SINGLE-BUYER ACQUISITION OPPORTUNITY

# 82 Units. One Owner.

Completed community. One decision.

Disney Corridor · Davenport, Polk County, Florida

| | | | |
|---|---|---|---|
| **82** | **13** | **124,874** | **$32.9M** |
| TOWNHOME UNITS | BUILDINGS, COMPLETE | TOTAL SQUARE FEET | GUIDE PRICE |

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INVESTMENT TEASER
AUGUST 2026

INVESTMENT CASE

THE INVESTMENT CASE

# Finished today. Flexible tomorrow.

The buyer acquires an entire completed 82-unit community in one transaction - residential units, land, amenities and infrastructure - with the operating model still open to the incoming owner, subject to independent diligence and verification.

| | | |
|---|---|---|
| **$401K / DOOR** | **Finished, newly built townhomes** | 82 units acquired together - no assembly process. |
| **$263 / SF** | **Acquisition basis** | 124,874 finished residential SF at the $32.9M guide price. |
| **82 UNITS / ONE PARCEL** | **Single ownership** | Seller reports the community remains held as one fee-simple parcel. |
| **100% COMPLETE** | **Construction risk retired** | 13 buildings complete and represented as deliverable today. |
| **MULTIPLE STRATEGIES** | **Optionality** | Hospitality · long-term rental · blended operation · future retail release · JV. |

**WHY THIS MATTERS**

A buyer is not being asked to fund a construction programme or assemble scattered units. The central proposition is immediate control of a completed community plus strategic flexibility. The strongest value argument is replacement basis and certainty of delivery - not a promise of a particular operating return.

**SELLER POSITION** — Seller is prepared to consider an outright acquisition and may consider a joint-venture structure. Detailed terms remain subject to negotiation.

## PRICING & UNIT MIX

### OFFERING METRICS

# $32,900,000 - all 82 units

PRICE PER DOOR
**$401,220**
Includes common areas and amenities

PRICE PER SQUARE FOOT
**$263.47**
Across 124,874 finished residential SF

GUIDE PRICE
**$32.9M**
Outright sale; JV structures may be considered

| PLAN | UNITS | BED / BATH | UNIT SF | TOTAL SF | % |
|---|---|---|---|---|---|
| **Plan A**<br>Two-car garage | 52 | 3 / 2.5 | 1,542-1,567 | 80,584 | 63.4% |
| **Plan B**<br>Ground-floor bed & bath | 30 | 3 / 3 | 1,471-1,491 | 44,290 | 36.6% |
| **Total / Weighted Avg** | **82** | **3 BR** | **1,523** | **124,874** | **100%** |

SF breakdown: garage - 36 interior @ 1,542 SF / 16 corner @ 1,567 SF; no-garage - 22 interior @ 1,471 SF / 8 corner @ 1,491 SF.

## Basis vs. Replacement Cost

Reference benchmark only. Purchaser should independently validate replacement-cost assumptions.


Original teaser states a Florida townhome hard-cost range of $208-$364/SF, excluding land, impact fees, design, financing and carry. This revised teaser treats that figure as context, not a valuation conclusion.

### WHAT THE GUIDE PRICE INCLUDES

- All 82 residential units - complete and deliverable
- All 13 buildings - certificates represented as issued
- Underlying land - single fee-simple parcel, per seller
- Resort-style pool and amenity package
- Gated entrance and access-control systems
- Private internal roads, parking and lighting
- Landscaping and completed site infrastructure
- Association status - seller reports no recorded association

### THE BASIS ARGUMENT

At the guide price, a purchaser acquires 124,874 finished residential square feet together with the underlying land, amenity package and site infrastructure. The seller / third-party hard-cost benchmark is presented only as context and should be independently validated in underwriting.

THE PROPERTY

PRODUCT & CONSTRUCTION

# Built to hold, not to flip

### Plan A
52 UNITS · 63% OF MIX

| | |
|---|---|
| Bedrooms / Baths | **3 / 2.5** |
| Living Area | **1,542-1,567 SF** |
| Garage | **Two-car, attached** |
| Layout | **All bedrooms upstairs** |

### Plan B
30 UNITS · 37% OF MIX

| | |
|---|---|
| Bedrooms / Baths | **3 / 3** |
| Living Area | **1,471-1,491 SF** |
| Ground Floor | **Bedroom & full bath** |
| Layout | **Guest / multi-gen suited** |

### Construction & Durability

- James Hardie fiber-cement siding
- 2x6 exterior wall framing
- Fire sprinklers in every unit
- 10-year structural warranty
- Engineered for Florida wind-load code
- Individually metered utilities

### Interior Finish Level

- Quartz countertops throughout
- 42" cabinetry
- Full LG appliance package
- Luxury vinyl plank flooring
- Smart Wi-Fi thermostats
- Window blinds included

COMMUNITY & COMMON ELEMENTS

- Gated, controlled entrance
- Covered BBQ and picnic area
- Fenced dog run
- Resort-style swimming pool
- Children's playground
- Private internal roads & guest parking

TITLE / ASSOCIATION POSITION - SUBJECT TO DILIGENCE

Seller represents that the community is held as a single fee-simple parcel, carries no CDD debt and has no recorded association. These statements - together with zoning, rental permissibility, title exceptions and infrastructure ownership - should be independently confirmed by purchaser and counsel before reliance.

LOCATION & DEMAND DRIVERS

MARKET CONTEXT

# High-growth Central Florida corridor

The original teaser reports strong population growth and positions Davenport between Orlando's attractions economy and Polk County's logistics / distribution employment base. Figures below are carried forward as seller / third-party context and should be independently verified.

**+9.7%**
DAVENPORT ANNUAL POPULATION GROWTH

**+105%**
DAVENPORT GROWTH SINCE 2020 CENSUS

**898,146**
POLK COUNTY POPULATION, 2026

**+48.9%**
POLK COUNTY GROWTH SINCE 2010

APPROXIMATE DISTANCES

| | | | |
|---|---|---|---|
| Interstate 4, Exit 58 (ChampionsGate) | **Adjacent** | ChampionsGate village, golf & dining | **± 2 mi** |
| Reunion Resort | **± 4 mi** | Walt Disney World Resort | **± 7 mi** |
| Universal Orlando Resort | **± 22 mi** | Orlando International Airport | **± 30 mi** |

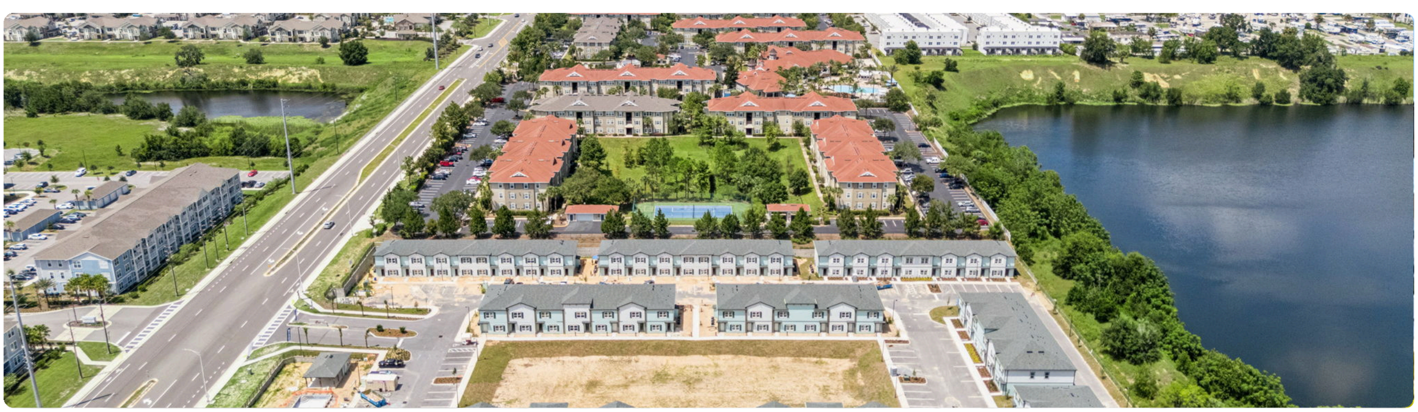
THE CHAMPIONSGATE & REUNION CORRIDOR

The original teaser describes this as an established resort-residential corridor with existing vacation-rental demand, management, housekeeping and staffing infrastructure. That operating ecosystem is relevant to a potential single-owner hospitality strategy, while the Interstate 4 corridor also provides non-tourism employment demand for residential leasing.

## Rental Market Context

| DAVENPORT RENTAL BENCHMARK | FIGURE | NOTE |
|---|---|---|
| Average three-bedroom rent | **$2,171 / mo** | Avg. 1,463 SF |
| Median three-bedroom asking rent | **$2,100 / mo** | Market-wide |
| **Gross potential rent, 82 units** | **≈ $2.07M / yr** | **Before vacancy & expenses** |

These are broad market benchmarks from the original teaser, not a representation of achievable rent, occupancy or return at the subject property. Purchasers must underwrite independently.



OPERATING FLEXIBILITY

STRATEGIC OPTIONALITY

# One asset. Multiple operating paths.

Based on seller representations, the incoming owner may have unusually broad flexibility because the 82 units and common elements are held together and no recorded association has been identified. All use, zoning and title assumptions remain subject to independent verification.

### Your Own Branded Resort

Operate the community as one destination with unified reservations, housekeeping, guest standards and direct booking.

### Major Booking Platforms

Deploy some or all inventory across short-term-rental platforms, subject to confirmation of zoning, licensing and rental permissibility.

### Long-Term Residential

Operate as conventional build-to-rent on annual leases, using the three-bedroom format and attached garages as family-oriented product.

### A Blended Program

Segment the 13 buildings between nightly and annual rental, then adjust the mix over time as market conditions change.

### Record & Release

If legally and economically appropriate, establish the required ownership / association structure and sell units individually over time.

### Joint Venture

Consider a structure in which the developer retains an interest alongside an incoming operator or capital partner.

**THE VALUE IS THE OPTION - NOT A GUARANTEED OUTCOME**

The asset can be underwritten against several possible operating and exit strategies. The buyer should select the strategy only after its own legal, market and operating diligence.

ILLUSTRATIVE OPERATING SCENARIO

SHORT-TERM RENTAL UNDER SINGLE OWNERSHIP

# Illustrative base case - not a forecast

The original teaser used a $200 ADR and 60% occupancy scenario to illustrate the potential benefits of a unified operator. This revision keeps that base case but adds sensitivity so buyers can see how returns move as assumptions change.

| ADR | OCCUPANCY | GROSS / UNIT | PORTFOLIO GROSS |
|---|---|---|---|
| **$200** | **60%** | **$43,800** | **$3.59M** |
| Original scenario assumption | 219 nights per year | Per annum | 82 units |

**ORIGINAL MARKET BENCHMARKS**

Original teaser cites AirDNA, Davenport FL, August 2026: market ADR $251, occupancy 53%, active listings year-on-year -14.5%. The $200 ADR scenario is 20% below that cited market ADR, while 60% occupancy is 7 points above the cited market occupancy. These third-party figures have not been independently verified in this revised document.

## NOI / Yield Sensitivity

Assumes a 50% operating-expense ratio and total capitalization of $35.36M ($32.9M purchase + $30,000/unit FF&E). Cells show NOI and unlevered yield on total capitalization.

| ADR / OCCUPANCY | 55% OCC. | 60% OCC. | 65% OCC. |
|---|---|---|---|
| **$180 ADR**<br>**50% expense ratio** | **$1.48M NOI**<br>4.19% yield | **$1.62M NOI**<br>4.57% yield | **$1.75M NOI**<br>4.95% yield |
| **$200 ADR**<br>**50% expense ratio** | **$1.65M NOI**<br>4.66% yield | **$1.80M NOI**<br>**5.08% yield** | **$1.95M NOI**<br>5.50% yield |
| **$220 ADR**<br>**50% expense ratio** | **$1.81M NOI**<br>5.12% yield | **$1.98M NOI**<br>5.59% yield | **$2.14M NOI**<br>6.05% yield |

**HOW TO READ THIS PAGE**

The purpose of this scenario is to illustrate operating leverage - not to establish value. At the original $200 / 60% base case, a 50% expense ratio produces approximately $1.80M NOI, or about 5.08% on total capitalization including FF&E. A buyer should independently test ADR, occupancy, channel costs, payroll, taxes, insurance, utilities, licensing, reserves and seasonality. The strategic upside case is the possibility that one owner can create efficiencies and a direct-booking brand that fragmented individual ownership cannot.

NEXT STEPS

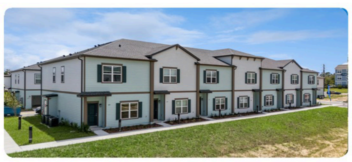
DUE DILIGENCE

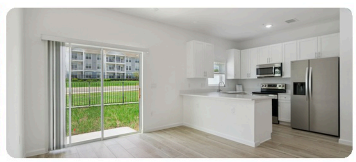
# Move from teaser to underwriting.

This document is intended to start a qualified conversation. Detailed diligence should carry the legal, operating and financial work - not the teaser itself.

**DILIGENCE PACKAGE - PROPOSED CONTENTS**

- Full unit and building schedule
- Site plan, survey and parcel information
- Title commitment and recorded exceptions
- Certificates / construction documentation
- Zoning and rental-permissibility support
- Property tax and insurance information
- Amenity / infrastructure ownership details
- Seller retail-release schedule
- Operating assumptions and available market data
- Joint-venture discussion materials, if applicable





NEXT STEP

## Qualified buyer discussion + diligence access

For buyer qualification, diligence access, or discussion of an outright acquisition or joint-venture structure, contact James Donovan directly.

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