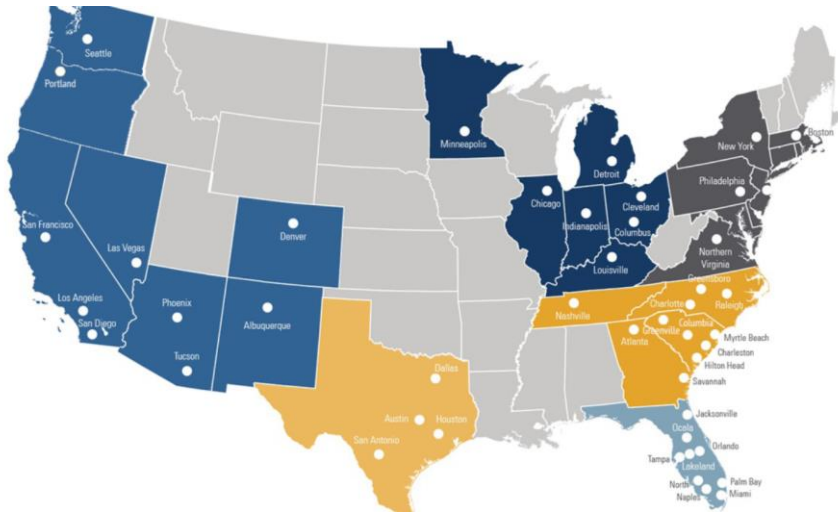




PulteGroup Overview

- Founded in 1950, PulteGroup is a publicly traded homebuilder in the United States with over \$13 Billion in annual revenue.
- One of the largest builders in the USA, Pulte markets its products under 3 major brands that cover all segments of the market. Centex Homes, Pulte Homes & Del Webb.
 - First time home buyer, Move Up home, Luxury Home Buyer, Active Adult and Investor.
- Headquarter in Atlanta, Georgia, Pulte has built over 750,000 homes since its inception.
- Traded on the NYSE under the symbol PHM.
- PulteGroup has over 1.2 billion of cash on our balance sheet.



Why Orlando

METRO ORLANDO AREA DEFINITION

- The Orlando tri-county (Orange, Seminole & Osceola) area consists of 2,538 square miles with more than 2 million residents.
- 50 miles from the Atlantic Coast to the east, 75 miles from the Gulf Coast to the west.

WEATHER

- One of Orlando's biggest attractions is its year-round mild weather, which has long been a strong draw for tourists and residents alike. Average temperature Summer is 88 and winter 62

THEME PARKS – Per day (2019)

- | | |
|---|--|
| <ul style="list-style-type: none">• Magic Kingdom — 57,000 visitors per day• Disney's Animal Kingdom — 38,000• EPCOT — 34,000• Disney's Hollywood Studios — 31,000 | <ul style="list-style-type: none">• Universal Studios Orlando — 29,000• Islands of Adventure — 28,000• SeaWorld — 12,000 |
|---|--|

2021 TRAVEL INDUSTRY INDICATORS

- 59,301,000 visitors to Orlando in 2021.
- That is 162,468 visitors per day!
- Only 129,292 hotel rooms



Vacation Home Experts

- Pulte has been building large scale vacation home communities in Orlando, FL for over 20 years.
 - The “Windsor Brand” started in the year 2000 and we are on our 5th resort.
 - Windsor Palms, Windsor Hills, Windsor at Westside, Windsor Island Resort and our newest property Windsor Cay Resort.
 - In that time hundreds of thousands of families have enjoyed a vacation in one of our communities and will come back year after year. This helps not only sell new homes but with rentals from a very large population of people who have experience with our brand.
 - We continue to revolutionize the market with cutting edge community designs and product offerings to maximize rental profitability for our owners.
-



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 occupancy per calendar year.



Home Designs

Townhome

- Castaway End 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 5.5 Bath
2,587 sq. ft.







50' Lots
8-10 Bedroom Designs

Baymont

8 Bed 6 Bath
4,034 sq. ft.





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.



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



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



230 - TH's

233 - 40's

230 - 50's

WINDSOR CAY RESORT

SITE PLAN

Lake County, Florida



Purchase Process/Next Steps – Initial Release

→ Next Steps

- On 12/1 we will open for sales and Pulte is going to take the most qualified individuals first.
- We expect to have more buyers wanting to purchase during the initial release than lots available. It is important to set that expectation with your clients and help them be prepared so they are ready prior to 12/1. Select 1, 2, 3 options.
- Organize EMD funds now!
 - Townhomes = \$75,000
 - Single family = \$125,000
- Obtain pre-approved with one of our preferred lenders.
- Answer any questions that are going to be required for the client to move forward:
 - Property management
 - Furniture costs
 - Delivery process, contract questions, option costs etc.
- Buyer/Buyer's names, contact information and any other relevant information we may need to know.

Key Dates



1 Pre-Construction Sales Release: December 1, 2022



2. First Closing Sept-Dec 2023



3. Model Homes June 2023



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