

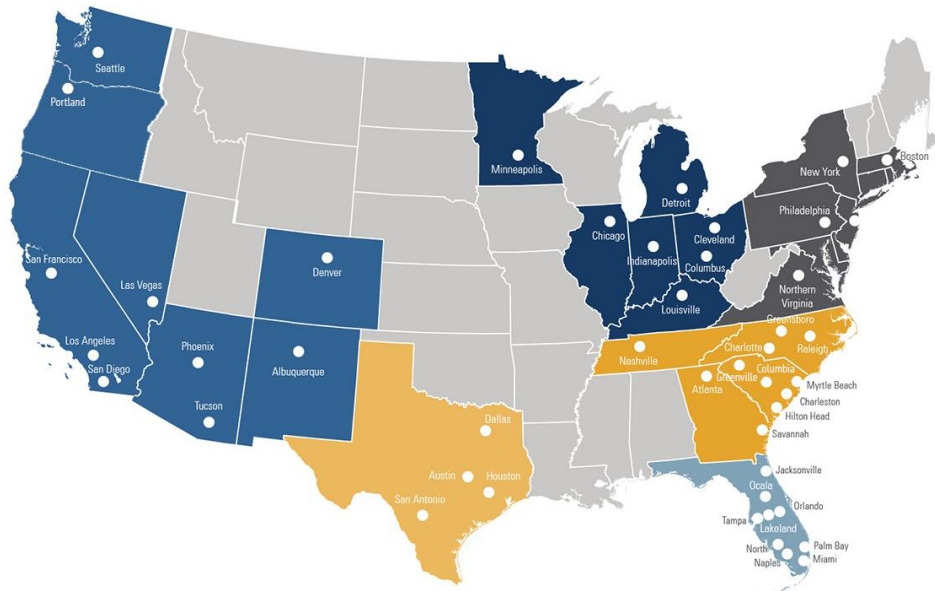


Windsor Cay Resort
Realtor Presentation 4/20/2023

Anand Sobhraj

- Employed by PulteGroup for 10 years and has held a variety of positions within the organization.
- For the last 6 years I have been involved in our Vacation Home business which accounts for over \$250 Million in annual revenues.
- Has oversight into the land acquisition process, community design daily operation and on-site sales.
- Create and manage our international partnerships throughout the world. Our largest international markets are: Brasil, China, Canada, Columbia, Mexico and the UK.





2022 Sales for Pulte Group 45 Different Markets in 26 states Across the USA Total Sales 23,277

Since our founding in 1950, PulteGroup has delivered almost 750,000 homes throughout the United States. What began as a single home built by the hands and entrepreneurial spirit of our founder Bill Pulte, is today the nation's third largest homebuilder with operations in over 40 major cities. Marketing under some of the industry's best known brands: Pulte, Centex, Del Webb, DiVosta, American West, and John Wieland Homes and Neighborhoods, we can meet the needs of first-time, move-up and active-adult homebuyers.

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|---------------------|--------|--------|--------|--------|--------|
| CLOSINGS | 21,052 | 23,107 | 23,232 | 24,624 | 28,894 |
| HOME SALE REV (\$B) | \$8.3 | \$9.8 | \$9.9 | \$10.6 | \$13.4 |
| GROSS MARGIN* | 22.4% | 23.2% | 23.1% | 24.3% | 26.4% |
| SG&A* | 10.7% | 10.3% | 10.5% | 9.6% | 9.0% |
| OPERATING MARGIN* | 11.7% | 12.9% | 12.5% | 14.8% | 17.4% |
| EPS (DILUTED) | \$1.44 | \$3.55 | \$3.66 | \$5.18 | \$7.43 |

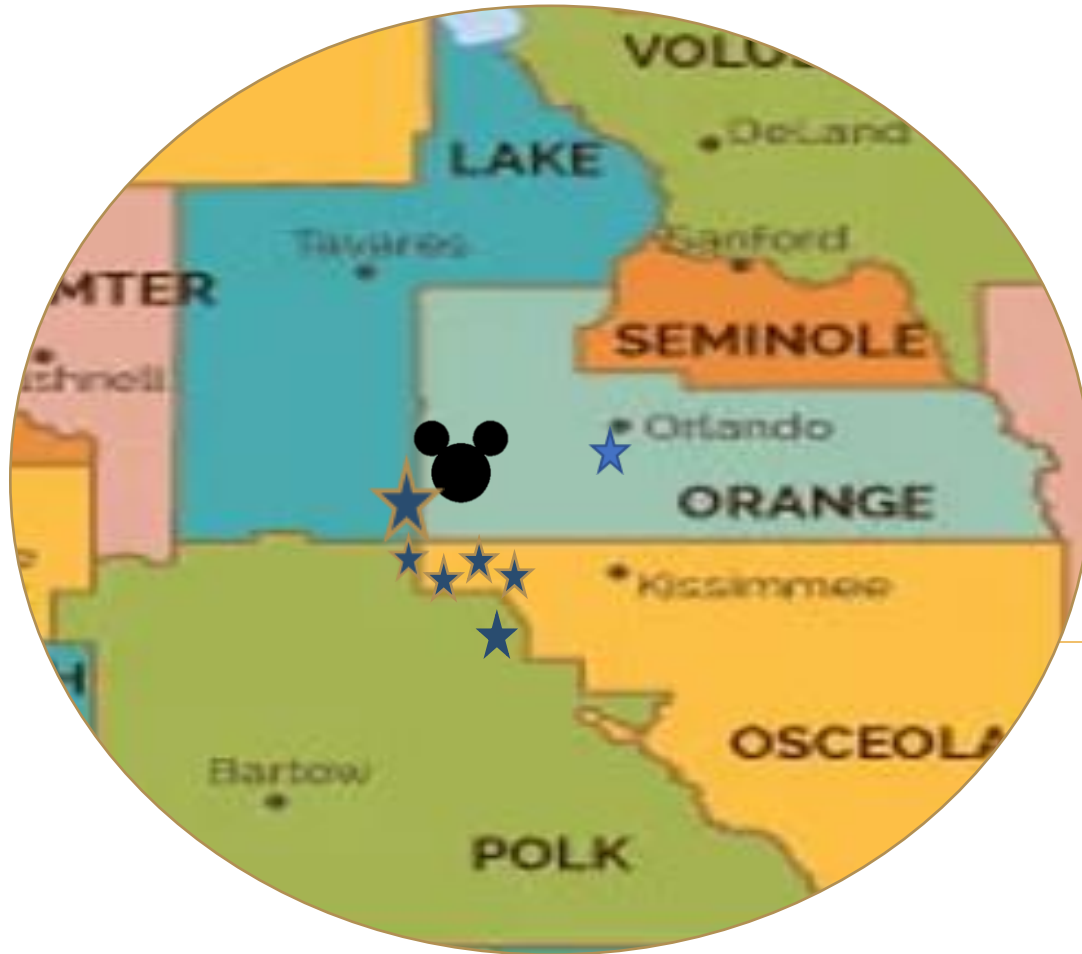


2022 Sales for Pulte Central
Florida Division, Orlando.

Total Sales 1552

★ Windsor Island Resort
2022 Sales
Total Sales 288





Pulte Central Florida Division Short Term Rental community history. Pulte was the first National builder to create Short term rental communities in Orlando. Since 2002 we have built and closed out 6 Vacation home communities with over 600 units in each, with Windsor Cay being our 7th community

- ★ Vista Cay Resort
- ★ Windsor Palms
- ★ Windsor Hills
- ★ Windsor Westside
- ★ Solterra Resort
- ★ Windsor Island Resort
- ★ Windsor Cay Resort





Theme park capital: This city is the largest US travel and tourism destination



Kathleen Wong
USA TODAY

Published 5:54 p.m. ET Feb. 14, 2023 | Updated 2:37 p.m. ET Feb. 15, 2023

Home to Disney World, Universal Orlando Resort, SeaWorld Orlando and many other attractions, the city of Orlando, Florida, was named the largest U.S. travel and tourism city destination for 2022 by the World Travel & Tourism Council.



Florida tourism officials said 2022 visitation numbers highest in state history

Matt Reeser, February 17, 2023

VISIT FLORIDA estimates that Florida welcomed over **137 million visitors in 2022**, a 5% increase from 2019 and 12% over 2021. Tourism officials said in 2022, Florida welcomed 33.2 million travelers between October and December, a 6% increase from 2021.

VISIT FLORIDA President Dana Young said they couldn't be more excited with the continued increase in visitors.



Windsor Cay Resort Overview

→ Top 5 Highlights

1

Island Themed Resort – Architectural Designs, Amenities, and Street names that will resonate with the vacation end user

2

Total of 693 homes. Single Family & Town homes. 5-10 Bedrooms

3

World Class Amenities – Main pool and Kids pool and Water Park, Lazy River, Water Slide, Mini Golf, Full Restaurant & Bar plus so much more.

4

Vacation Homes ranging from **5-10 Bedroom** and **4.5 to 8 Baths**

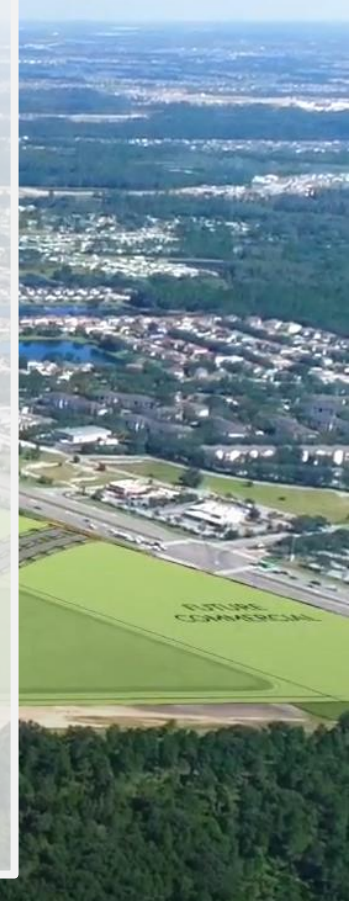
5

90 Day owner occupancy per calendar year

Windsor Cay Resort Location



- 8 Miles from Disney Parks, 15 min
- Universal studios & SeaWorld 40 min
- Major shopping less than 1 mile away
- Close to Cagan's Crossing bars and Restaurants.
- New Connector roads to Disney opening soon.
- 40 min to Orlando International Airport
- More than a dozen golf courses with in 10 miles.
- Premium outlet shopping 35 min
- Port Canaveral cruise port 90 min
- Port of Tampa 60 min
- Soon to Open High Speed Rail to Miami, Ft Lauderdale and West Palm Beach.



Windsor Cay Resort Overview



SITE PLAN KEY

- A** MAIN AMENITY POOL
- B** ZERO ENTRY
- C** BENCH SEATING
- D** SUNSHELF
- E** SPLASH POOL
- F** SPA/TRELLIS
- G** LAZY RIVER
- H** DOUBLE SLIDE TOWER
- I** RENTAL CABANAS (6)
- J** FAMILY CABANAS (10)
- K** DRINK BAR STATION
- L** FIREPIT
- M** 9-HOLE PUTT-PUTT
- N** CORNHOLE (2)
- O** VOLLEYBALL
- P** BASKETBALL
- Q** OUTDOOR COVERED BAR
- R** RESTROOMS
- S** STANDARD CAR PARKING (97)
- T** TRASH COMPACTOR
- U** POOL EQUIPMENT AREA
- V** SERVICE DRIVE



Amenities

- Full Bar & Cafe
- Community Room for Meeting/Activities
- 24 Hour Manned Gated Community
- Fitness Center
- Children's Splash Pad
- Sports Courts
- Full-Service Concierge & Activities Director
- Water Slides
- Children's Splash Pad
- Community Playground





Home Designs

Townhome

- Castaway 5 Bed 4.5 Bath 2,271 sq. ft.
- Castaway 5 Bed 4.5 Bath 2,271 sq. ft.

40' Lots

- Winstone - 5 Bed 4 Bath 2,490 sq. ft.
- Lakeshore - 5 Bed 4.5 Bath 2,587 sq. ft.
- Hideaway - 6 Bed 4.5 Bath 3,117 sq. ft.
- Seashore - 7 Bed 5.5 Bath 3,281 sq. ft.

50' Lots

- Baymont - 8 Bed 6 Bath 4,034 sq. ft.
- Clearwater - 9 Bed 6 Bath 4,393 sq. ft.
- Clearwater Grand - 10 Bed 8 Bath 4,393 sq. ft.



Castaway - End/Interior



40' Lots
5-7 Bedroom Designs

Lakeshore

5 Bed 4.5 Bath
2,587 sq. ft.





50' Lots
8-10 Bedroom Designs



Baymont

8 Bed 6 Bath
4,034 sq. ft.



Electronic Material

→ Electronic Material will be shared via OneDrive and will contain:

- E-brochures (English, Spanish, Portuguese and Mandarin)
- Community video
- Amenity center Images
- Exterior elevations
- Site plan
- Price Sheet
- Point of interest/location map
- Wire instructions
- Lot reservation form



Key Dates



→ 1 Pre-Construction Sales Release: December 1, 2022

→ 2. First Closing Dec 2023

→ 3. Model Homes Summer /Fall 2023

→ 4. Amenity Center breaks ground by end of 2023 and open by end of 2024

Questions

