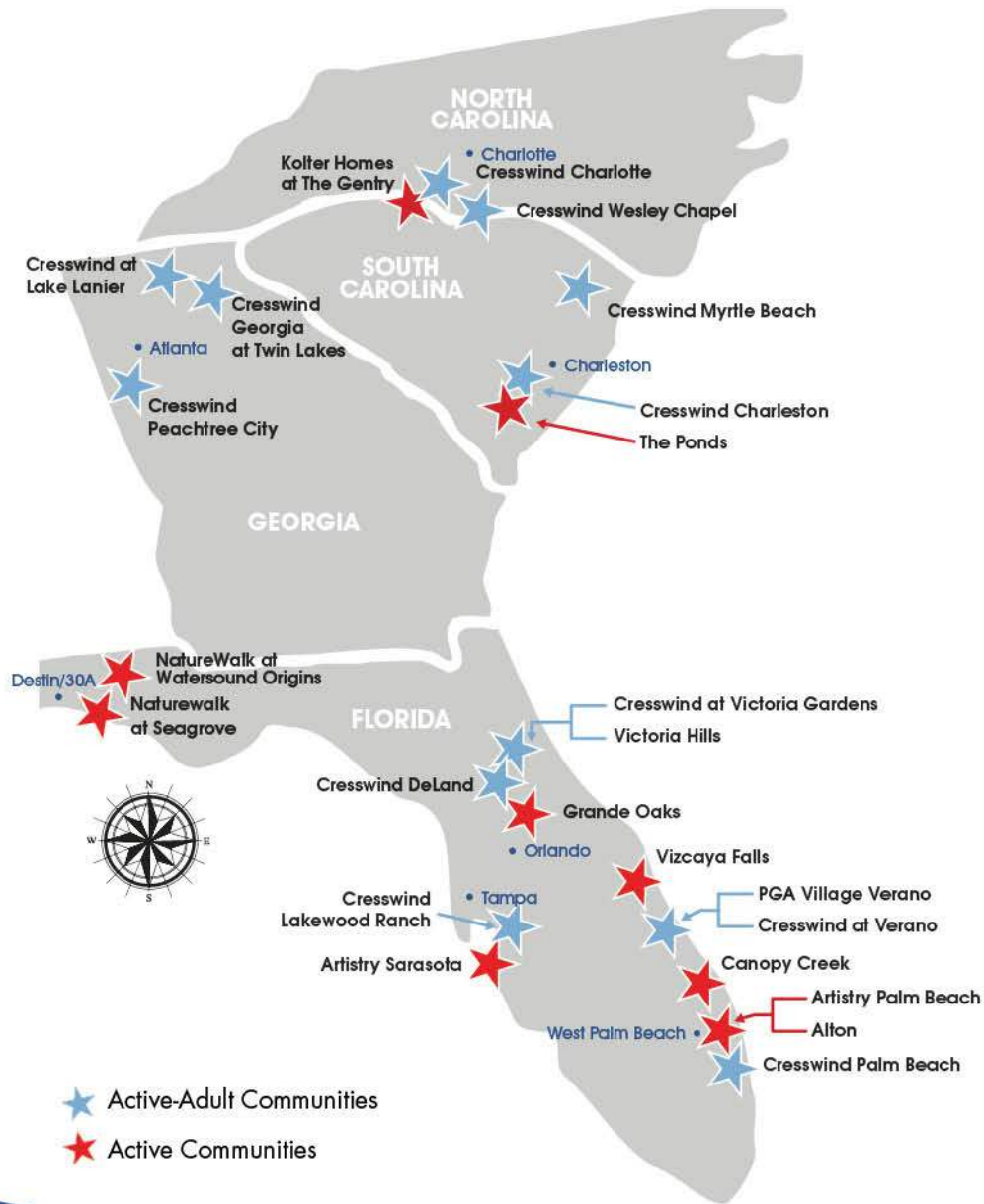


KOLTERHOMES®

COMPANY OVERVIEW





KOLTERHOMES®

Kolter Homes, founded in 1999 as Kolter Signature Homes LLC, is an affiliate of The Kolter Group LLC. Across the Southeast, **KOLTERHOMES** has acquired, entitled, permitted, developed, built, and sold out master-planned lifestyle communities for over 10,000 new home owners.

Over 15,000 Approved Lots in more than 30 Master-Planned Communities across the Southeast:

Community

Location

ALTON

Palm Beach Gardens, FL

ARTISTRY
PALM BEACH

Palm Beach Gardens, FL

ARTISTRY
SARASOTA

Sarasota, FL

CANOPY
CREEK

Palm City, FL

CRESSWIND
CHARLOTTE

Charlotte, NC

CRESSWIND
CHARLESTON

Summerville, SC

CRESSWIND
AT LAKE LANIER

Gainesville, GA

CRESSWIND
MYRTLE BEACH

Myrtle Beach, SC

CRESSWIND
PEACHTREE CITY

Peachtree City, GA

CRESSWIND
AT VICTORIA GARDENS

DeLand, FL

CRESSWIND
AT PGA VILLAGE VERANO

Port St. Lucie, FL

Community

Location

CRESSWIND
TWIN LAKES

Hoschton, GA

CRESSWIND
PALM BEACH AT WESTLAKE

Westlake, FL

CRESSWIND
LAKEWOOD RANCH

Lakewood Ranch, FL

GARDENIA ISLES

Palm Beach Gardens, FL

Grande Oaks
AT HEATHROW

Lake Mary, FL

HANDSMILL
ON LAKE WYLIE

York, SC

Harbour Oaks
PALM BEACH GARDENS

Palm Beach Gardens, FL

LOST RIVER
PLANTATION

Stuart, FL

NATUREWALK
AT WATERSOUND

Watersound, FL

NATUREWALK
AT SPIGUE

Santa Rosa Beach, FL

Community

Location

PGA
VILLAGE

Port St. Lucie, FL

PGA
VILLAGE VERANO

Port St. Lucie, FL

THE PONDS

Summerville, SC

Savannah Estates

Stuart, FL

THE OAKS
AT HOBE SOUND

Hobe Sound, FL

The Falls
AT JENSEN BEACH

Jensen Beach, FL

Tres Belle
ESTATES

Stuart, FL

Verandah

Fort Myers, FL

Victoria Commons

DeLand, FL

VICTORIA
VILLAGE

DeLand, FL

Victoria Falls
PORT ST. LUCIE

Port St. Lucie, FL



CRESSWIND®

Age-Restricted, Lifestyle Facilitated,
Active Adult, Resort-Style Communities

CRESSWIND LOCATION OVERVIEW



CRESSWIND BRAND DIFFERENCES



- National award-winning lifestyle program that helps Active Adults live better, longer based on Fitness, Nutrition and Relationships.
- CressFit Training Centers offer fitness programs & classes designed specifically for Active Adults with cutting-edge “Smart Training” powered by EGYM.
- Homes designed for Active Adults with unique Focal Point, Matching, Lighting and Balance design features.
- On-site Design Galleries provide home shoppers with thousands of personalization options.

CRESSWIND AWARDS



CRESSWIND OVERALL

Lifestyle Program – Fitness, Nutrition and Relationships
Silver Award 2020 NAHB 55+ National Awards

Best Active Adult Developer
2019 Ideal Living 'Best of the Best'

CRESSWIND PEACHTREE CITY

Best 55+ Living Community
Silver Aurora Award
2019 Southeast Building Conference

The Short List: 50 Best Master-Planned Communities in the United States
2019 Where to Retire Magazine

Best-Selling 55+ Active Adult Community*
2018, 2019

Best 55+ Community in Atlanta
2018 Greater Atlanta Home Builders Association

CRESSWIND AT LAKE LANIER

Best-Selling 55+ Active Adult Community in Georgia**
2013, 2014, 2015, 2016, 2017

Lifestyle Program of the Year
2017 NAHB 55+ National Awards

Lifestyle Director of the Year
2017 NAHB 55+ National Awards

Top 6 "Mind Blowing Clubhouses"
2017 55Places.com

CRESSWIND CHARLOTTE

Best Community Amenity
2020 Home Builders Association of
Greater Charlotte Mame Awards

Best 55+ Living Community – For Sale
Silver Aurora Award
2018 Southeast Building Conference

CRESSWIND CHARLESTON

**Best Single Family Detached Model Home
2,000 to 2,499 sq. ft. - Mulberry Model**
Silver Aurora Award
2020 Southeast Building Conference

The Short List: 50 Best Master-Planned Communities in the United States
2019 Where to Retire Magazine

VICTORIA PARK:

CRESSWIND AT VICTORIA

GARDENS | VICTORIA HILLS

Parade of Homes - Spruce with Bonus
Grand Award 2020 Volusia Building Industry Associate

Best Social Club Community
2019 Ideal Living 'Best of the Best'

Parade of Homes – Lily with Bonus
Grand Award 2019 Volusia Building Industry Associate

Parade of Homes – Hickory Model
Grand Award 2018 Volusia Building Industry Associate

Parade of Homes – Beech Model
Grand Award 2017 Volusia Building Industry Associate

CRESSWIND VERANO

Best Tennis/Pickleball
2019 Ideal Living 'Best of the Best'

Best Single Family Detached Home – Connor with Bonus
Silver Aurora Award 2018 Southeast Building Conference

Best Single Family Detached Home – Bainbridge
Silver Aurora Award 2018 Southeast Building Conference

CRESSWIND MYRTLE BEACH

The Short List: 50 Best Master-Planned Communities in the United States
2015, 2017 Where to Retire Magazine

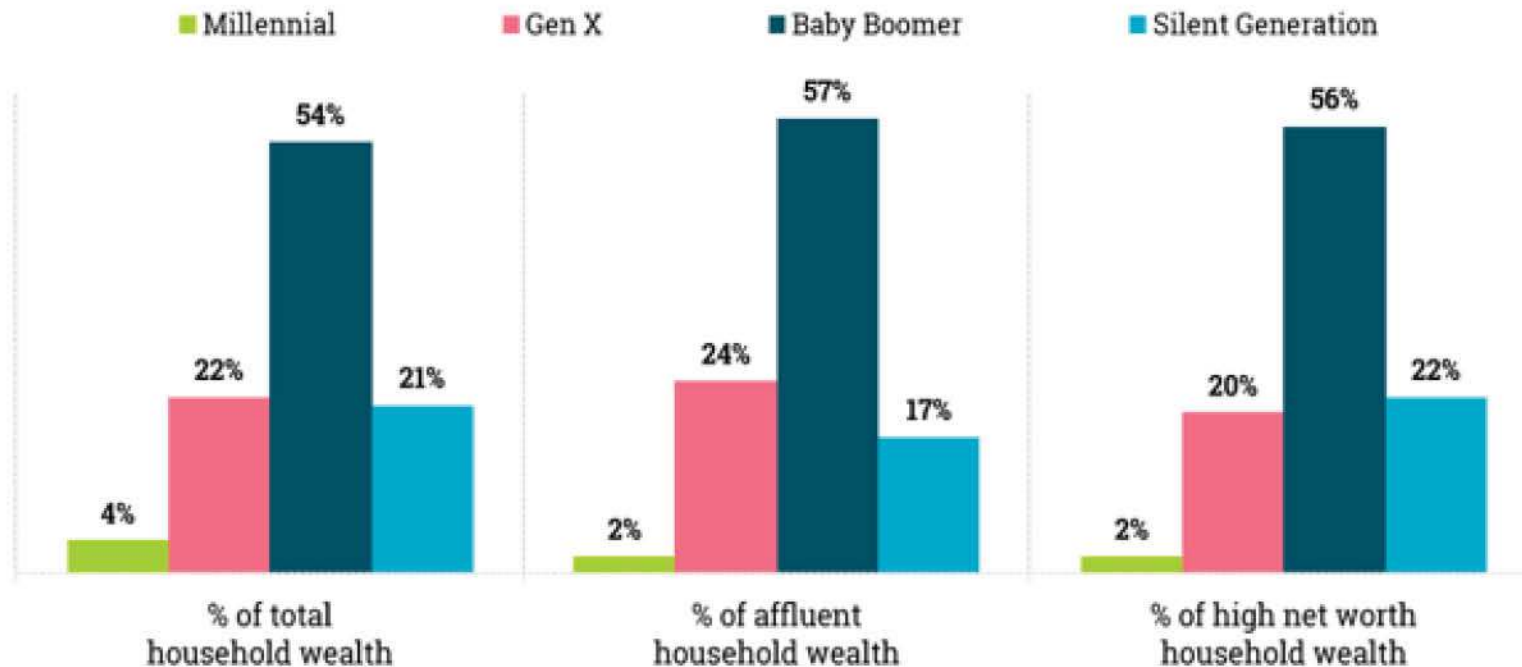
Best Selling Active Adult Community in Myrtle Beach 2015**



*MarketNisight **Smart Numbers

CRESSWIND CUSTOMER PROFILE

US Household Wealth Distribution, by Generation



Published on MarketingCharts.com in April 2019 | Data Source: Packaged Facts

Affluent: \$150k+ household income; High net worth: At least \$1 million in net worth

According to Reuters, as of April 2020, total U.S. Household Wealth is estimated at \$110.8 Trillion.

*Source: <https://www.marketingcharts.com/uncategorized-22891>

CRESSWIND CUSTOMER PROFILE



**Greater than
the total GDP of
countries such as**

>

Italy Russia
UK Brazil
France

Source: U.S. Census Bureau Consumer Expenditure Survey

CRESSWIND CUSTOMER PROFILE



The average Boomer (aka “Active Adult”) spends 34% of their income on locally produced goods and services.*

Every year, that means a 600-home Active Adult community benefits a local economy with:

- \$15.9 million spent on local goods & services
- 414 new jobs created



Boomers also Volunteer at a rate of 25.7%** , meaning a 600-home Active Adult community can offer over 325 local volunteers ready to serve and support local charities.

*source: author Paul Emrath & Fei Liu, NAHB, Housing Policy presented by the NAHB 50+ Housing Council
**source: <https://www.classy.org/blog/infographic-generational-giving/>



RELATIONSHIPS



ACTIVE ADULT RESORT COMMUNITY

350 to 400 Acres

Typical Density around 2 Units Per Acres

One Story Ranch Product with Limit on Basements, 1,500sf to 3,100sf in Size

Narrow but Deep Lots with Typical Setbacks of 20' Front, 5' Side and 10' Rear

Diverse Lot and Home Size Mixed on all Streets

Lawn Maintenance Included

Large Amenity including fitness and yoga areas, movie theatre, concert venue trails, swimming pool, art and crafts and similar activities

Over 100 Clubs and Organizations

Long-term Management by HOA

No School Impacts



LOCAL GOVERNMENT CHALLENGES

Project Size

Perception of Traffic Impacts Versus Other Family Development

Home Size and Architecture

Lot Size and Setbacks

Private vs Public Road

Golf Cart Use

Perception of Impact on Community Services





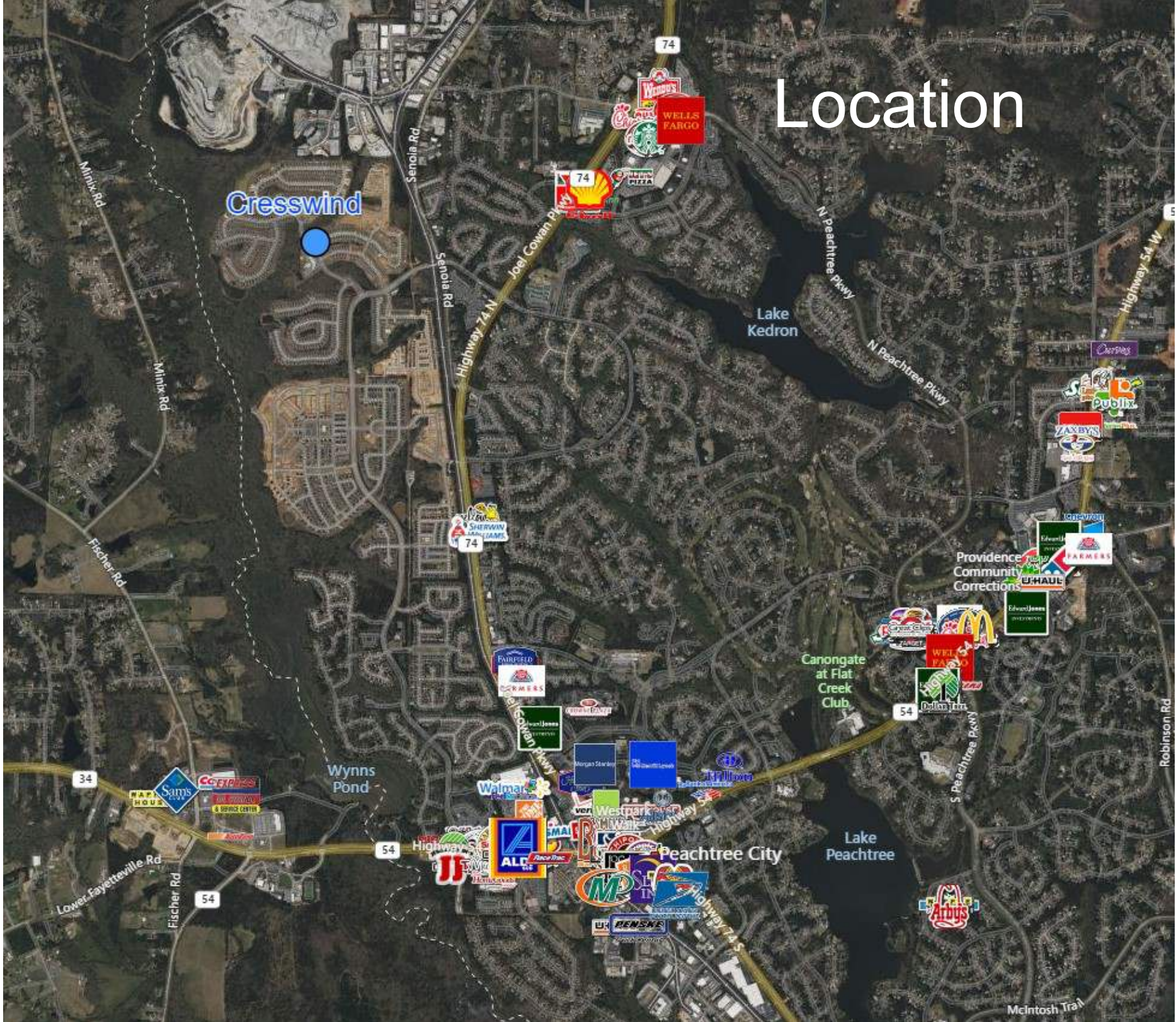
**U.S. Department of
Housing and Urban Development**

Communities Can Be Restricted To 55+ Population

80/20 Rule

**Persons Under Age 18 Are Not Allowed to be
Long-Term Residents**

Location

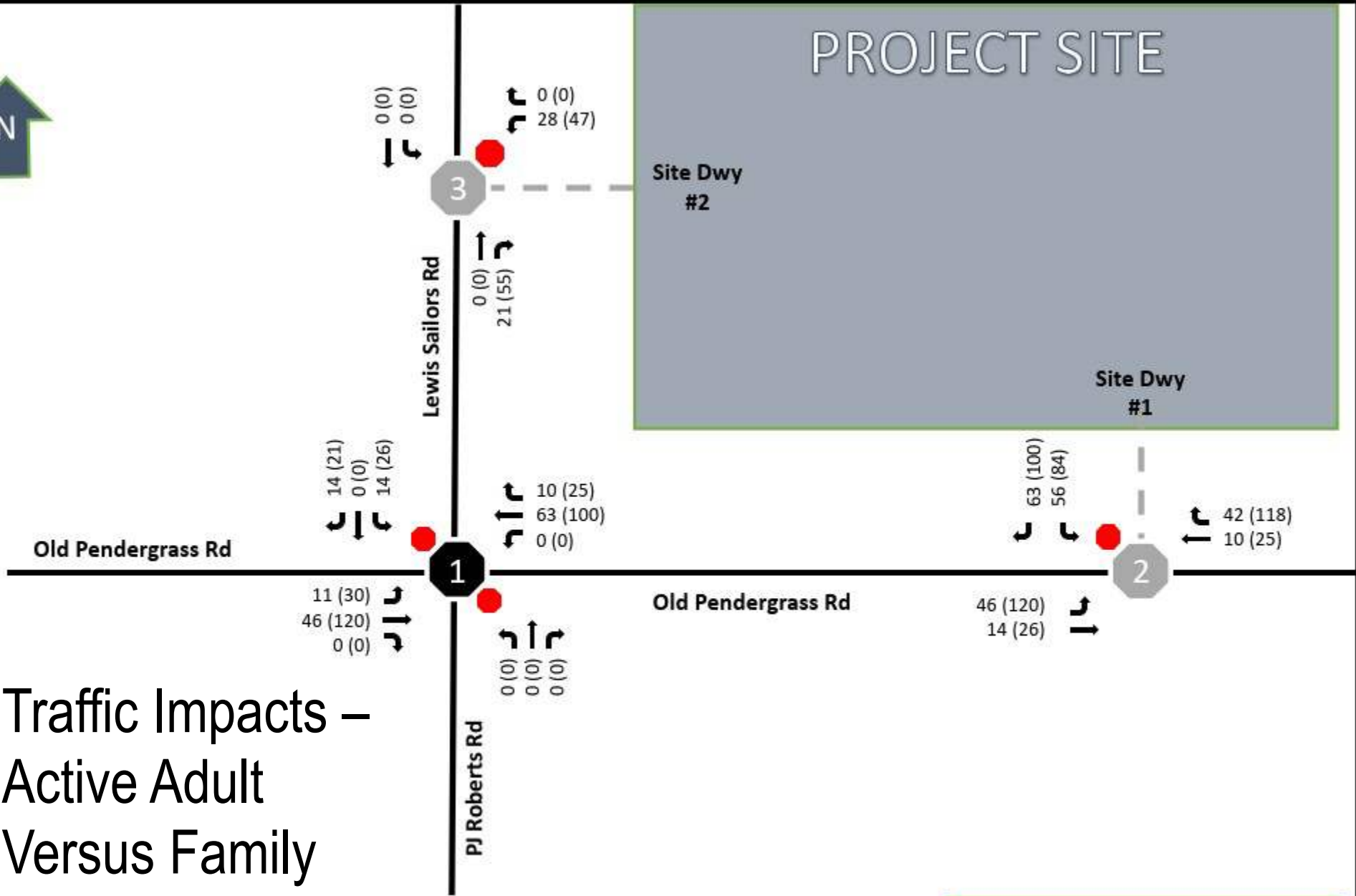


Density and Lot Placement



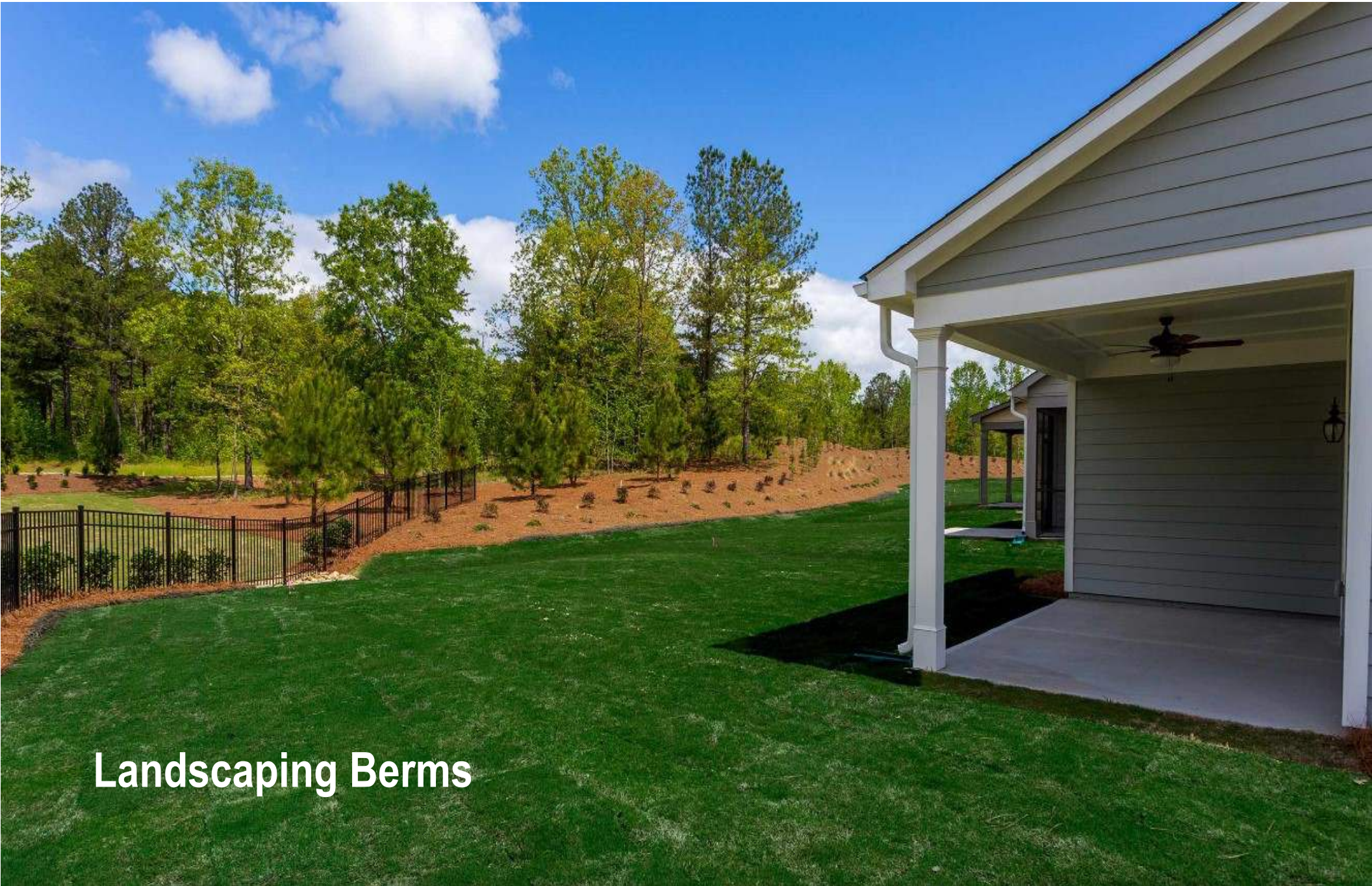


PROJECT SITE



Traffic Impacts – Active Adult Versus Family Housing

Legend:
XX (XX) - AM (PM) Volumes



Landscaping Berms



Berm Location

Parks and Open Space





Streetscape









CRESSWIND

Amenities

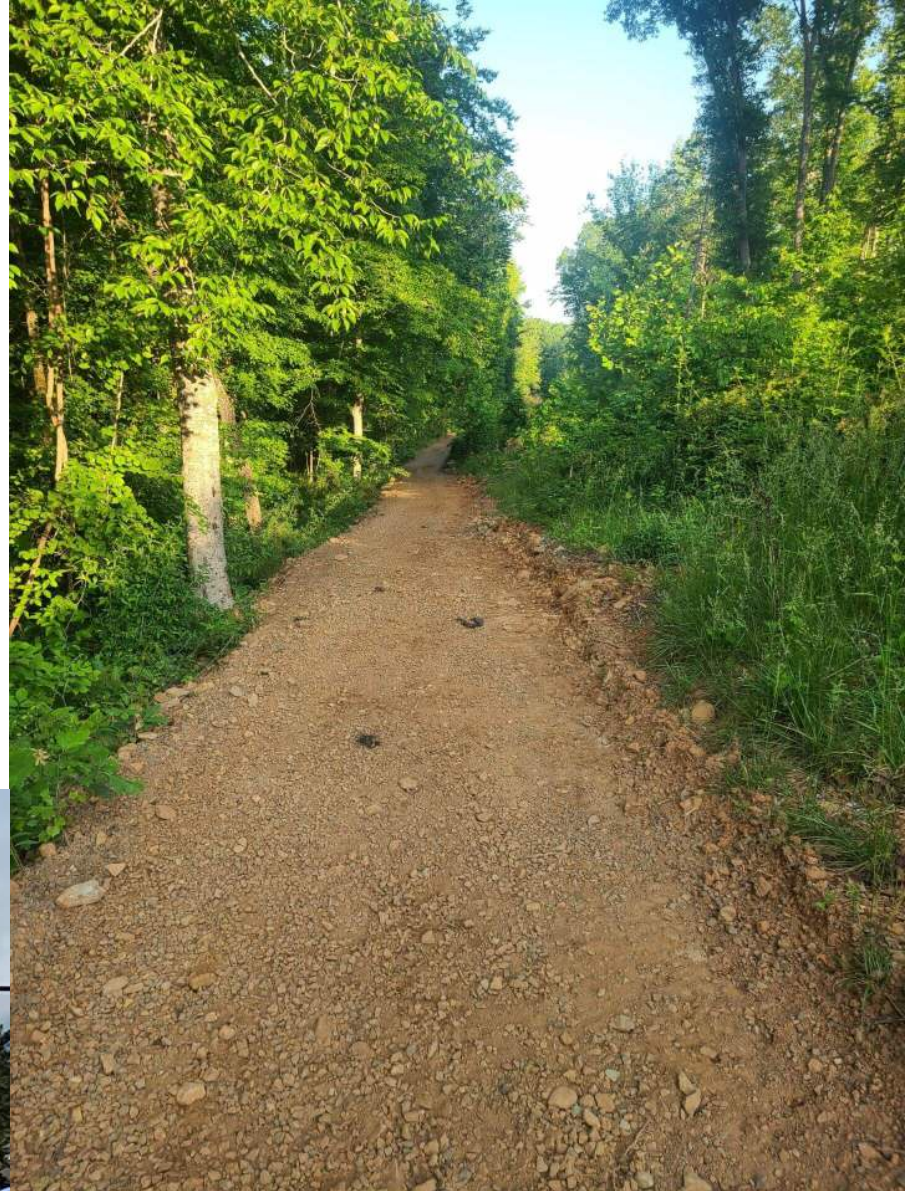






















Concerts



Activities

Fall 2022

The Lakes™ CRESSWIND® AT TWIN LAKES

CTL homeowners kick off the weekend with a cool treat on a hot Summer afternoon.

From L, like the Stabbans, the Hollomans, the Lascagners, and the Winters.

inside:
YOUR QUARTERLY INFORMATION GUIDE

- ▶ Welcome to Cresswind at Twin Lakes. A message from Nicole, Lifestyle Director
- ▶ Resident Highlights!
- ▶ Happenings & Social Events!



ENJOY THE LAKE LIFE THIS FALL

As more and more residents make Cresswind Georgia or Twin Lakes home, celebrate the lakeside lifestyle with friends and family and connect to the things that matter most.

CRESSWIND
GEORGIA AT TWIN LAKES

Our July 4th Celebration!



THE GROUP
ATTORNEYS AT LAW

Greater Atlanta

For more information, please contact our clients legal issues, visit us to help you!

770.932.8477 www.mcgarneylaw.com



Home Design and Maintenance



Golf Carts



Building Separation



40' Lot Product



50' Lot Product



60' Lot Product



70' Lot Product



Basements



Interiors

















KOLTERHOSPITALITY



KOLTERURBAN



KOLTER MULTIFAMILY



KOLTERLAND



THE **KOLTER** GROUP

The Kolter Group LLC, together with its affiliates, is a private investment firm focused on real estate development, investment and construction. They have entered into approximately \$15 billion of real estate transactions (both realized and in-process) across multiple asset classes and geographies.

KOLTERHOMES

