

# FLORIDA GROWTH 2 DST - JUBILEE SECTION J

Pensacola MSA, Santa Rosa County, Florida

## Land-Based Growth DST Offering

Located in one of Northwest Florida's most active housing corridors, the property is surrounded by leading national builders including D.R. Horton, Lennar, Century Communities, and Adams Homes.



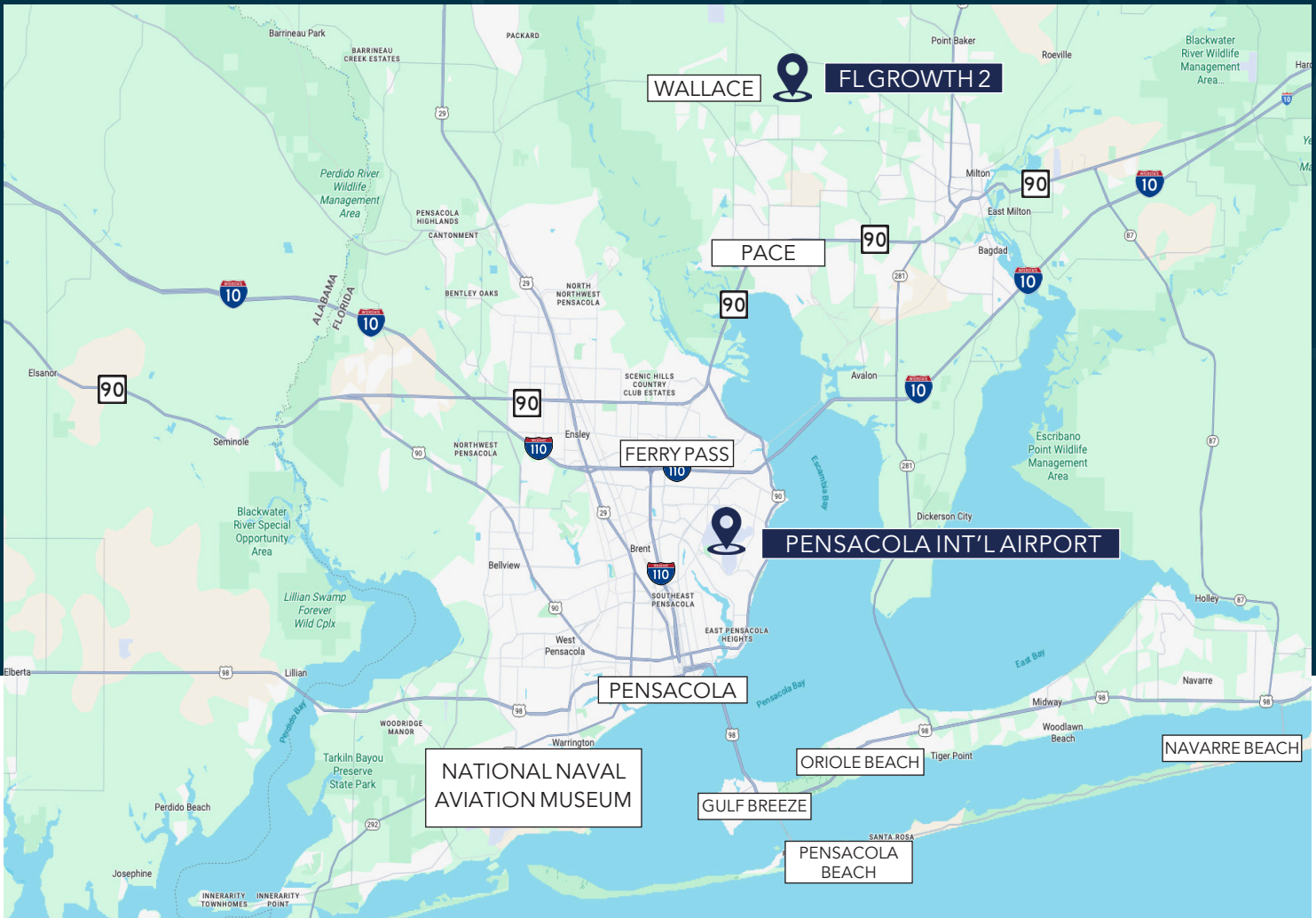
### OFFERING DETAILS

Offering Size	\$9,671,489	
Anticipated Hold Period	3 to 5 years	Phase 1 is projected to exit in year 3, with subsequent phases expected to follow through year 5.
Minimum Investment	\$100,000	1031 Exchange & Cash / Qualified
Ownership Structure	Delaware Statutory Trust	Regulation D, 506(c)
Investor Eligibility	Accredited Investors Only	1031 Exchange Eligible

## PROPERTY DETAILS

### FL GROWTH 2 DST - JUBILEE SECTION J

Jubilee offers a relaxed, suburban lifestyle with easy access to the emerald waters of Pensacola Beach, Navarre, and Gulf Breeze – perfect for boating, fishing, and snorkeling. Just 20 miles from downtown Pensacola, residents can also enjoy live music, waterfront dining, local shops, art, and entertainment. Jubilee is situated within the highly rated Santa Rosa County school district and offers convenient access to major shopping centers and everyday essentials.



## CONNECTIVITY

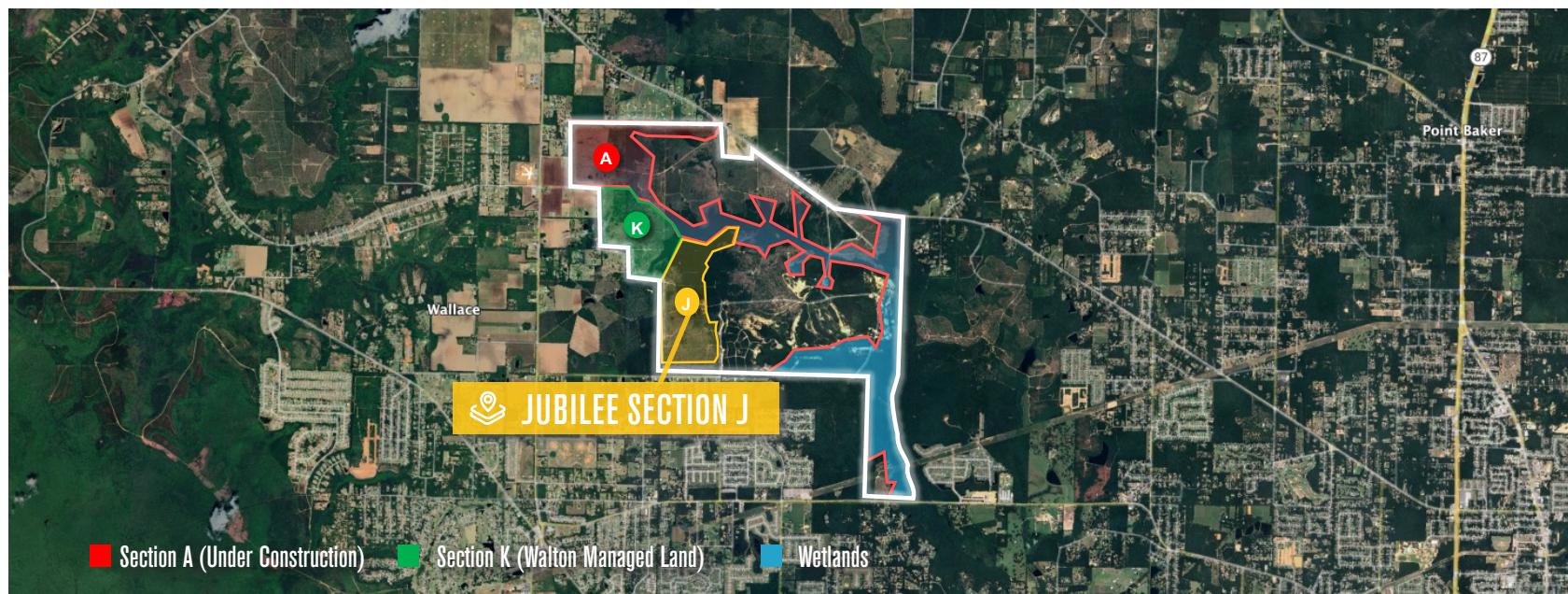
Easy access to I-10 and U.S. 90. Jubilee is a 30 minute drive from Pensacola International Airport and less than a one hour drive to Pensacola and Gulf Coast beaches.



# INVESTMENT STRATEGY

Jubilee is a 2,700 acre Masterplan developed by The Eagle Group. Jubilee is envisioned not as a development, but as a community: a community built around a walkable village center surrounded by a diverse range of housing and shops; a community that will be environmentally sensitive, using land as greenspace and wetlands; a community of timeless design, offering our residents as well as our neighbors a wide range of amenities. Parks ponds, lakes and pools, along with active recreation features embedded within each neighborhood will be linked together via a vast network of miles and miles of paved and unpaved trails that wind through the park system, offering opportunities for hiking, biking and strolling.

Parcel	Purpose	Builder/ Developer	Status	Product Types (# of Homes)
A	Residential	Holiday Builders, D.R. Horton, Lennar	Closing Started – Horizontal development has begun.	761 lots in three phases (260, 277, 274) Target first home sale in November 2025 D.R. Horton and Lennar are expected to purchase finished lots from Holiday Builders.
K	Residential	Metro Development	Signed Exit-Focused Letter of Intent	633 lots in three phases (220, 220, 193) Target first home sale in November 2029
<b>Raising capital for next phase of the Jubilee masterplan - Jubilee Section J.</b>				
J	Residential	Ongoing	Raising Capital	843 Single-Family Lots



# JUBILEE MASTERPLAN COMMUNITY CHARM. CONVENIENCE. LIFESTYLE.

**2,718**

Acres

**1,300 ACRES**

in conservation, parks, farms

**4,300 JOBS**

created each year

**\$120M**

additional tax revenue for  
Santa Rosa County

**10-MIN WALK**

from the furthest home to the  
village square

**3 NEW SCHOOLS**

elementary, middle, and  
high school on 79 acres

**30 ACRE  
HEALTHCARE CAMPUS**

to include hospital, clinics and  
fitness center

**2 FARMS**

1 for horses, 1 for gardening,  
bees & chickens

**5FT WIDE**

tree lined sidewalks

ATTACHMENT A



**MASTER PLAN**

Jubilee  
Santa Rosa County, Florida

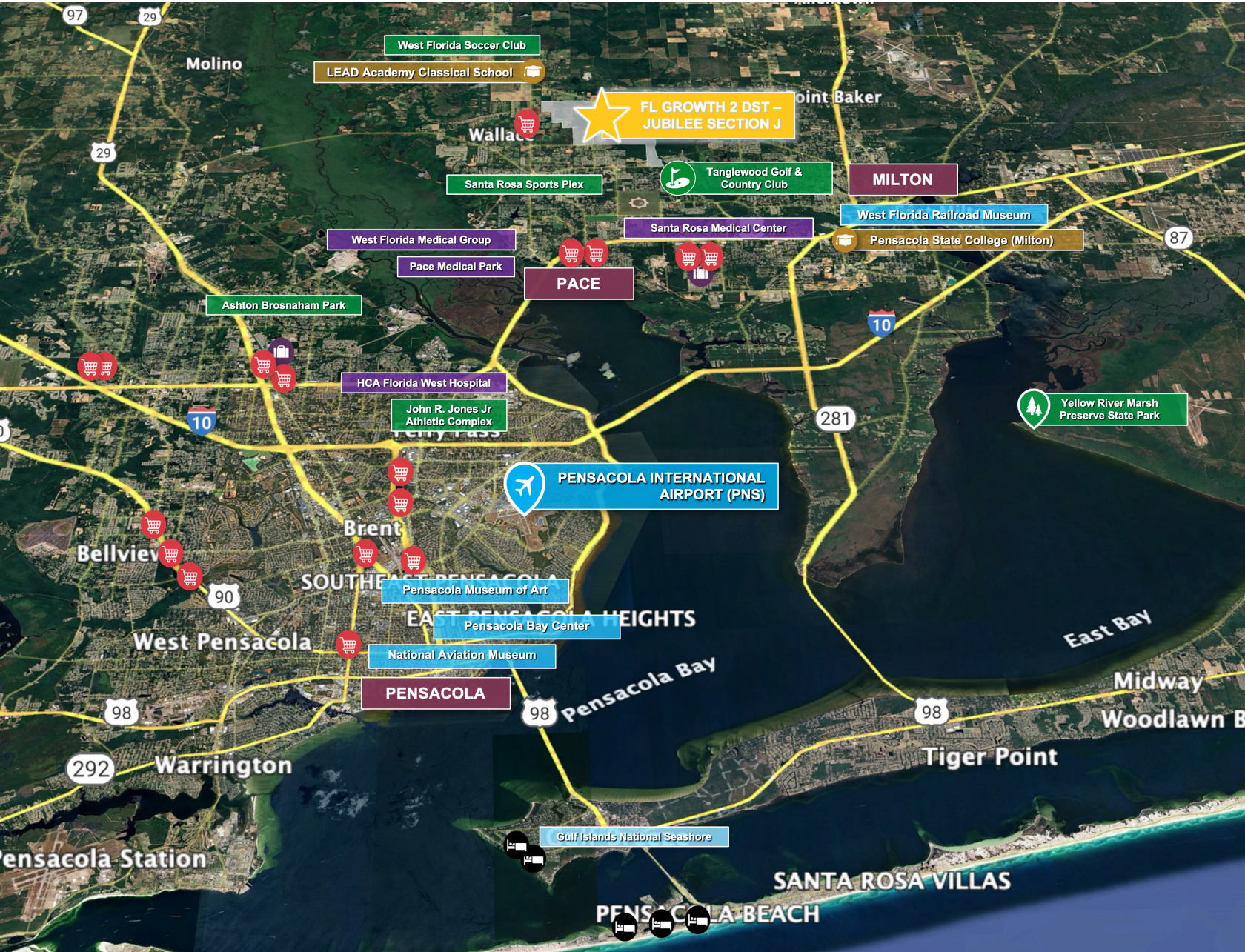
**Legend:**

- |                                  |                      |                              |
|----------------------------------|----------------------|------------------------------|
| A. Village Center Mixed-Use      | E. Elementary School | I. Amphitheater              |
| B. Medical/Wellness Campus       | F. Active Recreation | J. Equestrian Farm           |
| C. Town Center Commercial        | G. Farm              | K. Open Space / Conservation |
| D. High School and Middle School | H. Jackson's Park    |                              |

# KEY SURROUNDINGS

## CRADLE OF NAVAL AVIATION

Jubilee is less than an hour drive from the Pensacola Naval Air Station - of the largest training operations in the Navy, with nearly 60,000 students graduating from training programs every year.



### PENSACOLA MSA DEMOGRAPHICS

Source: ESRI | JBREC | BLS | Google Earth

POPULATION (2024)



534,840

HOUSEHOLDS (2024)



209,103

MEDIAN HH INCOME (2024)



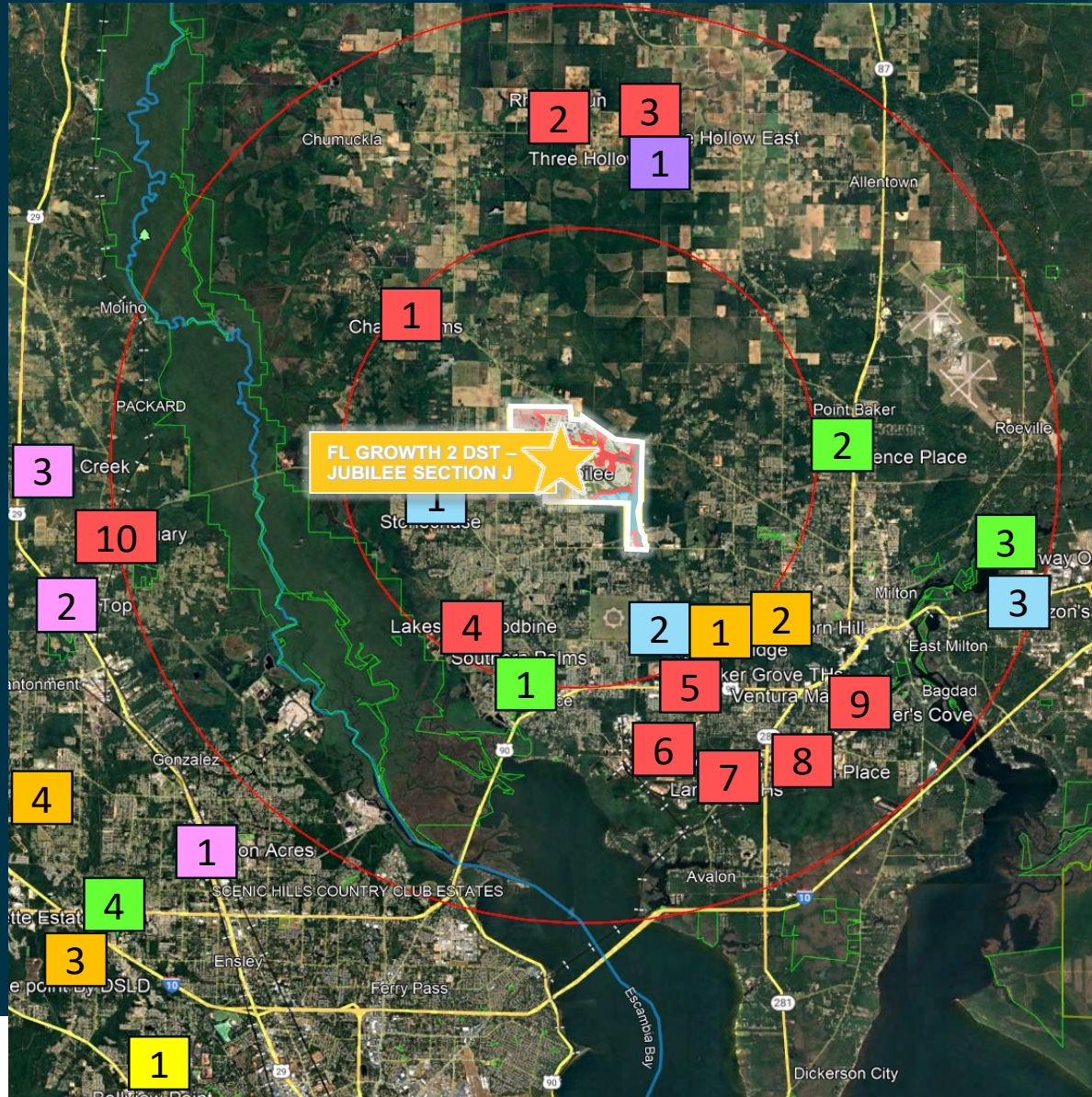
\$75,688

## NEAR TOP HOMEBUILDER COMMUNITIES

— New homes in nearby communities are priced from the high \$200,000s to the low \$400,000s, with select offerings above \$500,000.

The median home value in the Pensacola MSA is approximately \$330,875, supported by steady building activity and strong regional demand.

- LENNAR
- D.R. HORTON
- ADAMS HOMES
- DSLD
- HOLIDAY BUILDERS
- MARONDA
- CENTURY



**2** EAGLE'S RIDGE by Lennar



**1** CHASE FARMS by DR Horton



**1** THREE HOLLOW by Century



## A THRIVING COASTAL MARKET

### — AMENITIES GEARED TOWARDS BALANCED LIVING

Pensacola offers a dynamic blend of economic opportunity, natural beauty, and year-round livability, attracting both residents and businesses to the region.

#### **Military & Defense Industry**

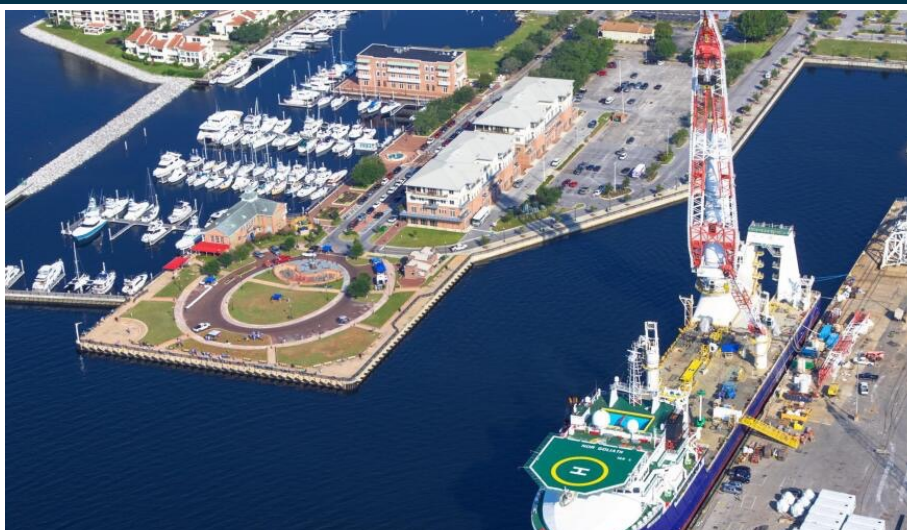
Home to Naval Air Station (NAS) Pensacola, a major training center for U.S. Navy and Marine Corps pilots, the region benefits from a strong defense presence and contractors such as Lockheed Martin and Boeing, supporting consistent economic activity.

#### **Tourism & Hospitality**

With its white-sand beaches and emerald waters, Pensacola draws millions of visitors annually. Nearby Gulf Islands National Seashore enhances the area's appeal as one of the nation's premier coastal destinations.

#### **Recreational Lifestyle**

Pensacola's subtropical climate allows for year-round recreation – from boating and fishing to festivals and outdoor dining – creating a lifestyle that supports both productivity and relaxation.



# ECONOMIC SUMMARY - FLORIDA

## NATIONALLY RECOGNIZED BUSINESS CLIMATE

**#1**

Business Startup Ranking

**#2**

Best State for Economic Growth

**#4**

State GDP Ranking

**#4**

Largest Economy in the U.S.

**#7**

Best State for Employment

**#15**

Largest Economy in the World

**\$1.72T**

Gross Domestic Product

**\$131B**

Visitor Spending

**NO**

State Income Tax

**NEARLY 900**

New Residents Arriving Each Day



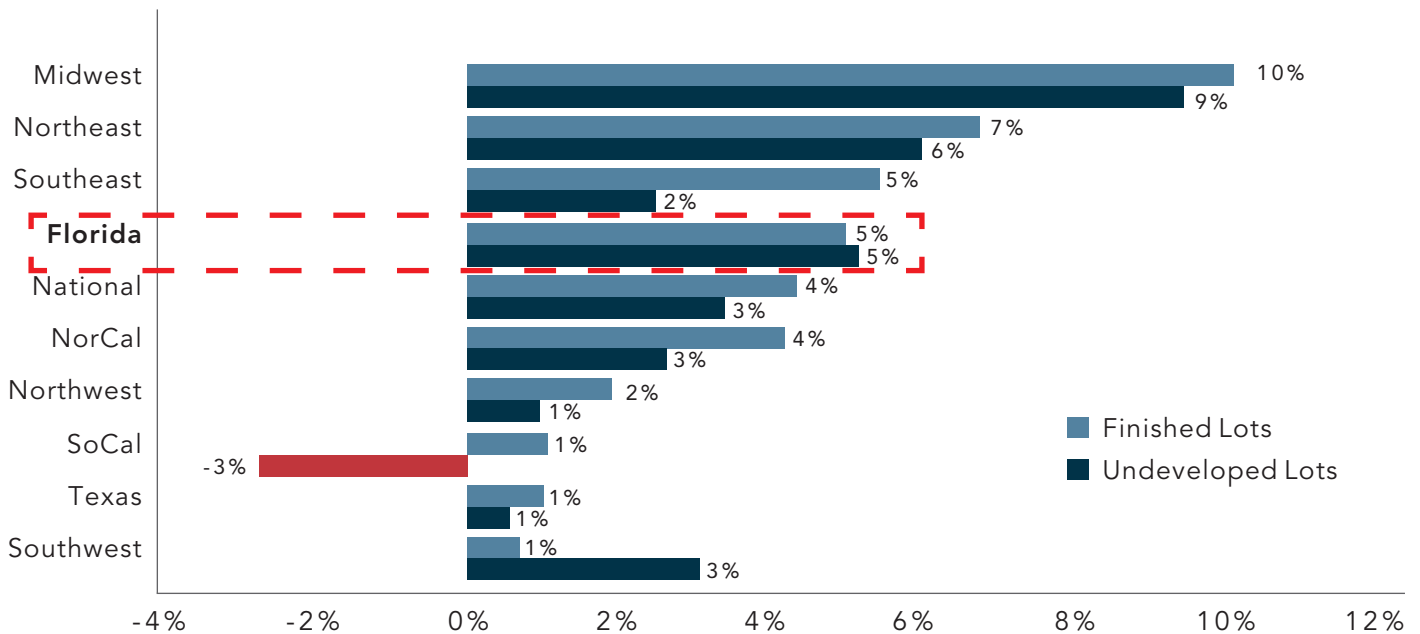
# FLORIDA HOUSING MARKET STRENGTH THROUGH STABILITY

Florida's housing market remains steady and well-positioned heading into late 2025. Land values continue to show modest year-over-year gains, while builders have reduced unsold inventory by about 40% since spring through disciplined supply management. Home prices are showing signs of stabilization, with Florida recording one of the lowest rates of price reductions nationwide. Moderating construction activity is helping maintain balance and support sustainable growth.

Backed by strong migration trends and a diversified economy, Florida's housing market continues to offer a solid foundation for long-term stability.

## FINISHED LOT AND UNDEVELOPED LAND PRICES GENERALLY RISING YOY

### 3Q 2025 REGIONAL YOY PRICE APPRECIATION FOR FINISHED LOTS AND UNDEVELOPED LAND



Source: JBREC Land Survey

# FLORIDA HOUSING MARKET STRENGTH THROUGH STABILITY

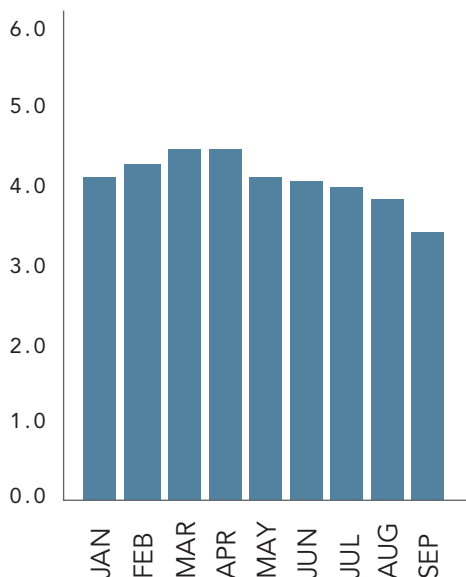
## FORECASTS

THE FLORIDA HOUSING MARKET IS PROJECTED TO BE UNDERBUILT 13,000+ UNITS BY 2026

	2024E	YOY CHANGE	2025F	YOY CHANGE	2026F	YOY CHANGE
Total Jobs	204,490	1.7%	208,186	1.8%	212,374	2.0%
Households	210,490	1.2%	214,260	1.8%	217,450	1.5%
Single-family Permits	3,737	33.6%	4,033	7.9%	4,218	4.6%
Multifamily Permits	126	384.0%	122	-3.3%	115	-5.2%
Units Over/Under Built	-11,681	5.2%	-12,198	4.4%	-13,156	7.8%
% Over/Under Built	4.8% Underbuilt		4.9% Underbuilt		4.8% Underbuilt	
Median Household Income	\$76,633	4.5%	\$81,527	6.4%	\$84,048	3.1%
Median Existing. Det. Price	\$325,638	1.0%	\$314,166	-4.1%	\$324,317	3.9%

Source: Zonda Homes

## PACE OF NEW HOME SALES VS SINGLE-FAMILY STARTS AND IMPACT ON UNSOLD FINISHED INVENTORY (2025 YTD)



**Florida's** average drop in unsold finished new homes per community = 0.4 month 2025 YTD

Source: JBREC Land Survey

#### 1031 Risk Disclosure:

- There is no guarantee that any strategy will be successful or achieve investment objectives;
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments;
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities;
- Potential for foreclosure – All financed real estate investments have potential for foreclosure;
- Illiquidity – Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions;
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits

#### Important Disclosure:

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FOUNDED IN

**1979**

**47 YEARS  
IN BUSINESS**

\$USD

**4.5B**

**ASSETS UNDER  
MANAGEMENT &  
ADMINISTRATION**

OVER

**88.1K**

**ACRES UNDER  
MANAGEMENT &  
ADMINISTRATION**

\$USD

**2.81B**

**DISTRIBUTED  
TO INVESTORS**