



Impact Fee Savings

The Fallbrook concept is a big one. In fact, less than 40% of the 700-acre property is currently under construction. There are still plenty of opportunities for you to purchase the lot of your choice and build the home of your dreams. To help bring your dream to life, Fallbrook has assembled an exclusive list of Preferred Builders dedicated to the Fallbrook ideals of excellence, lasting character, and close attention to detail. Whichever Fallbrook Preferred Builders member you choose, you can rest assured your new home will contribute to the overall appeal and function of the neighborhood. After all, at Fallbrook, it's not about size of house. It's about size of life.

ADDITIONAL CONSIDERATIONS

- Fallbrook lot prices are extremely competitive.
- Unlike most developments, the Fallbrook neighborhood is programmed with personality and character that will create appreciating value into the future.
- Master Plan, Covenants, and Design Review ensure the character and quality of the streetscape and will protect your investment into the future.
- Here's your opportunity to combine your personal and professional life. Move your business to Fallbrook, too.

MINIMAL IMPACT FEES AT FALLBROOK

City of Lincoln, 2010 Residential Impact Fees

ITEM	FALLBROOK	NEW DEVELOPMENT SINGLE FAMILY DETACHED	NEW DEVELOPMENT SINGLE FAMILY ATTACHED
Arterial Streets	\$0	\$2,466	\$1,301
Parks and Trails	\$0	\$334	\$267
Water System – 1"	\$0	\$1,296	\$1,296
Water Distribution – 1"	\$0	\$805	\$805
Wastewater – 1"	\$1,039	\$1,039	\$1,039
Total	\$1,039	\$5,940	\$4,708
		(\$-1,039)	(\$-1,039)
Fallbrook Savings		\$4,901	\$3,669

*Figures from City of Lincoln Web Site: <http://www.lincoln.ne.gov/city/pworks/ifs/feesched.htm>



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