EXECUTIVE SUMMARY

Wilmington Active Adult

The Active Adult Division is requesting approval to proceed into the Inspection Period and post the $500,000 deposit in January 2022 along with $1,000,000 due at closing.

- A new 751 Active Adult Single-Family Home community located within Leland, North Carolina and 20 minutes from downtown Wilmington. It is also located just 1 hour north of Myrtle Beach, South Carolina. This new community will feature a heavily landscaped entryway, a proposed 5,000 square foot clubhouse with gym, pool, and pickle ball courts, along with additional amenities, including pocket parks, sidewalks and open spaces.

- The main entryway will be shared with H&H and is a solid opportunity for Dream Finders to enter the Carolina's with our Active Adult Brand (Reverie). The community will be served by 3 corridors that can feed into the Wilmington Market providing for great accessibility: I-95, I-40 and Highway 74 from Charlotte.

Wilmington Active Adult

- There are all the ample amenities for this Consumer including shopping, recreation, ease of travel in close proximity to the site.
- Exceptional health care can be accessed through local facilities, such as New Hanover Regional Medical Center
- There is little supply specifically targeting the Active Adult with a focused concept other than Del Webb, which for Webb, the community is not executed to their normal standards.
- Over 50% of the population in the Wilmington market is over the age of 50, suggesting a prime area for retirees and opportunities to supply a well executed Age Restricted Community.
- Horton is a prime player in the market and is opening a new age-targeted community with Heron Pointe at Brunswick Forest (large amenitized MPC).

Land Acquisition Highlights

Active Adult Lot Purchase Price

- Developer provide finished lots
  - 40’ @ $82,500
  - 50’ @ $90,500
  - 60’ @ $97,500
  - 70’ @ 107,500

- Lot Escalator:
  - 0% Years 1-2 with a 3% escalator every year starting in Year 3

- Rolling Takedown Schedule
  - Purchase 50 lots at initial closing forecasted for August 2023
  - Purchase 50 lots per quarter starting in February 2024

Proforma

PROJECT DESCRIPTION			
Division Name	DFH Active Adult	**Total Number of Units (Incl. BFR)**	750
Deal Status	Pending Contract	**Entitlement Status at Closing**	Entitled
Project Name	Rice Creek	**Development Status at Closing**	To Be Developed
Seller Name	Rice Creek LLC	**Deal Structure**	Rolling Finished Lot Takes
City, State	North Carolina	**Lot Type**	SF & TH
Submarket	Rice Creek	**Product Type**	detatched & attached
		Product Series	Traditional

RETAIL PROJECT SUMMARY			
End of Due Diligence	Dec-21	Total Home Builder Lots	750
Close Escrow	Jan-22	Average Square Footage	2,371
Start Development	N/A	Revenue Per Square Foot	189.2
Finish Development	N/A	Base Cost per Square Foot	79.8
Initial Takedown	Aug-23	**SPM / Sales Mths**	**9.5**
Start Homes	Aug-23	**CPM / Closing Mths**	**9.6**
First Sale	Jun-23	Build Time per House	150
First Closing	Jan-24	# of Models/Specs	25
Last Sale	Jan-00	Sales Office Open	Jun-23
Last Closing	Jun-30	Project Duration (Months)	101

DEPOSIT SUMMARY	
Type of Deposit	Cash
Initial Amount	250,000
Date of Initial Deposit	Aug-21
Total Deposit	10,137,887
Deposit % of Price	13.8%
When Non-Refundable	Dec-21
When Released	Jan-22

FINANCE TERMS	
Vertical Construction	85.0%
Interest Rate	6.5%
Land Bank Financing	None

RETAIL FINANCIAL SUMMARY	Total	Per Unit	Percent
Land Acquisition	73,960,540	98,614	22.0%
Land Development	-	-	0.0%
Land Carry Cost	4,257,505	5,677	1.3%
Land Option Fee	-	-	0.0%
Subtotal Land Basis	78,218,045	104,291	23.2%
Land True-Up	1,125,000	1,500	0.3%
Total Land Costs	**79,343,045**	**105,791**	23.6%
Total Revenue	**336,558,820**	**448,745**	
Land Costs	79,343,045	105,791	23.6%
House Costs	168,011,942	224,016	49.9%
Vertical Interest	6,731,176	8,975	2.0%
Total Cost Of Sales	**254,086,164**	**338,782**	**75.5%**
Selling Costs	15,782,647	21,044	4.7%
Gross Profit	**66,690,009**	**88,920**	**19.8%**
Overhead	20,193,529	26,925	6.0%
Net Profit	**46,496,480**	**61,995**	**13.8%**
Gross Profit Incl. BFR	**66,690,009**	88,920	**19.8%**
Net Profit Incl. BFR	**46,496,480**	61,995	**13.8%**

BFR FINANCIAL SUMMARY	Total	Per Unit
BFR Cash Flow	-	-
BFR Costs	-	-
Gross Profit	-	-
Overhead	-	-
Net Profit	-	-

Land Bank Peak Capital	N/A
Land Bank Payback	Aug-23
DFH Levered Peak Capital	9,427,211
DFH Levered Peak Capital Date	Jan-24

Retail

DFH Unlevered IRR	**48.4%**
DFH Levered IRR	**81.3%**

Retail + BFR

DFH Unlevered IRR	**48.4%**
DFH Levered IRR	**81.3%**

MARKET ANALYSIS

Market Summary

- Wilmington is a small, secondary market that is home to just over 450,000 people residing in nearly 190,000 households.
  - *It is primarily a destination/resort market, with just over half (51%) of the households being 55+ today.*

- SF Permits, which stagnated at 4,500 annually in 2018 and 2019, surged rapidly in the back half of 2020 and continued to strengthen through 2021, and now actually significantly outpace builders' abilities to keep pace with demand.
  - SF Permit demand was on fire through the first 8 months of this year (up more than 50% YOY), though builders have since eased their pace given their supply chain and labor issues.
  - Estimates of SF Permits will be up more than 25% by year end, with gains continuing into 2022 (7,000).

- New home closings soared to over 3,400 in 2020, representing a 22% year-over-year gain, while prices were up 5.6%, marking its best growth combination in over a decade. New home closings have been strong through June of 2021, pacing to end the year at 4,000 closings. Given strong builder backlogs and continued pricing increases, projected gains in new home volume and pricing should continue into 2022.

Market Summary

- The Wilmington resale market has been on a tear, with trailing 12-month resale sales reaching new highs from October 2020 through June 2021. While YOY growth has cooled in recent months, resale sales remain above 15,000 for the past five months through September, considerably higher than the market's prior peak of approximately 12,700 transactions in 2005. Tight inventory is likely a major contributor to moderating sales growth.

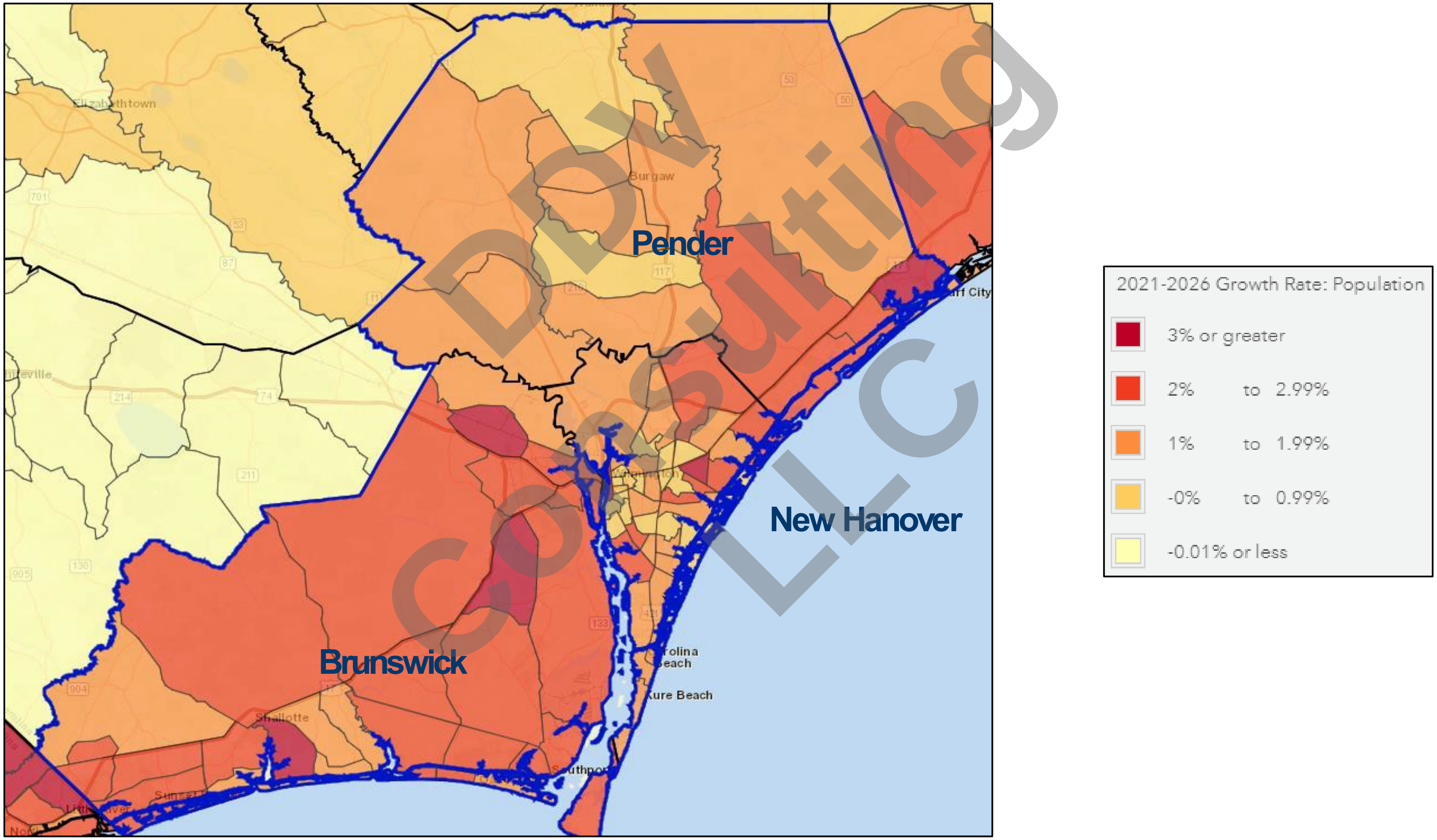
- Months of supply has stabilized around 0.5 months, far below the historical average.

- Robust demand and very limited supply led home value appreciation to hit 24% YOY

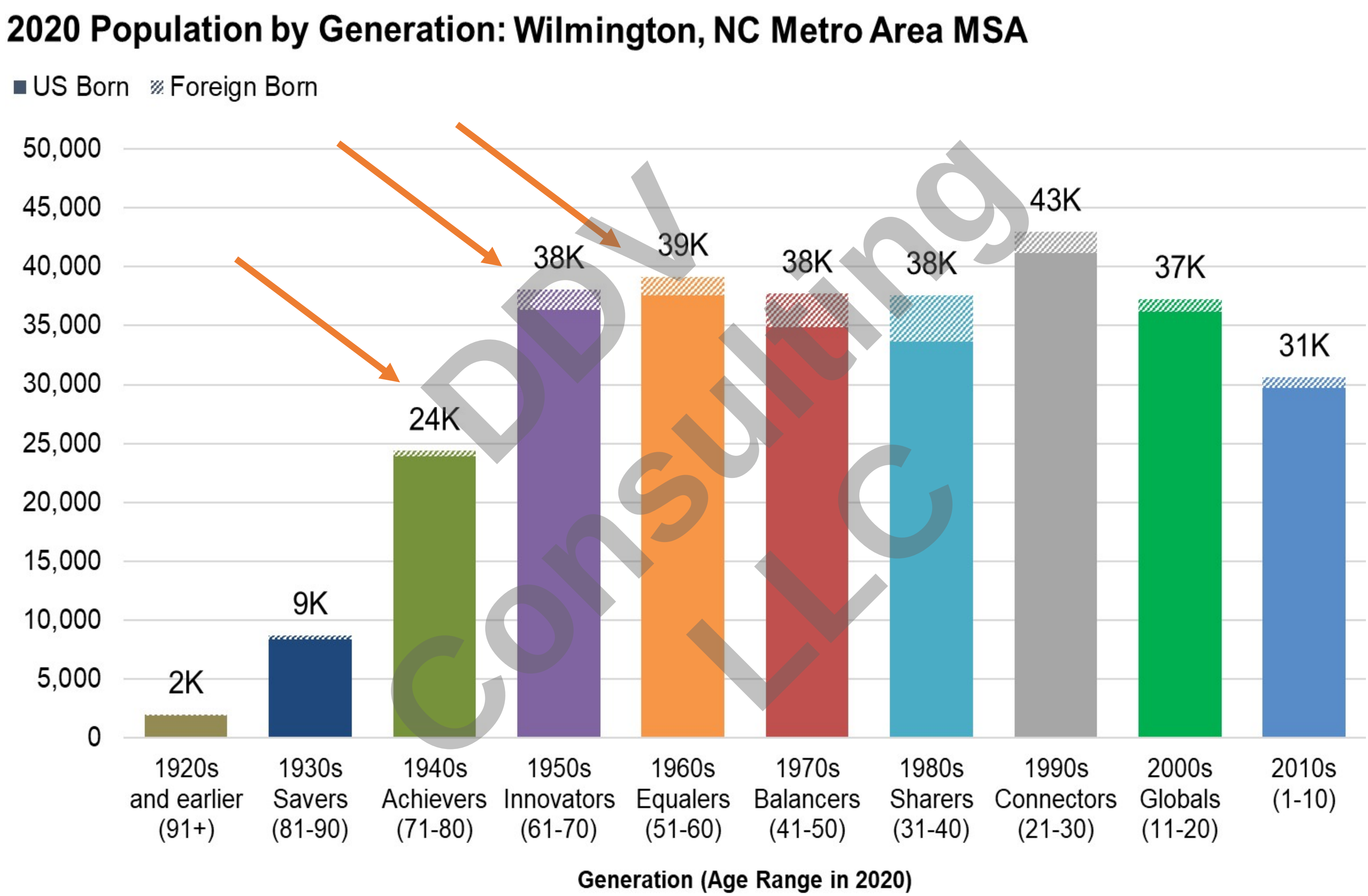
- Wilmington includes a mix of national, regional and local builders who often compete directly within the same MPCs.
  - DR Horton is the market leader and the only consistently strong seller within standalone subdivisions.
  - Pulte entered this market with their Del Webb brand at RiverLights. Otherwise, their presence is extremely limited.

Population Growth Rates

The map below highlights the Census Tracts with the fastest annual growth rates across the Wilmington, NC three-county region. The fastest-growing areas are found within Brunswick County, which is technically part of the Myrtle Beach, SC MSA, even though Brunswick County is located within North Carolina. Northern New Hanover is home to new residential expansion, as have been the coastal areas from Wilmington north to Topsail Beach, NC.



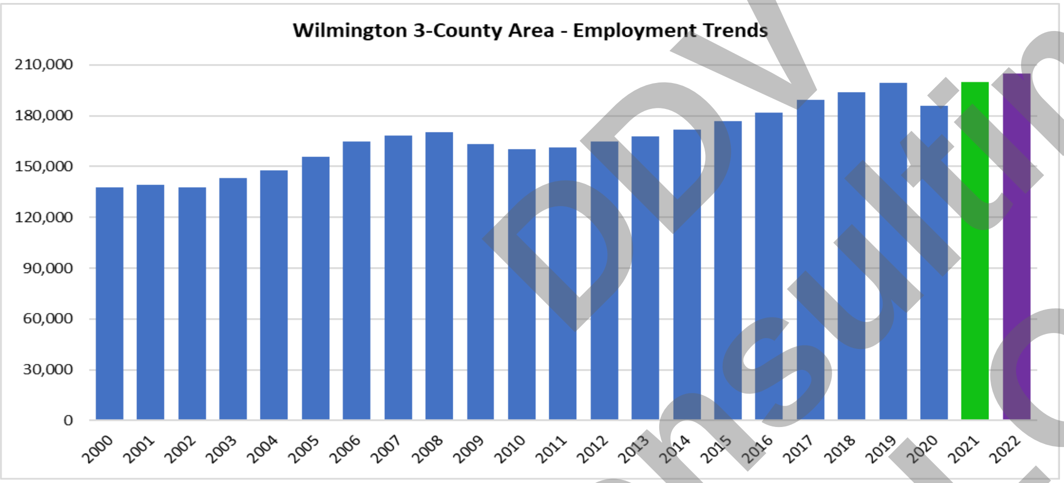
Population by Generation

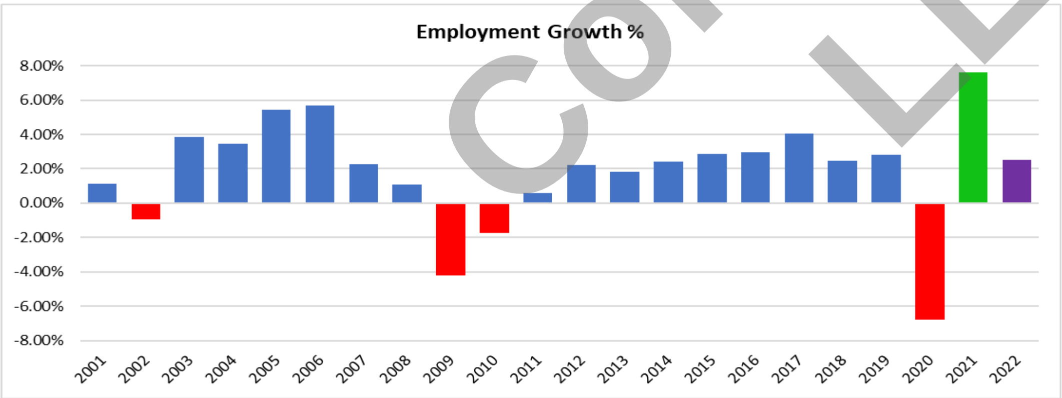


Source: John Burns Real Estate Consulting, LLC calculations of US Census Bureau 2020 Population Estimates

Employment Growth Trends

- Employment growth within the Wilmington Region had been steadily increasing since 2011, averaging 2.5% growth annually, briefly reaching 200,000 workers in late 2019, before finishing the year slightly below. With the on-set of the pandemic, the combined Wilmington Region lost more than 45,000 jobs in a March and April 2020, which brought employment levels down to their 2016 levels before recovering nearly 30,000 due to economic re-openings and PPP impacts. Wilmington has a small economy, with above-average contributions from tourism and UNC-Wilmington, which have bounced back surprisingly quickly. Through August of 2021, the combined region is up over 200,000 employees, recovering to pre-pandemic levels. The region should continue its growth pace of 2.5% in 2022.



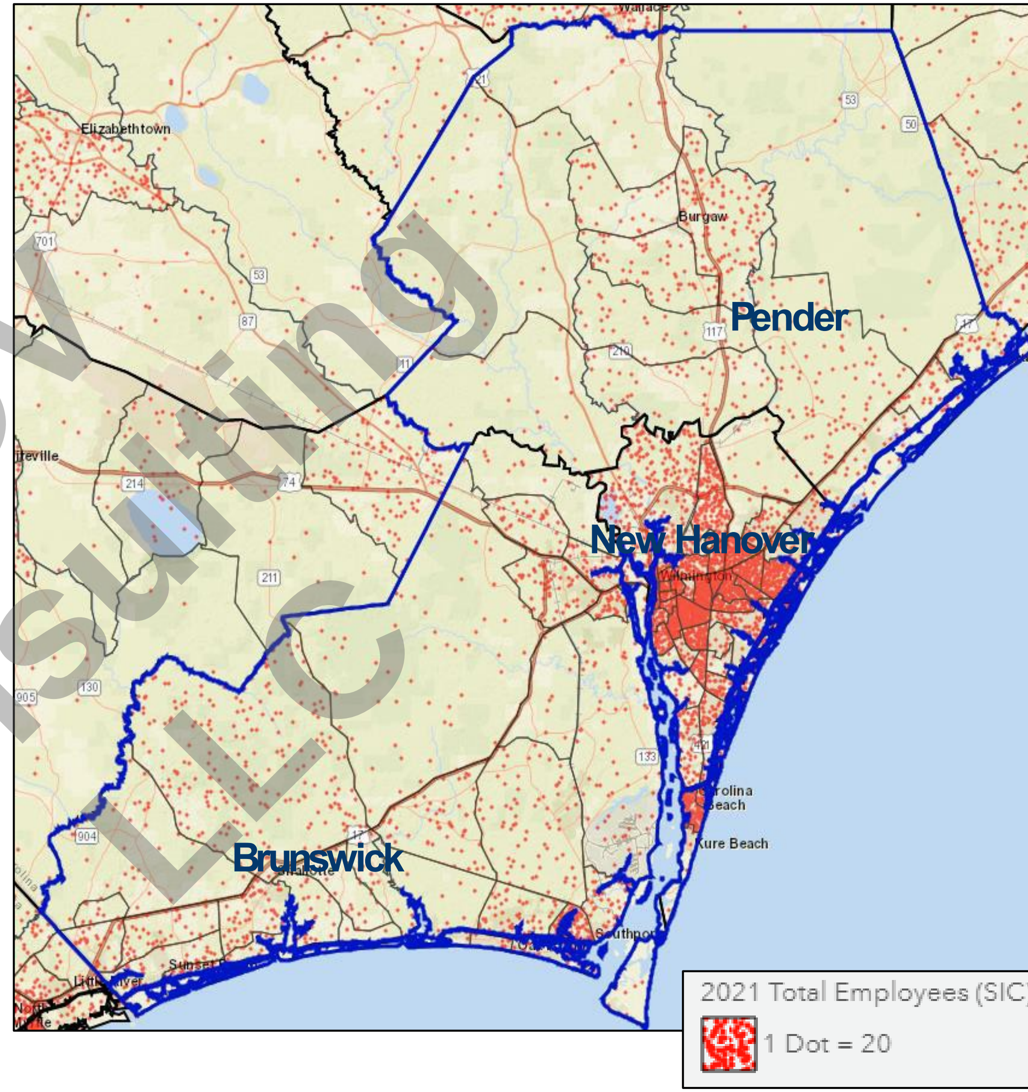


Year	Employment	Employment Growth	Employment Growth %
2000	137,473		
2001	139,018	1,545	1.12%
2002	137,673	-1,345	-0.97%
2003	142,977	5,304	3.85%
2004	147,932	4,955	3.47%
2005	155,945	8,013	5.42%
2006	164,798	8,853	5.68%
2007	168,518	3,720	2.26%
2008	170,298	1,780	1.06%
2009	163,128	-7,170	-4.21%
2010	160,269	-2,859	-1.75%
2011	161,206	937	0.58%
2012	164,753	3,547	2.20%
2013	167,738	2,985	1.81%
2014	171,779	4,041	2.41%
2015	176,688	4,909	2.86%
2016	181,930	5,242	2.97%
2017	189,269	7,339	4.03%
2018	193,939	4,670	2.47%
2019	199,412	5,473	2.82%
2020	185,876	-13,536	-6.79%
2021	200,000	14,124	7.60%
2022	205,000	5,000	2.50%

Wilmington Regional Employers

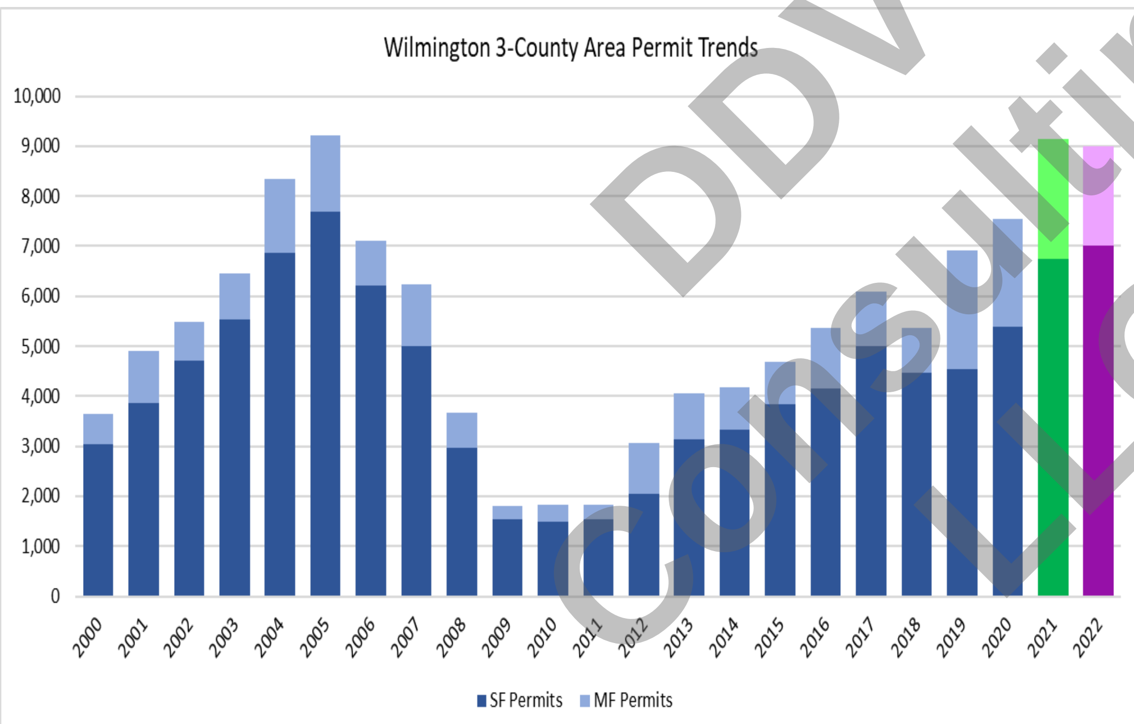
- The Wilmington economy is made up primarily of county services including education, hospitals, and utility companies, the majority of which are concentrated within the City of Wilmington in New Hanover County, NC. However, there are two large private employers in the area including PPD Development and GE that support the private sector. Many travel/tourism related jobs/employers that support this market have been negatively affected as a direct result of the impact of COVID-19.

Rank	Employer	Employment
1	New Hanover Regional Medical Center	6,123
2	New Hanover County Public Schools	4,443
3	Wal-Mart	2,592
4	GE Wilmington	2,175
5	University of NC Wilmington	1,860
6	Brunswick County Schools	1,835
7	New Hanover County Government	1,611
8	PPD, LLC	1,500
9	Verizon Wireless Call Center	1,411
10	Duke Energy	1,109



Wilmington Single and Multi-Family Permit Trends

- Within the Wilmington, NC Region (Brunswick, New Hanover, and Pender Counties combined), single-family permit demand had been steadily increasing from 2011-2017, before pausing in 2018 and again in 2019 near 4,500 annual single-family permits. However, SF Permits gained momentum again in 2020 and have been at a blistering pace through the first half of 2021. While builder demand for permits has been up dramatically, their ability to build and close homes has seen the supply chain and labor pressures of many smaller coastal markets. Given the gap between SF Permits and New Home Closings currently in this market, we anticipate slowing SF Permit demand in the back half of this year as builders' focus turns to closing backlog. By year-end, we estimate a more than 25% annual increase in SF Permits, followed by more modest continued gains in 2022 to 7,000 annual SF Permits.



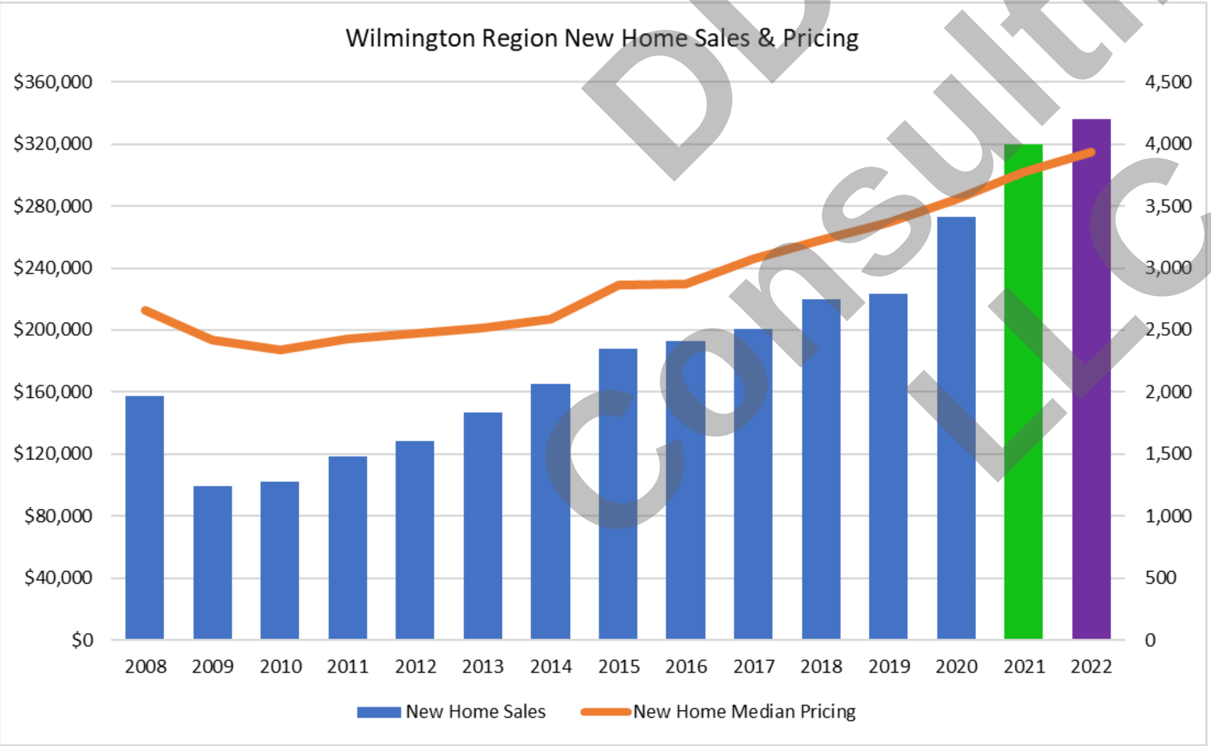
Wilmington 3-County Area Permit Trends

Year	SF Permits	SF Annual Growth %	MF Permits	MF Annual Growth %	Total Permits	Total Permits Growth %
2000	3,029		628		3,657	
2001	3,873	27.86%	1,020	62.42%	4,893	33.80%
2002	4,713	21.69%	784	-23.14%	5,497	12.34%
2003	5,527	17.27%	928	18.37%	6,455	17.43%
2004	6,861	24.14%	1,471	58.51%	8,332	29.08%
2005	7,685	12.01%	1,521	3.40%	9,206	10.49%
2006	6,205	-19.26%	902	-40.70%	7,107	-22.80%
2007	4,998	-19.45%	1,231	36.47%	6,229	-12.35%
2008	2,971	-40.56%	691	-43.87%	3,662	-41.21%
2009	1,527	-48.60%	286	-58.61%	1,813	-50.49%
2010	1,495	-2.10%	335	17.13%	1,830	0.94%
2011	1,545	3.34%	286	-14.63%	1,831	0.05%
2012	2,045	32.36%	1,018	255.94%	3,063	67.29%
2013	3,141	53.59%	916	-10.02%	4,057	32.45%
2014	3,328	5.95%	853	-6.88%	4,181	3.06%
2015	3,831	15.11%	852	-0.12%	4,683	12.01%
2016	4,154	8.43%	1,221	43.31%	5,375	14.78%
2017	4,998	20.32%	1,099	-9.99%	6,097	13.43%
2018	4,475	-10.46%	896	-18.47%	5,371	-11.91%
2019	4,540	1.45%	2,376	165.18%	6,916	28.77%
2020	5,389	18.70%	2,151	-9.47%	7,540	9.02%
2021	6,750	25.26%	2,400	11.58%	9,150	21.35%
2022	7,000	3.70%	2,000	-16.67%	9,000	-1.64%

Wilmington New Home Sales Trends

- Despite the impacts of COVID-19 on the local job market, the new home market spiked in the back half of 2020 as many Northeasterners and Mid-Atlantic retirees looked to the Southeast for less density within these affordable coastal destinations. Through June of 2021, new home sales are on pace for another double-digit increase in closings, reaching 4,000 new home closings for the first time.

- The Wilmington market continued its unusually high price appreciation from the past four years into 2021, averaging 5.6% annual price growth over that time. We project new home price appreciation to surpass $300K in 2021 and continue to climb to $315K by year-end 2022.

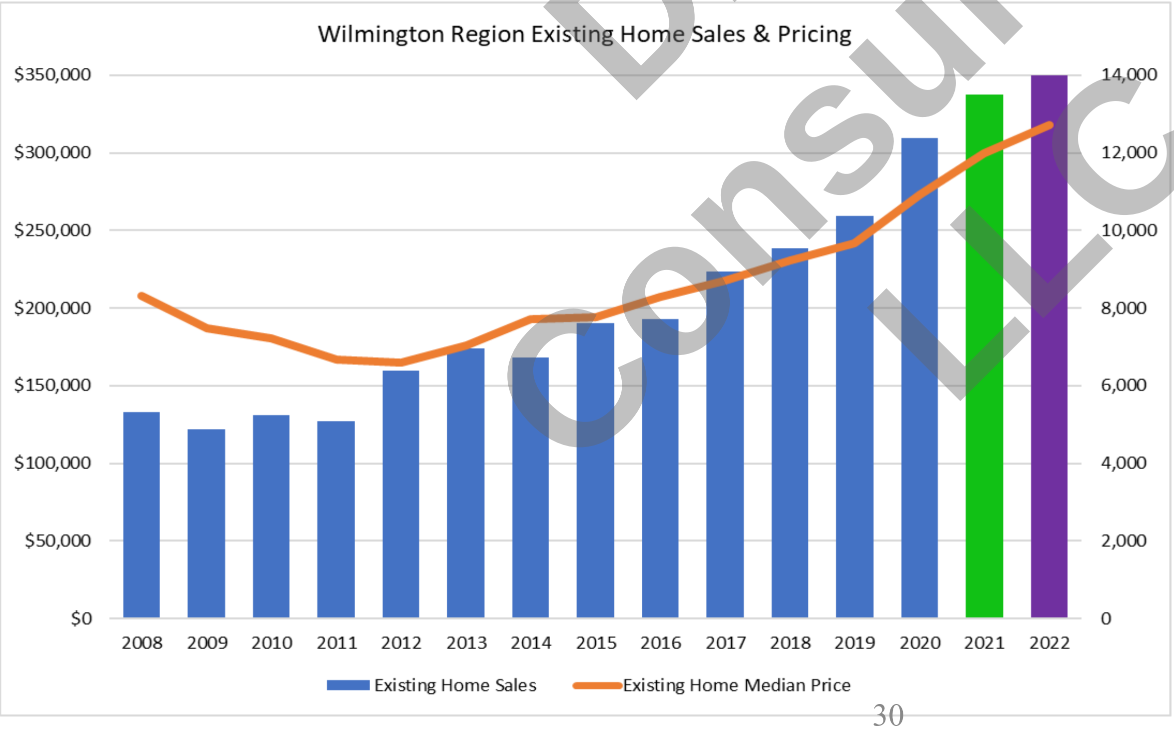


Year	New Home Sales	New Home YOY Change	New Home YOY Change %
2008	1969		
2009	1238	-732	-37.13%
2010	1273	35	2.83%
2011	1481	208	16.34%
2012	1604	123	8.31%
2013	1831	227	14.15%
2014	2067	236	12.89%
2015	2348	281	13.59%
2016	2415	67	2.85%
2017	2509	94	3.89%
2018	2751	242	9.65%
2019	2788	37	1.34%
2020	3410	622	22.31%
2021	4000	590	17.30%
2022	4200	200	5.00%

Year	New Home Median Price	New Home Price Growth	New Home Price Growth %
2008	$212,627		
2009	$193,521	-$19,106	-8.99%
2010	$186,895	-$6,626	-3.42%
2011	$194,226	$7,331	3.92%
2012	$197,777	$3,551	1.83%
2013	$201,125	$3,348	1.69%
2014	$207,370	$6,245	3.11%
2015	$228,977	$21,607	10.42%
2016	$229,576	$599	0.26%
2017	$245,755	$16,179	7.05%
2018	$258,031	$12,276	5.00%
2019	$269,577	$11,546	4.47%
2020	$284,577	$15,000	5.56%
2021	$302,000	$17,423	6.12%
2022	$315,000	$13,000	4.30%

Wilmington Existing Home Sales Trends

- The resale market has been experiencing sharp, steady increasing demand for the past 6 years, including continued strong demand through 2020, resulting in a near doubling of demand over that period. Resale prices soared in 2020 (+13%) as demand significantly outpaced supply and seller's saw bidding wars for the first time in a decade, some of whom have made their home purchases site unseen.
- As lockdowns continued throughout the Northeast and Mid-Atlantic, many northerners are heading south, fleeing the dense urban living for more affordable coastal destinations. We estimate continued strong resale demand through 2021, with growth rates beginning to ease in 2022. At the same time, we estimate resales prices will actually match new home prices in 2021 and 2022, which is a unique occurrence that is driven by location, as a higher concentration of resales are larger homes more centrally located within Wilmington vs. the suburban new home market which primarily caters to retirees.

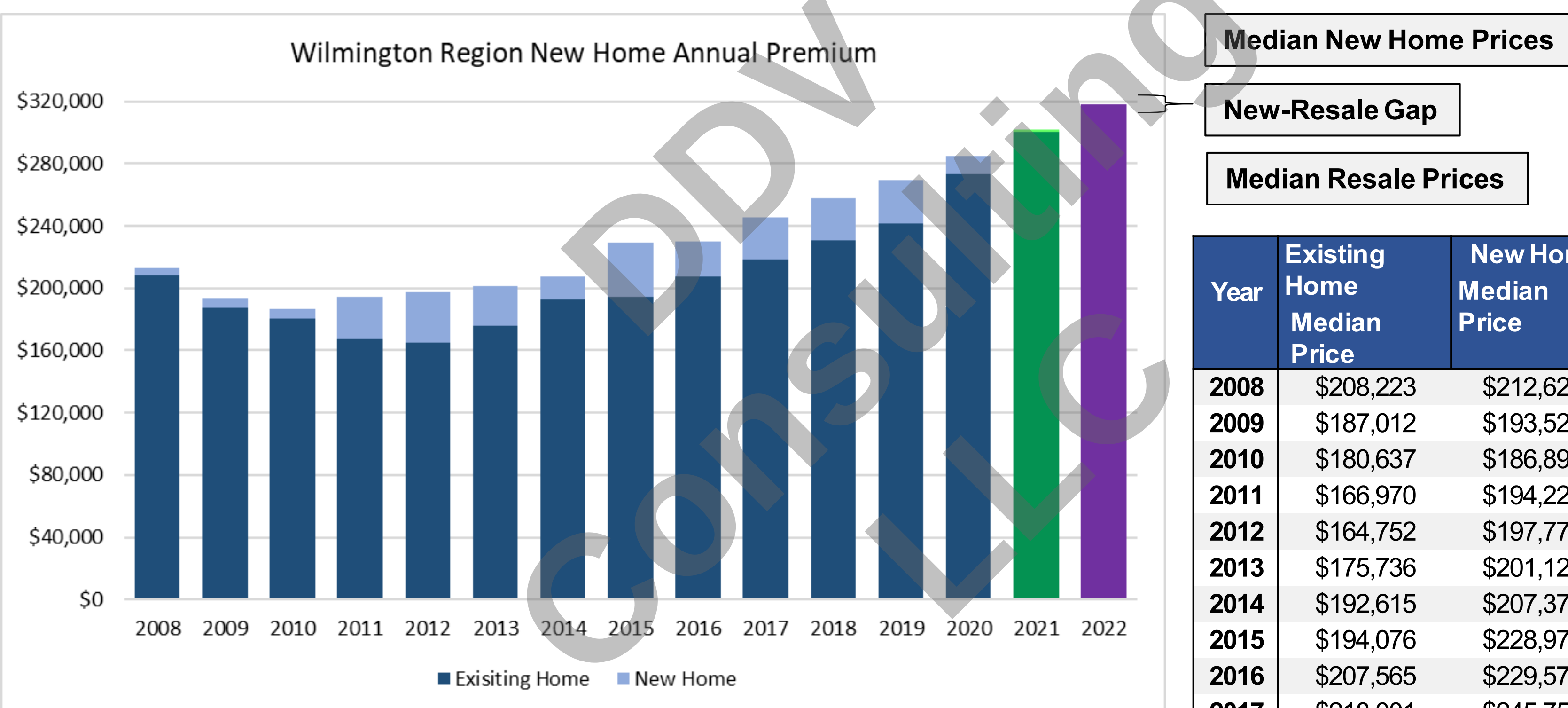


Year	Existing Home Sales	Existing Home YoY Change	Existing Home YoY Change %
2008	5,320		
2009	4,887	-433	-8.14%
2010	5,251	364	7.45%
2011	5,078	-173	-3.29%
2012	6,376	1,298	25.56%
2013	6,966	590	9.25%
2014	6,734	-232	-3.33%
2015	7,610	876	13.01%
2016	7,715	105	1.38%
2017	8,931	1,216	15.76%
2018	9,544	613	6.86%
2019	10,386	842	8.82%
2020	12,369	1,983	19.09%
2021	13,500	1,131	9.14%
2022	14,000	500	3.70%

Year	Existing Home Median Price	Existing Home Price Growth	Existing Home Price Growth %
2008	$208,223		
2009	$187,012	-$21,211	-10.19%
2010	$180,637	-$6,375	-3.41%
2011	$166,970	-$13,667	-7.57%
2012	$164,752	-$2,218	-1.33%
2013	$175,736	$10,984	6.67%
2014	$192,615	$16,879	9.60%
2015	$194,076	$1,461	0.76%
2016	$207,565	$13,489	6.95%
2017	$218,001	$10,436	5.03%
2018	$231,008	$13,007	5.97%
2019	$241,693	$10,685	4.63%
2020	$273,192	$31,499	13.03%
2021	$300,000	$26,808	9.81%
2022	$318,000	$18,000	6.00%

Wilmington New vs. Resale Pricing Trends

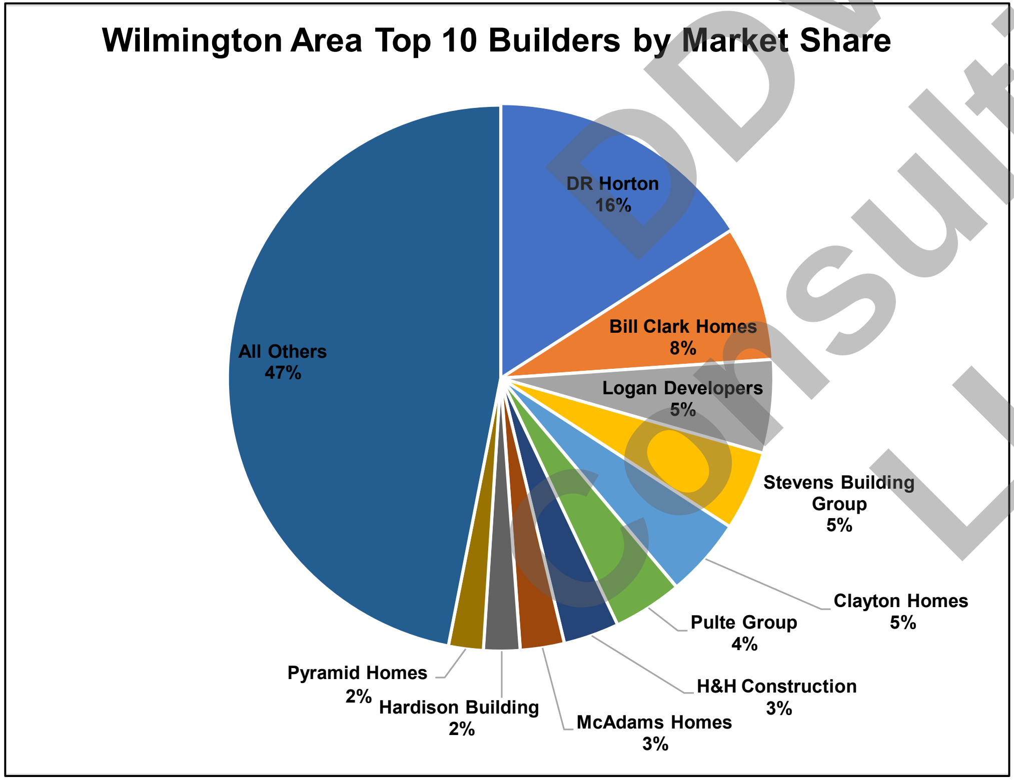
- There has historically been very little gap between the local new and resale prices within the Wilmington market. Much of this is due to shifts in product type that have offset increased new home price per square foot. Much of the new home demand for the past decade has been for smaller, age-targeted ranch and master-on-main product geared towards empty nesters/retirees in outer suburban master- planned communities, while the resale market includes a mix of all buyer types (including larger family homes).



Year	Existing Home Median Price	New Home Median Price	New Home Premium %
2008	$208,223	$212,627	2.1%
2009	$187,012	$193,521	3.5%
2010	$180,637	$186,895	3.5%
2011	$166,970	$194,226	16.3%
2012	$164,752	$197,777	20.0%
2013	$175,736	$201,125	14.4%
2014	$192,615	$207,370	7.7%
2015	$194,076	$228,977	18.0%
2016	$207,565	$229,576	10.6%
2017	$218,001	$245,755	12.7%
2018	$231,008	$258,031	11.7%
2019	$241,693	$269,577	11.5%
2020	$273,192	$284,577	4.2%
2021	$300,000	$302,000	0.7%
2022	$318,000	$315,000	-0.9%

Wilmington New Home Market Share by Builder

- DR Horton continues to dominate the First-Time buyer segment today, while Bill Clark has maintained their #2 ranking. Logan Developers has doubled their closings from 2019-2020, while Clayton Homes has tripled closings since acquiring Mungo Homes, with both builders moving up rapidly into the Top 5. Other sharp increased have come from McAdams Homes and Hardison Building, which both leapt into the Top 10 this year. Pulte Group continues to perform well. Conversely, Stevens Group, H&H Homes, and Wade Jurney Homes have all dropped substantially.
- Overall the Top 10 Builders have gained market share from Builders 11-20.



Rank	Builder	2020 Closings	Market Share	Average Sales Price
1	DR Horton	494	15.9%	$244,710
2	Bill Clark Homes	248	8.0%	$362,379
3	Logan Developers	172	5.5%	$425,384
4	Stevens Building Group	147	4.7%	$283,643
5	Clayton Homes	146	4.7%	$289,959
6	Pulte Group	127	4.1%	$361,575
7	H&H Construction	102	3.3%	$288,020
8	McAdams Homes	81	2.6%	$249,907
9	Hardison Building	67	2.2%	$369,216
10	Pyramid Homes	64	2.1%	$216,141
11	American Homesmith	61	2.0%	$237,000
12	McKee Homes	60	1.9%	$305,258
12	LGI Homes	59	1.9%	$256,000
14	True Homes	57	1.8%	$327,526
15	Caviness & Cates	53	1.7%	$317,283
16	Realstar Homes	52	1.7%	$264,875
17	Trusst Builder Group	46	1.5%	$231,859
18	Riptide Builders	43	1.4%	$438,186
19	Robuck Homes	37	1.2%	$429,014
20	Bostic Building	36	1.2%	$259,167
Top 10		**1,648**	53.1%	**$304,650**
Top 20		**2,152**	69.3%	**$303,861**
Total New Home Closings		**3,105**	100.0%	**$315,104**

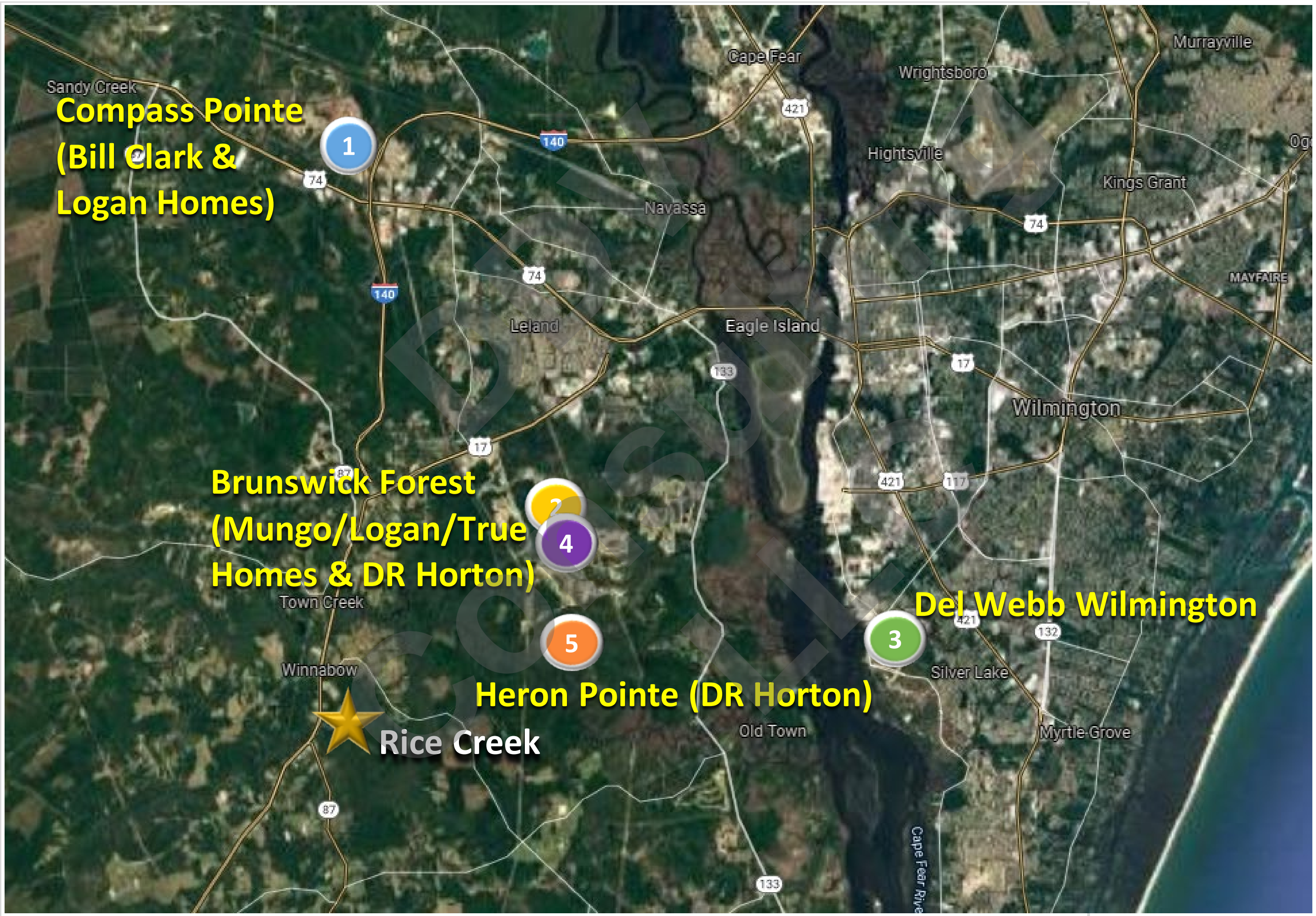
Wilmington New Home Market Share by Community

- Within the Wilmington market, the largest master-planned communities with the most sales all have multiple builders within them, which drastically reduces the number of sales per builder. This year, Brunswick Forest and Mallory Creek Plantation return to the top positions, while Riverlights has slid to 3rd after some development delays. DR Horton, which is the largest builder in the region, is the only builder to consistently sell high volume within standalone communities, as they account for 6 of the Top 20 Subdivisions, while those with various builders account for11 out of the Top 20. The only standalone, non-DR Horton subdivisions, to close at least 3/month on average include McAdams Homes at Lewis Creek Estates, Bill Clark Homes at Hanover Lakes, and Bostic Building at Rachel's Place.

Rank	Subdivision	Builders	2020 Closings	Market Share	Average Sales Price
1	Brunswick Forest	Various	186	5.5%	$403,651
2	Mallory Creek Plantation	Various	169	5.0%	$268,453
3	Riverlights	Various, Del Webb	114	3.3%	$380,053
4	St. James Plantation	Various	83	2.4%	$378,940
5	Lewis Creek Estates	McAdams	81	2.4%	$249,907
6	Seabrooke	DR Horton	74	2.2%	$227,338
7	Compass Pointe	Various	61	1.8%	$422,326
8	Wyndwater	Various	56	1.6%	$334,634
9	Hawkeswater	DR Horton	50	1.5%	$254,370
10	Tarin Woods	Various	48	1.4%	$361,500
11	Sparrows Bend	Logan, H&H	47	1.4%	$366,331
12	Cameron Trace	McKee, LGI	46	1.3%	$263,413
13	Avalon/The Carolinas	DR Horton	45	1.3%	$235,656
14	Farm at Brunswick	DR Horton	41	1.2%	$243,098
14	Seneca Reef	DR Horton	41	1.2%	$296,244
14	Tranquil Harbor	Various	41	1.2%	$351,134
17	Murrayville Crossing	DR Horton	39	1.1%	$258,000
18	Crown Pointe	Various	38	1.1%	$418,763
18	Hanover Lakes	Bill Clark Homes	38	1.1%	$330,974
20	Rachels Place	Bostic Building	36	1.1%	$259,167
Top 10			**922**	27.0%	**$332,823**
Top 20			**1,334**	39.1%	**$323,234**
Total New Home Closings			**3,410**	100.0%	**$284,577**

Competition Overview

Active Adult

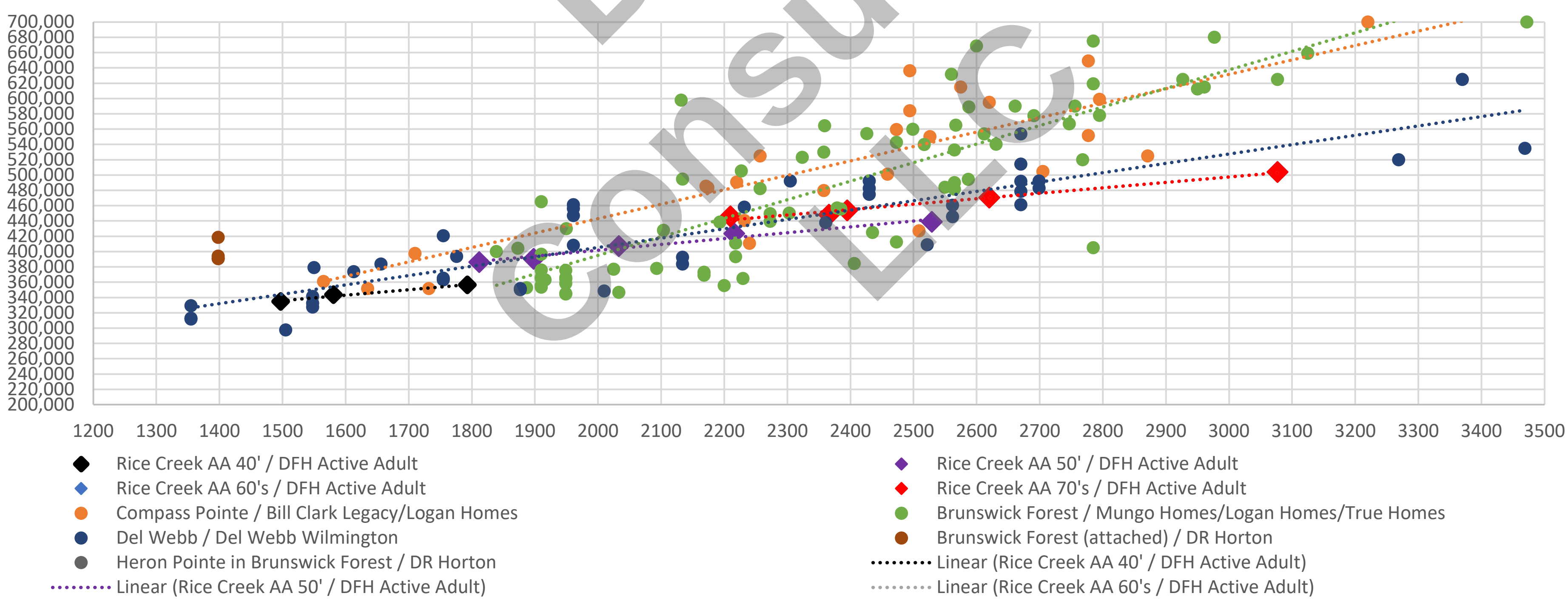


Competition Highlights

Active Adult

Closing Summary									
Community	**Builder**	**Lot Size(s)**	**Avg. SqFt**	**ASP**	**Price / SF**	**Monthly HOA & CDD**	**Count**		**Status**
Rice Creek AA 40'	**DFH Active Adult**	**40**	**1,624**	**$344,869**	**$212**	**$200**	**1.0**		**Active - Finished Lots**
Rice Creek AA 50'	DFH Active Adult	50'	2,098	$409,189	$195	$200	1.0		Coming Soon
Rice Creek AA 60's	DFH Active Adult	60	2,534	$464,341	$183	$200	1.0		Coming Soon
Rice Creek AA 70's	DFH Active Adult	60'	2,534	$464,341	$183	$200	1.0		Active
Compass Pointe	Bill Clark Legacy/Logan Hom	60'	2,515	$540,112	$216	$80	28.0		Active
Brunswick Forest	Mungo Homes/Logan Homes	60	2,294	$463,708	$202	$200	68.0		Active
Del Webb	Del Webb Wilmington	50	2,158	$424,666	$201	$200	42.0		Active
Brunswick Forest (attached)	DR Horton	35	1,398	$398,495	$285	$320	4.0		Active
Heron Pointe in Brunswick Forest	DR Horton	60	2,011	$485,989	$242	$100	1.0		Active

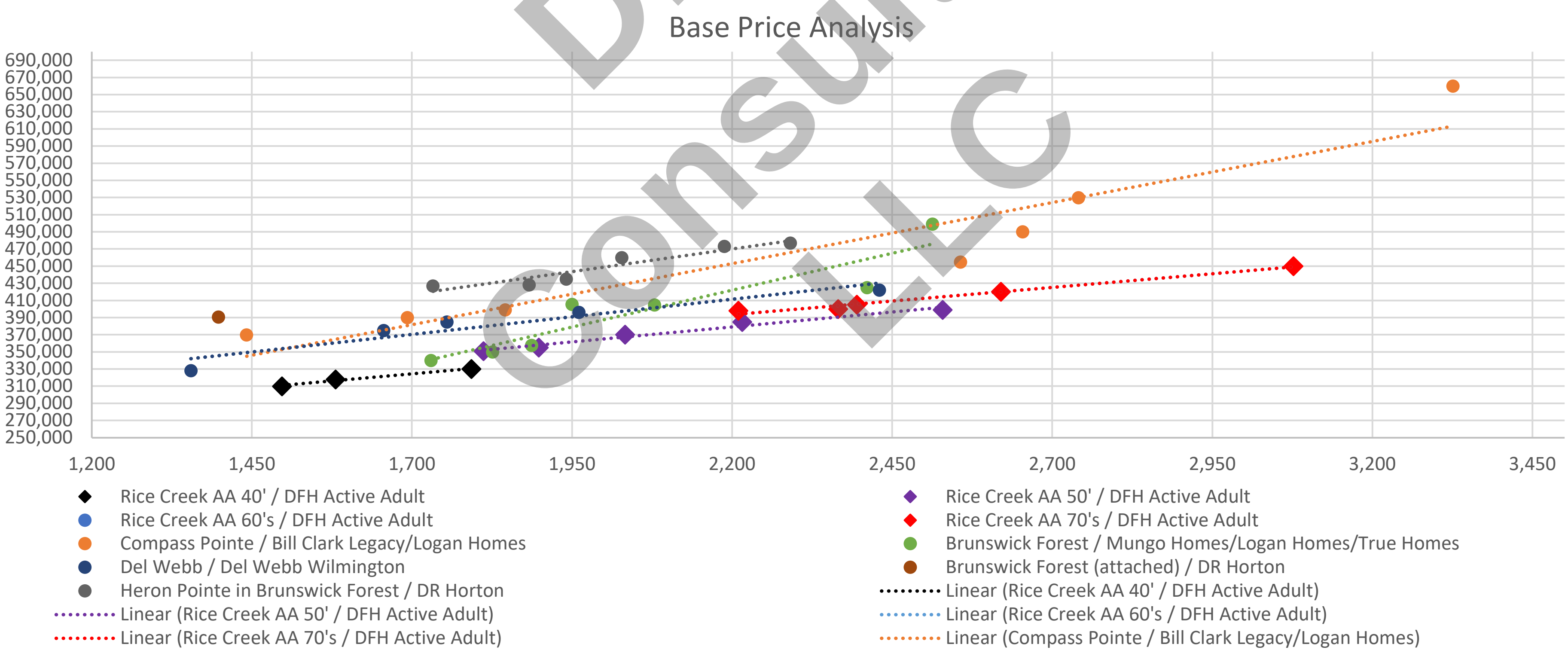
Closing Sales vs Subjects Base w/ Options



Competition Highlights

Active Adult

Base Pricing Summary									
Community	**Builder**	**Lot Size(s)**	**SqFt Range**	**Base Price Range**	**Price / SF**	**Bedroom**	**Bathroom**	**Garage**	**Levels**
Rice Creek AA 40'	**DFH Active Adult**	**40**	**1,497 - 1,793**	**$309,990 - $329,990**	**197**	**2.3**	**2.0**	**2.0**	**1.0**
Rice Creek AA 50'	DFH Active Adult	50'	1,812 - 2,529	$350,990 - $398,990	179	2.0	2.5	2.0	1.2
Rice Creek AA 60's	DFH Active Adult	60	2,210 - 3,077	$397,990 - $449,990	165	2.6	2.5	2.8	1.2
Rice Creek AA 70's	DFH Active Adult	60'	2,210 - 3,077	$397,990 - $449,990	165	2.6	2.5	3.0	1.2
Compass Pointe	Bill Clark Legacy/Logan Hom	60'	1,442 - 3,326	$369,900 - $659,900	208	3.0	2.5	2.0	1.3
Brunswick Forest	Mungo Homes/Logan Homes	60	1,730 - 2,513	$339,900 - $499,000	194	3.1	2.9	2.0	1.4
Del Webb	Del Webb Wilmington	50	1,355 - 2,430	$327,990 - $421,990	213	2.2	2.2	2.0	1.0
Brunswick Forest (attached)	DR Horton	35	1,398 - 1,398	$390,690 - $390,690	279	3.0	2.0	1.0	2.0
Heron Pointe in Brunswick Forest	DR Horton	60	1,733 - 2,291	$426,990 - $476,990	225	3.2	2.4	2.3	1.0



Competition

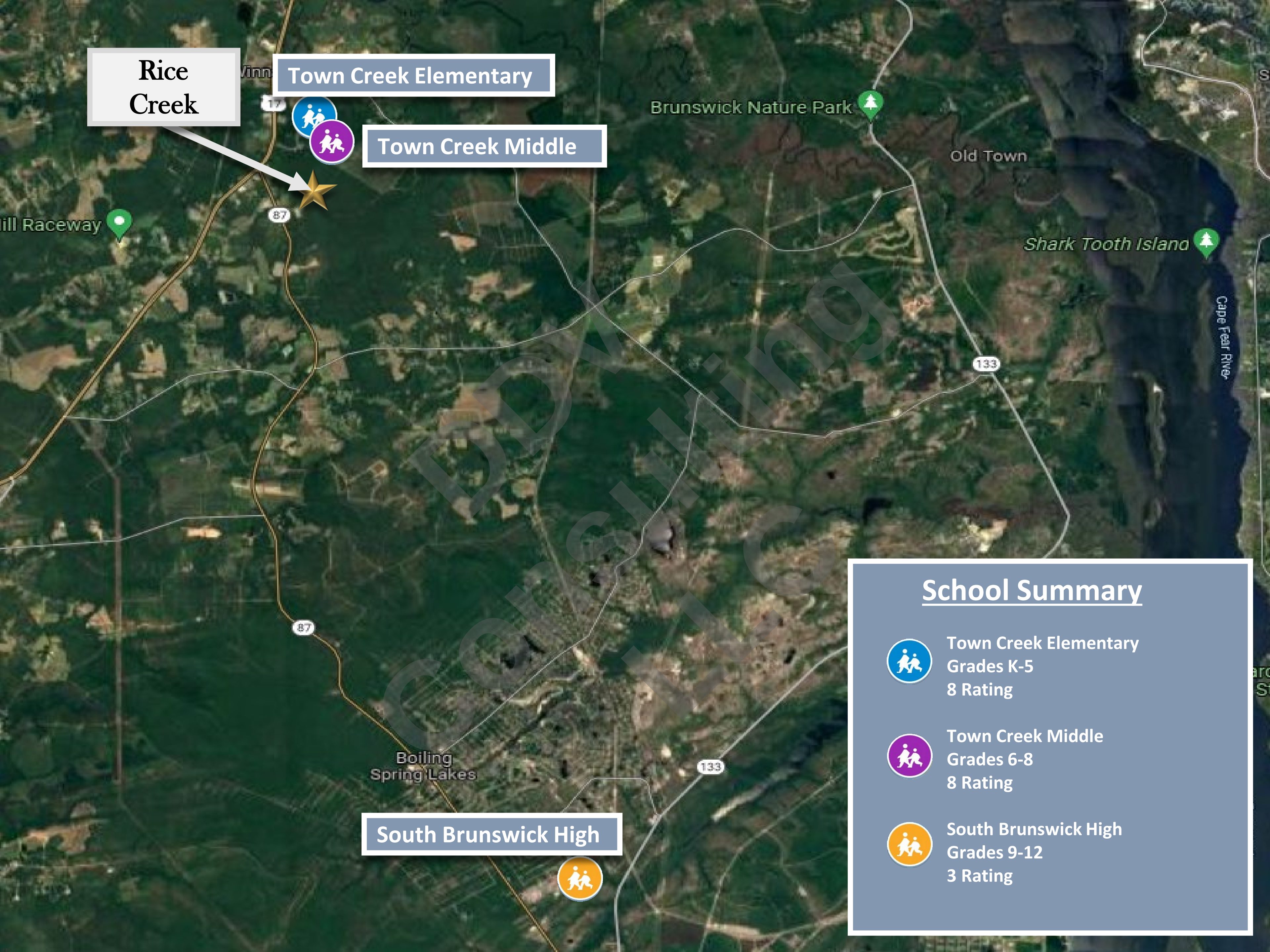
- **Del Webb at Wilmington**
  - Lot Size(s): 50’
  - Average Square Footage: 1,831
  - Average Sales Price: $$381,172 Base/ $445,474 L6M Closing
  - Price / Square Foot: $213
  - Year-to-Date Sales: 43
  - Monthly Sales Velocity: 5
  - Amenities: Clubhouse, Swimming pool, Pickleball court, lifestyle amenities
- **Compass Pointe**
  - Lot Size(s): 60/70/80
  - Average Square Footage: 2,490
  - Average Sales Price: $519,678
  - Price / Square Foot: $208
  - Year-to-Date Sales:
  - Monthly Sales Velocity:
  - Amenities: Highly amenitized, Golf, Clubhouse, Tennis courts,, Fitness center, Swimming pool
- **Brunswick Forest**
  - Lot Size(s): 60’
  - Average Square Footage: 2,412
  - Average Sales Price: $495,077
  - Price / Square Foot: $205
  - Year-to-Date Sales: 80
  - Monthly Sales Velocity: Multiple Builders 8-10 month
  - Amenities: Highly amenitized, Golf, Clubhouse, Tennis courts,, Fitness center, Swimming pool

Competition

- **Mallory Creek Plantation**
  - Lot Size(s): Duplex/Villa
  - Average Square Footage: 1,504
  - Average Sales Price: $245,000 Base
  - Price / Square Foot: $162
  - Year-to-Date Sales:
  - Monthly Sales Velocity:
  - Amenities: Pool/Cabana/Clubhouse/playground/walking trails

- **Heron Pointe/Brunswick Forest – Coming Soon (Horton)**
  - Lot Size(s): 60' and TH's
  - Average Square Footage: 1,923
  - Average Sales Price: $439,276
  - Price / Square Foot: $231
  - Year-to-Date Sales:
  - Monthly Sales Velocity:
  - Amenities: Highly Amenitized, 3 swimming pools/indoor pool/tennis/pickleball, trails, fitness and clubhouse

Schools


Rice Creek
Town Creek Elementary
Town Creek Middle
Brunswick Nature Park
Old Town
Shark Tooth Island
Cape Fear River
17
87
133
Boiling Spring Lakes
South Brunswick High
School Summary
Town Creek Elementary
Grades K-5
8 Rating
Town Creek Middle
Grades 6-8
8 Rating
South Brunswick High
Grades 9-12
3 Rating