, shopping, weekend Farmers Market and world-renowned Yoshi's jazz club.

According to a February 2006 report by the National Association of Realtors, the median condo price in the Bay Area was \$616,800. Pulte projects like 428 Alice offer buyers seeking an urban lifestyle a more reasonable price.



Zephyr Gate – Oakland, CA ([www.pultezephyrgate.com](http://www.pultezephyrgate.com))

Part of the "Central Station" Master Plan community consisting of nearly 26 acres at the intersection of I-880 and West Grand Avenue—a six-minute BART ride to downtown San Francisco.



Original Southern Pacific train depot – built 1912

Originally home to a 20,000-square-foot Southern Pacific train depot, built in 1912 and designated a historic landmark, which is slated to be renovated and become part of the community.

130 three-story attached townhomes plus retail and office; 970-1500 SF, 2-3 BR; sales trailer now open. Priced from mid \$400,000 range. Models open August 2007.

### **Glashaus – Emeryville, CA ([www.pulteglashaus.com](http://www.pulteglashaus.com))**

145 townhomes and 70 podium unit condos (units atop parking and retail), 1,020-1,300 SF; currently open for sale, 90% sold out. Priced from upper \$500,000-upper \$600,000 range. Podium units begin sale fall 2007.

Pulte's fourth Emeryville development, this one a former machinery plant, has undergone demolition and environmental remediation. Located at 65<sup>th</sup> and Hollis St.



### **The Anchorage at Marina Bay – Richmond, CA shoreline**

Pulte Homes is excited to be a part of the revitalized Richmond shoreline with Anchorage at Marina Bay, a sophisticated new 207-townhome community featuring 2 and 3 bedroom floor plans and attached 2-car garages. Sales recently started – models opening late August 2007. Priced from mid-\$400,000s and up.



### **Altura – San Jose, CA**



This 220-townhome community offers luxurious 2 to 3 bedroom plans with up to 1,640 square feet of living space. Located near Santa Clara University, Altura is in close proximity to downtown and plenty of neighborhood shopping. Priced in mid-\$500,000-upper \$600,000 range. Adjacent to mass transit and retail. 90% sold out.

### **Bedford Square – Mountain View, CA**

Bedford Square is located in one of the most prestigious areas in the South Bay/Peninsula Mountain View. Located in the Whisman Park Master-Planned community, Bedford Square includes a town center with parks and a light rail station going directly to the heart of job centers in the South Bay. The condominium-style townhomes feature 3 floor plans with an estimated 1,200 to 1,700 square feet. The revitalized downtown of Mountain View offers over 70 restaurants, book stores, a performing arts center, public library, and Shoreline Amphitheatre. Homeowners will also enjoy being in close proximity to Highways 101 and 237 with easy access to Sunnyvale and downtown San Jose. Priced from upper \$600,000s to upper \$700,000s. Models opened May 2006 – 50% sold out.

## City Limits – Oakland and Emeryville, CA



Uniquely located directly on the border of two of the Bay Area's fastest growing urban living communities (project complete).

Built in 2005 – 92 upscale townhomes in a commuter-friendly location. A Bay Area rarity – each townhome includes a one- or two-car garage on the ground floor. Features include maple cabinetry, GE Profile stainless steel appliances, bamboo flooring and granite slab kitchen counters.

Residents can take the "Emery-Go-Round," a free shuttle that delivers riders from 66<sup>th</sup> and Hollis near City Limits to the MacArthur BART station.

## ***SOUTHERN CALIFORNIA***

### **Mura – Los Angeles, CA**

Pulte's first foray into the urban market in this area. Project is located on the edge of "Little Tokyo" in the downtown LA arts district

190 one- and two-story condos, one, two and three BR plans, from 590-1,699 SF. Priced from low \$400,000s. Over 50% sold. First move-ins early 2007.

Within walking distance of downtown transportation, as well as shops, restaurants and the neighborhood Farmers Market; also within walking distance to Walt Disney Concert Hall and the Music Center, Dorothy Chandler Pavilion and Museum of Contemporary Art.



## ***SOUTHWEST***

### **525 Town Lake – Tempe, AZ ([www.525townlake.com](http://www.525townlake.com))**



Priced from upper \$300,000s. Three-story floor plans from 1,265 to 1,737 SF including some live/work units. Eclectic mix of downtown Tempe and ASU campus lifestyles. Amenities include pool, spa, cabanas, dog park. Walking distance to Tempe Town Lake and Tempe Beach Park, Tempe Center for the Arts, and many local restaurants and shops.



## *EAST COAST/MID-ATLANTIC*

Fulton's Landing – Jersey City, NJ ([www.fultons-landing.com](http://www.fultons-landing.com))



101 condominium flats located in the historic waterfront Paulus Hook neighborhood of Jersey City, just across from Liberty Harbor

Floor plans range from 750 to just over 2,000 square feet; one, two, and three bedroom

Project complete.

Dakota Crossing – Washington, DC ([www.dakota-crossing.com](http://www.dakota-crossing.com))

The first Pulte Homes community located in downtown Washington, DC, the project features 209 affordably priced attached townhomes with 2-car garages and three-level floor plans – 1965 to 2286 SF. Priced from mid-\$400,000s and up, with portion designated for local resident purchase only.



McHenry Pointe – Baltimore, MD



121 townhomes - 2068-2234 square feet, priced from the mid \$500,000s

Now selling final building.

McHenry Pointe forms the gateway to Silo Point, a conversion of a 1920s-vintage grain terminal into luxury waterfront condos and townhomes. The Pulte townhomes have been popular with empty-nesters and young professionals.

**COMING SOON:**

**Greenbelt Station – Prince George's County, MD/Washington DC Metro**

- Transit-oriented development with 2-car garage town homes and 1-car garage condos
- Steps away from the Metrorail; close to University of Maryland College Park
- Features community center/fitness center
- Expected opening: mid-2008

**Metro West – [www.metrowestva.com](http://www.metrowestva.com) – Washington DC Metro**

Near the Vienna-Fairfax-GMU Metro Station in the Washington DC area, Pulte Homes has designed a new transit-oriented, mixed-use community that incorporates a variety of town homes, condominiums, apartments, convenience retail, commercial office, day care and public spaces. Metro West creates a new, pedestrian-friendly interface with the Vienna Metro Station, a town center plaza combining retail and public outdoor activity space, pedestrian connections to East Blake Lane Park and a new public use recreation/community center. Construction slated to begin in 2007.

- Over 35 percent of the total area being redeveloped at Metro West will be provided as open space..
- Metro West will encourage walking and transit use and significantly reduce peak hour single occupancy vehicle trips to and from the site.
- 70 percent of residential units, most retail and all office space will be within one-quarter mile – a five-minute walk -- of the Vienna-Fairfax-GMU Metro Station.
- Metro West is designed to accommodate a minimum of 100,000 square feet of retail, service, institutional and governmental space for uses such as restaurant, convenience food store, coffee shop, dry cleaning, day care, fitness center and other personal services.
- Among the 2248 residential units, approximately 1,600 high-rise multifamily units will be concentrated near the Metro station.
- Mid/low-rise multifamily units, single-family townhouses and two-over-two stacked units transition to East Blake Lane Park and surrounding neighborhoods.
- Metro West will construct a public use community and recreation center that will be accessible to residents of all surrounding neighborhoods and communities.