

## 55+ Communities Comparison Chart \*

Feature/Amenity	Sun City Palm Desert	Sun City Shadow Hills	Heritage Palms	Trilogy	Four Seasons	Villa Portofino
Size	5000 homes - completed	3200 homes when done	1004 homes - completed	1800 homes - completed	488 homes - completed	300 condos – Selling New
Club House	three	two	one	one	one	one
Library	yes	medium	small	very small	very small	very small
Restaurant, Café, Grille, Bar	Yes, two full time + Coffee Bar	Yes, Restaurant + part time Grill & Snack shop	Yes, Limited in Summer	Snack shop	Snack shop	Snack shop
Post Office, UPS, Fedex	yes	no	no	no	no	no
Card Rooms	Yes – several	yes 6 multi-purpose	two multi-purpose	one multi-purpose	one multi-purpose	one multi-purpose
Ballroom	Yes – stage, sound, lighting	yes	yes	no	yes	no
Speakers Hall/Church	yes/yes	no	no	no	no	no
Painting Studio	yes	one multi-purpose	one multi-purpose	no	no	no
Ceramics Studio	yes	no	no	no	no	no
Stain Glass Studio	yes	no	no	no	no	no
Model Train Club	yes	no	no	no	no	no
Sewing, Quilting, Etc	yes	one multi-purpose	one multi-purpose	no	no	no
Fenced Dog Park	yes	yes	no	no	no	no
Pools	four outdoor – one indoor	one indoor - two outdoor at BO	one indoor - one outdoor	one indoor - one outdoor	one indoor - one outdoor	one indoor - one outdoor
Fitness Center	two, one with indoor track	two, one with indoor track	one	one, with indoor track	one	one limited equipment
Day Spa	no	no	no	yes	no	no
Dance/Pilates	yes/yes	yes/yes	no	no/yes	no/yes	no/no
Tennis/Paddle Tennis	yes/yes	yes/no	yes/no	yes/no	yes/no	yes/no
Fishing Pond	yes	no	no	no	no	no
18-Dole Putting Course	yes	no	no	no	no	no
Baseball Field	yes	no	no	no	no	no
Post Office, UPS, FedEx	yes	no	no	no	no	no
Billiards Tables	eight	six	three	two	two	two
Bocce Ball Courts	eight	six	no	one	one	one
18-Hole Golf Course	two, HOA owned	one, HOA owned	one, HOA owned	no, privately owned	no golf course	no golf course
Driving Range	yes	yes	yes	yes	no	no
Annual Property Tax **	Riverside County Approximately 1.25%	Indio City Approximately 1.45%	Indio City Approximately 1.45%	La Quinta City Approximately 1.45%	Palm Springs City Approximately 1.35%	Palm Desert City Approximately 1.45%
HOA Fees	\$230/mo	\$237/mo	\$286/mo + OT \$980	\$288/mo + OT ½ %	\$278/mo	\$755/mo
Landscaping Included	no	no	no	front yard included	no	All included
Trash Included	\$62/quarterly	In taxes	included	\$62/quarterly	\$60/quarterly	included
Cable TV, HDTV	\$30/mo Verizon FIOS	your choice	basic included	\$79/individual rate	basic included	basic included
Market, Drugstore	yes, with golf cart gate	no	no	no	no	no
Price Range	\$180K to \$800k	\$180K to \$650K	\$180K to	\$229K to \$765K	\$213K to \$500K	\$179k to \$259K
Minimum Rental Period	One month	Three months	One month	One month	One month	One month
Min-Max Annual Rate	\$1200/mo - \$2900/mo	\$1100/mo - \$2800/mo	\$1000/mo - \$2500/mo	\$1300/mo - \$3500/mo	\$950/mo - \$1900/mo	\$900/mo - \$2200/mo
Min Max Winter Rental	\$2500/mo - \$5500	\$2300/mo - \$4500/mo	\$2200/mo - \$3800/mo	\$2800/mo - \$5000/mo	\$2000/mo - \$3000/mo	\$1850/mo - \$3000/mo

\*Trilogy at the Polo Club will be added when actual sales history and community information is published and reliable.

\*\*City property taxes added to the County tax can vary do to Mello-Roos, bond issues, trash service and sewer tax. Riverside County Tax Rate is approximately 1.25%.

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