

THE STATION AT TOWN CENTER



KATALYST
REAL ESTATE



High Quality Location

Located within an existing master planned community with successful residential developments and grocery anchored retail.



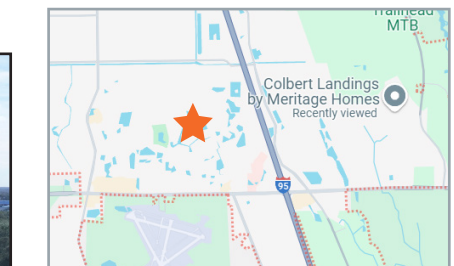
Multiple Development Options

In process approvals for 150 townhomes, but also allows for SFR, Villas as For Sale or for rent.



Delivered with Approvals

Ownership will sell subject to site plan approval for the buyer's desired project design.



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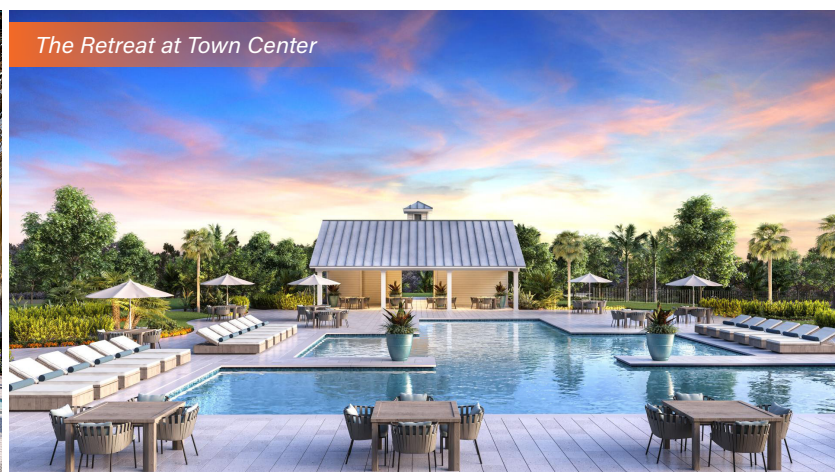
INVESTMENT HIGHLIGHTS

PREMIERE SITE WITHIN A MIXED-USE MASTER PLANNED COMMUNITY

- Prime Town Center Location: Minutes from Flager Beach, Central Park, grocery, retail, dining, Advent Health, and public schools in Palm Coast premier development area.
- Privacy & Marketability: Natural land features create a privacy buffer enhancing, community appeal and driving buyer demand.
- No CDD Burden: Owners have paid off the CDD debt for this parcel, significantly improving the affordability for tenants or buyers while still providing an enhanced bundle of community benefits.

STRONG MARKET FUNDAMENTALS

- Multiple residential communities selling Villas and Single Family homes at pricing approaching \$500,000.
- Comparable area rents range from \$1.85- \$2.05 per foot and steadily increasing.
- Strong market occupancy with comparable stabilized projects averaging over 95%.
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- The City of Palm Coast has a growing and (please remove double spacing) dynamic economy of key drivers including tourism, healthcare, and technology.



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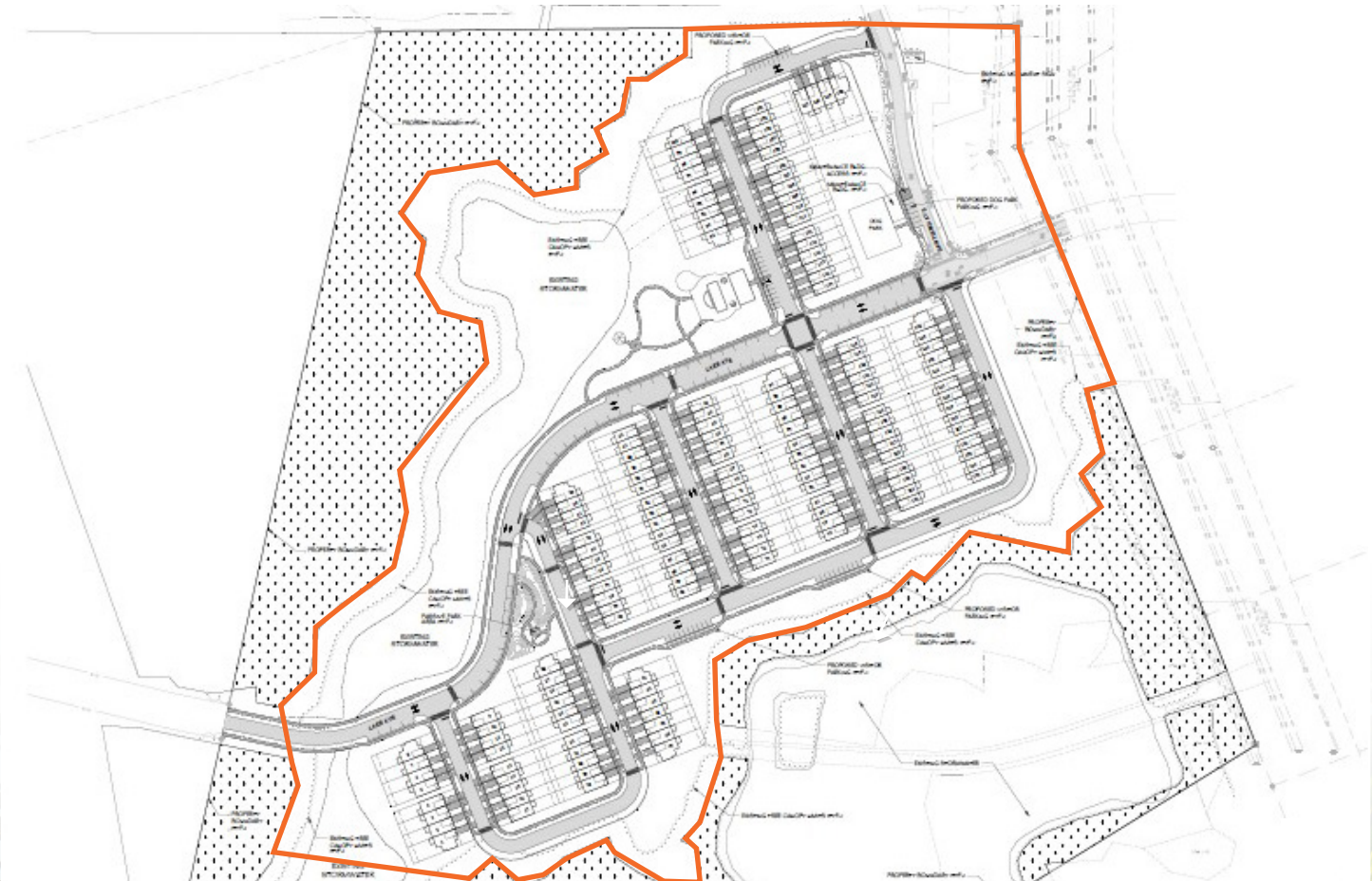


Project Information

The Station at Town Center sits on over 65 acres (+/-21 Upland) with Zoning and Land Use that permits for-sale, for-rent, multifamily, or single-family home development. Ownership is currently processing approvals for a site plan that includes 150 Townhomes (21' and 24' lot widths), a community amenity and a dog park. In addition to paying off the CDD obligations, Ownership has preliminary engineering plans and preliminary land development estimates to provide surety of sitework costs, subject to the developer's desired project design.

SITE INFORMATION

Address	SW corner of Lake Avenue and Hawthorne Avenue, Palm Coast, FL
Size	65.45 Gross Acres / +/- 21 Upland
Zoning & Land Use	Master Planned Development (MPD) & DRI - Urban Core & Conservation
Conceptual Site Plan	150 Townhomes - Mix of 21' and 24' Lot Width and Amenity
Allowable Uses	Multifamily, Single Family, For-Sale, For-Rent
CDD Fees	None

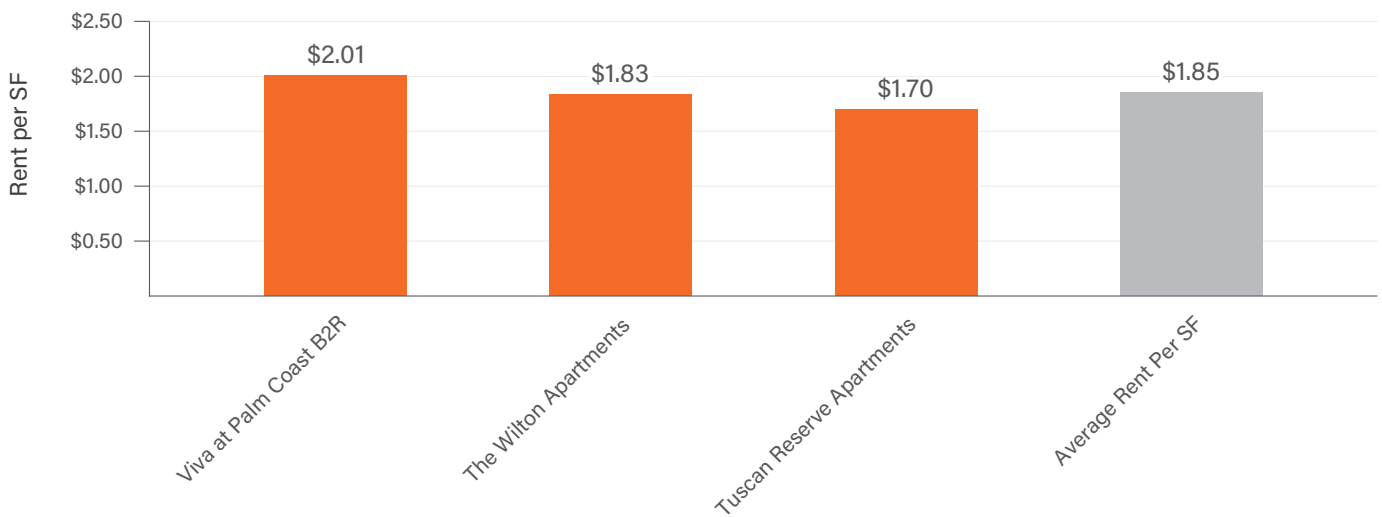


RENT & SALES COMPARABLES

RENTAL COMPS

Building	Address	Units	Year Built	Avg Unit Size	Occupancy	Rent Per Foot
Viva at Palm Coast B2R*	101 Haven Blvd, Palm Coast	205	2025	1,127	N/A	\$2.01
The Wilton Apartments	100 Wilton Circle S, Palm Coast	251	2024	947	98%	\$1.83
Tuscan Reserve Apartments	402 Tuscan Reserve Drive, Palm Coast	123	2020	1,046	90%	\$1.70

*Currently in lease-up



SALE COMPS

Community Name	Builder	Year Built	Lot Sizes	Product Type	Sq Ft Under A/C	Price Range
Retreat at Town Center	Toll Brothers	2024	4,900 SF	Duplex and Detached SFH	1,503-2,550	\$350,000-\$585,000
Coastal Gardens	Paytas and Richmond American	2024	5,000-10,000 SF	Single-Family	1,610-2,777	\$395,000-\$585,000



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