Windchime Cove – Preliminary Developer Pro Forma

Fully entitled and horizontally completed waterfront residential development opportunity consisting of:

- 19 remaining townhome units
- 7 remaining single-family lots
- 4 additional boat slips available for resale
- Existing gated entry, roads, infrastructure, HOA structure, amenities, and governing documents already in place
- Community pool and recreation area completed
- Waterfront access and community dock infrastructure established

This offering represents a rare “plug-and-play” vertical development opportunity with substantial entitlement and infrastructure risk already eliminated.

Revenue Pro Forma

Townhome Product	Qty	Estimated Sellout	Total Revenue
Corner / End Units	6	$439,000	$2,634,000
Interior Units	13	$399,000	$5,187,000
Total Townhome Revenue			**$7,821,000**

Single Family Product	Qty	Estimated Sellout	Total Revenue
Premium Waterfront Lots	2	$1,000,000	$2,000,000
Remaining SF Lots	5	$800,000	$4,000,000
Total SF Revenue			**$6,000,000**

Boat Slip Product	Qty	Estimated Sellout	Total Revenue
Boat Slips	4	$35,000	$140,000

Revenue Source	Total Revenue
Townhomes	$7,821,000
Single Family Residences	$6,000,000
Boat Slips	$140,000
Estimated Gross Sellout	**$13,961,000**

Metric	Amount
Asking Price / Land Basis	$3,500,000
Estimated Gross Sellout	$13,961,000
Land Basis as % of Gross Sellout	**25.1%**

Developer Highlights

• Fully entitled residential development
• Horizontal infrastructure completed
• Roads, utilities, drainage, and gated entry in place
• HOA documents and agreements established
• Amenities completed, including pool and recreation area
• Existing product validates market pricing
• Waterfront positioning with additional boat slip revenue opportunities
• Reduced entitlement, infrastructure, and development timeline risk
• Rare boutique-scale waterfront infill opportunity within Brevard County

Important Notes

Revenue figures are preliminary projections based upon current market assumptions and estimated future sellout pricing. Builder construction costs, financing costs, carry costs, sales costs, and developer profit margins are not included in this preliminary revenue analysis. Buyers are encouraged to conduct their own independent underwriting and feasibility analysis.