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ABOUT US

RESIDENTIAL

COMMERCIAL

GOLF

COMMITTED TO

excellence

At SunCor Development Company, the range of projects we design and build is as diverse as our customers. Our Phoenix-based company conceives and builds many complex, multi-faceted projects, including residential new home communities, commercial properties, and golf properties.



Developing Places to Live, Work, and Play

One of the Southwest's premier developers, SunCor provides exceptional, meticulously planned environments. We are known for developing integrated communities that protect the beauty of nature and offer superior places to live, work, and play.

As an investment builder, we are deeply committed to the long-term value of all of our projects, overseeing developments that combine aesthetic qualities, well-planned infrastructure, and the highest quality in materials and construction.

A History of Growth and Integrity

Founded in 1986, SunCor can trace its beginnings to the Energy Development Corporation, a division of Arizona Public Service, Arizona's largest electrical utility. Under the direction of an experienced team of officers and managers, SunCor Development Company has prospered. SunCor has grown from five to nearly 800 employees since inception.

Long-term commitments to people and projects

SunCor is known within the real estate industry for its integrity and fairness. Our tenants and buyers are treated as partners, and we are dedicated to providing lasting value they can depend upon. To that end, we build thoughtfully and carefully, asking our architects to consider the life-cycle costs of materials and building systems. We view our communities as long-term commitments - and at SunCor, we take those commitments seriously.

We are also active participants in the communities where we live, promoting responsible citizenship and community service among our employees. We support many educational and charitable programs, encouraging employees to volunteer for non-profit organizations.

Building on our financial strength

With a current asset base in excess of \$450 million and a net worth of more than \$300 million, SunCor has thousands of acres under development in Arizona, Idaho, New Mexico, and Utah, and holds tens of thousands of acres yet to be developed. Previous projects and management contracts have also taken us into California and Mexico.

Backed by significant financial resources, we continue to break new ground, building and maintaining projects that represent aesthetic value, top-quality construction, and superior property management. Both our projects and our people have been recognized for their excellence, and in 1997, Valley Partnership named SunCor's President and CEO, John C. Ogden, the "Developer of the Decade."

SunCor is a wholly owned subsidiary of Pinnacle West Capital Corporation, a publicly traded company (NYSE: PNW). Pinnacle West Capital Corporation is also the holding company for Arizona Public Service, Arizona's largest electric utility.

News

To find out more about current SunCor developments [click here](#).

Annual Report

SunCor's 2003 report is now available on line.

- > [Download Annual Report - \(PDF\)](#)
- > [Download Financials - \(PDF\)](#)

SunCor Video

Experience the many creations of SunCor.

- > [Download SunCor Video \(QuickTime\)](#)
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