

FAQs



Cadence
AT GATEWAY

How big is Cadence at Gateway?

Cadence at Gateway ("Cadence") is a 464 acre master-planned community entitled to build up to 3,500 residences. Harvard Investments, the project's master developer, anticipates developing approximately 1,800 single-family residences and approximately 400 attached residences—such as apartments or townhomes. Cadence will include retail shopping, office space, a school, and other commercial areas, making it a vital part of this regional economic engine.

Where is Cadence and how do I get there?

The community is located southeast of Ray Road and Ellsworth Road, in Mesa's new, vibrant Gateway corridor. Easily accessible by freeway, find Cadence by taking the 202 Santan Freeway to the new State Route 24, exiting at Ellsworth. The entrance to the community is just north.

Who is the Master Developer?

Harvard Investments, Inc. is Cadence's visionary master developer. An Arizona-based development corporation with over 30 years' experience in property development throughout the Southwest, Harvard is well respected for building award-winning, fully planned communities—each one committed to the principles of quality, timelessness, and responsible land use.

Harvard Investments is the US subsidiary of the Hill Companies. The Hill Companies is a family-owned company based in western Canada and has been in continuous operation under family leadership since 1903. The Hill Companies develops residential, office, and retail projects in Canada, and operates several other businesses including oil and gas production and distribution, radio broadcasting, commercial insurance, and manufacturing.

What makes Cadence different than other communities?

Cadence is the only East Valley community providing such numerous and rich amenities to all its residents while still providing multiple builder and home options. To put it simply, residents don't have to be 55 or older to live in a highly-amenitized, attainable community, or select from a single builder's offering. Rather, residents can choose from multiple best-in-class national and regional home builders offering high-quality floor plans and attractive elevations, and still enjoy the best in community amenities—with community fees that are as low as or lower than many communities across the valley. Cadence is really one-of-a-kind!

What amenities will Cadence have?

The center of the community will be The Square, an approximately 8-acre community park space modeled after the historic square in Prescott, Arizona. The Square is accessible from all four sides creating a sense of openness and invitation for the residents to experience all that is available to them. The Square is home to the quality amenities one would expect to find in a private club environment:

- Flourish—the Community Center
- Stir Café
- The Square Route Visitors Center
- Moto—the state-of-the-art Fitness Center
- Resident-only pools including two resort-style slides, splash fountains, a dedicated lap pool, spa, outdoor eating areas with TV, resort-style lounging furniture and fire pits
- Tennis, basketball, volleyball, pickle ball, bocce and sport fields
- A shaded play area for kids
- Mix—a generous entertainment and events facility that opens up to lawn areas (perfect for weddings!)
- Game On—a meeting space for today's business needs—whether your business is large or start-up, and a loft-style game room
- Not to mention a garden area, palazzo courtyard, palm tree pavilion and a dog park!

Mesa's newest master-planned community also features an extensive park and trail system. The engaging, amenity-rich parks are for residents only and have been designed for use! Residents will find equipment and activities geared for every age and stage of life—toddlers, kids, teens and grown ups. Each park is unique; featuring special areas such as shaded play equipment, picnic areas, sport fields, volleyball and bocce courts, fire pits, and more.

Additionally, Cadence is completely connected through 12 miles of trails and walkways, allowing residents to walk, bike or stroll from each neighborhood to the next. Sidewalks are separate from the roads, and bike racks, seating, drinking fountains (including pet fountains), and fitness stops will be found all along the way. The system links to the Mesa Regional Trail System as well. Cadence's parks and trails support our residents' desire to enjoy the best of Arizona!



Who are the Homebuilders?

Cadence plans to open in October 2018 with 8 neighborhoods and 5 Award-winning builders, providing homes for every lifestyle. Our first neighborhoods will have single and two-story homes, modern floor plans and extensive choices in options and finishes. Home and lot sizes vary, providing desirable selections for every lifestyle. Whether a single resident, couple, family, empty nester or living with extended family—Cadence will have a new, energy-efficient home with a great warranty to suit everyone!

Our Builders:

CalAtlantic Homes
David Weekley Homes
Gehan Homes
Lennar
Pulte Homes

To find out more about the builders, go to <http://cadenceaz.com/homes/>.

When will there be homes to purchase?

Cadence expects to open in October 2018. At that time all of the amenities at The Square will be open for use, essential roads, utilities and roundabouts will be completed, model homes will be ready for tours, parks will be ready for play, and we will be waiting for you with an ice-cold glass of lemonade!

Who may access the parks and amenities?

The Cadence parks, trails, and The Square community center will be built exclusively for use by Cadence residents.

How many miles of walking trails and parks are available?

Phase I has three large neighborhood parks in addition to The Square with all of its park facilities. Future phases of Cadence will include more neighborhood parks. Phase I also includes on-street and off-street walking trails. At buildout, Cadence will have approximately 12 miles of walking, biking, and strolling trails that connect with the Mesa Regional Trail System.

What is the anticipated ongoing monthly fee due to the Homeowners' Association?

\$125 per month. This amount covers every member of the household's access to all amenities and exclusive lifestyle programming. It also covers the community general maintenance such as landscape maintenance and upkeep for the common areas, parks and more. With all the amenities, Cadence provides everything a typical private club might offer, but with much lower monthly fees than a private club.

What kind of efficiency and warranty will I get with my new Cadence home?

With today's new technology, homes are more efficient, with lower maintenance costs than even a few years ago. This is important to Cadence buyers, and the community's builders are committed to smart, practical efficiency in all of their designs. Cadence also recognizes the importance of buyers' peace of mind, with builders providing generous standard warranties on every home they build. Home warranties will vary by builder and builder representatives will have all the details ready for prospective homeowners when they're ready to purchase.

What is a CFD and how does it impact Cadence homeowners?

A Community Facilities District (CFD) is set up by local government agencies in cooperation with the developer of a property as a means of obtaining community financing for public works, services, improvements and development. Funding is used to reimburse the developer's costs to install public sewer and water lines, roadways, major traffic signals, streetlights, landscape and related improvements. A Community Facilities District was approved by the city of Mesa to partially offset the master developer's costs to construct the public infrastructure related to Cadence.

The CFD assessment is a part of each Cadence homeowner's annual tax bill. The anticipated annual cost will range according to the value of the home. As an example, a home valued at \$275,000, using the 2015–2016 tax rate, would have an estimated tax of \$3,804. The CFD portion of this \$3,804 total is estimated as \$1,215.

What are property taxes like at Cadence?

Cadence has among the lowest taxes in the nation, and are comparable to the rest of the Phoenix Valley.

Are the Cadence development plans set in stone?

Cadence will grow and evolve based on community and marketplace needs. The city of Mesa has approved the Cadence community plan which sets forth the land use framework that will guide the development of Cadence in the future. It calls for a mix of land uses—commercial, retail, high density residential, single family residential and parks/open space—and lays out appropriate areas in the community for these land uses to occur. Harvard Investments is committed to Cadence as a dynamic, thriving, high-quality community that contributes to the city of Mesa's general plan and vision.

What will the Lifestyle be at Cadence? What do you mean by Lifestyle Programming that is available to all residents?

This is where the fun never stops! CCMC is a nationally-awarded lifestyle programming company devoted to providing meaningful activities to Cadence residents. Lifestyle programming includes events large and small. Anticipated programs include group classes at Moto Fitness Center, outdoor volleyball, basketball, tennis, pickle ball and bocce tournaments, as well as holiday and block parties. Adults might enjoy a get together at Flourish, or al fresco painting at Botanica Garden. Add to that photography lessons along the trails systems, ballroom dancing in Mix, our event area, movie nights at the resort pools, or overnight hiking into the Superstition Mountains—and you can see the options are nearly endless! And importantly, the community residents help co-create the programming as the community evolves!

Tell me about the Schools

There are over a dozen nearby schools, including high-performing public, private and charter options. Cadence is located in the Queen Creek school district, one of the top-ranked districts in Arizona. All Queen Creek schools—elementary, middle school and high school—continually earn A or B ratings from the Department of Education.

May my children attend nearby charter schools? Will Cadence have an on-site school?

Yes, there are three charter schools just minutes away, including American, BASIS and Pathfinder. Check each school for availability. Additionally, Cadence has set aside land for a charter school to be built within the community, anticipated for Phase II.

Is there nearby shopping, restaurants, medical, sport facilities, and colleges?

Oh yes! This is an exciting, new and growing area of the valley with everything individuals and families can possibly need within a short distance. Find more information about this at <http://cadenceaz.com/location/>.

How will residents be impacted by the Phoenix-Mesa Gateway Airport?

Phoenix-Mesa Gateway Airport is a vibrant economic driver for the Gateway region. Cadence joins with the airport on area strategic planning to make sure that airport and business operations continue to flourish and grow for many years to come. At present, air traffic patterns are designed to go around Cadence which limits the overflight activity and associated noise. Flight plans are FAA-controlled and subject to change. Cadence homes will be built with some additional noise abatement and attenuation standards. Additionally, buyers and residents will see notices throughout the community reminding them they are in the vicinity of an airport. The airport's growth and improvement brings high quality jobs, services and more to the larger neighborhood that includes Cadence. Neighbors include ASU Polytechnic campus, Chandler-Gilbert Community College, Toka Sticks Golf Club, Cessna Citation Service Center, Embraer Executive Jet Services, US Army Reserve Center, ATP Flight School, Flight Combat International, Able Engineering, and the Mesa Fire Department Station 215. To learn more visit www.phxmesagateway.org.