WINDWARD POINTE
Nautical Living

MUSKEGON MICHIGAN



UNPARALLELED VIEWS.
UNRIVALED AMENITIES.

THE SANDI GENTRY TEAM

REAL ESTATE. REAL RESULTS.

A NEW WAY OF WATERFRONT LIVING IS COMING TO WEST MICHIGAN

Windward Pointe is a new waterfront community designed for those who value nautical adventure, breathtaking sunsets, urban convenience and the quiet beauty of Michigan's shoreline. Take advantage today of this once-in-a-lifetime opportunity to own waterfront property connected to Lake Michigan at an unbelievable price point.

THE WATERFRONT LIFESTYLE

More than 1.5 miles of waterfront on 125 acres on Muskegon Lake with uninterrupted panoramic sunset views.

Resort-style amenities, thoughtfully planned. Multiple pools, clubhouses and a year-round jacuzzi, dry sauna, steam room, waterfront parks and boardwalks, forested parks, onsite restaurants and retail corridors, and more.

Championship golf next door. Adjacent to the 125-acre, Donald Ross designed Muskegon Country Club, which is consistently ranked by Golf Digest as a top membership course in Michigan.

Close to the best of Muskegon. 1-mile to the Lakeside Business District and 3-miles to the Western Avenue Downtown District with over 20 restaurants and bars, markets, shops and hotels.

Lake Michigan recreation minutes away. 2.5-miles to the 377-acre Dune Harbor Park with 1,660-feet of Lake Michigan public beach frontage, two large inland lakes and multiple preserved dunes, wetlands and forests.

One of Michigan's celebrated beaches. 3-miles to Pere Marquette beach with 2.5-miles of public beach frontage that has been ranked by USA Today as the #1 beach in Michigan.

Four-season adventure. Under 2 nautical miles from the 1,300-acre Muskegon State Park with wave protected beaches and the 30-story tall, wooded dune. The Park was ranked by National Geographic as the #8 top winter state park destination in the United States for its recreation, adventure spots, illuminated cross-country ski and ice skating, and the fastest luge track in Michigan.

Unique opportunity. Nowhere in Michigan has 675 acres of contiguous walkable property consisting of a waterfront community, a golf course, and a park with inland lakes, dunes and beaches abutted to Lake Michigan's coast.

YOUR BACKYARD: MUSKEGON LAKE

- Largest inland lake connected to Lake Michigan.
- 2.5 miles wide, 5.5 miles long and over 4,400 acres of navigable water.
- Connected to the 415-acre, all sports, Bear Lake, and the Muskegon River that is navigable by non-motorized boats for 40-miles.
- 5 award winning waterfront restaurants that are accessible by boat and more in development.
- Provides a protected boating alternative to Lake Michigan on high wave action days.

From an evening cruise to dinner on the water to a sunset from your own homesite, Windward Pointe puts the Muskegon Lake lifestyle outside your door.

CONNECTED, YET A WORLD AWAY

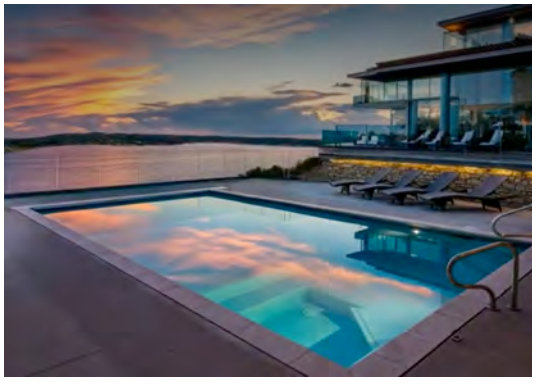
Windward Pointe offers the feeling of a waterfront escape with convenient access to the region and beyond.

- 2-miles from the Muskegon Lake Express High-Speed Ferry dock to Milwaukee. The Lake Express is a 2.5-hour ferry across Lake Michigan with multiple trips per day.
- 6-miles from the Muskegon County Airport with multiple flights daily to Chicago O'Hare airport. The average flight was between $70 to $130 last year depending on the season.
- 40 miles by car from Grand Rapids, 175 miles from Chicago, and 181 miles from Detroit.

Learn more about Windward Pointe at **windwardpointemi.com** using the QR code.















LOCK IN INTRODUCTORY PRICING FOR HOMESITES STARTING AT $149,900 (AND $249,900 ON MUSKEGON LAKE)

Be Among the First - Reserve with a refundable $2,000 deposit



FIRST TIER PRICING SUBJECT TO CHANGE

LOT	SIZE	PRICE
1	38 x 165 x **34** x 165	$299,900
2	34 x 150 x **34** x 150	$299,900
3	34 x 150 x **34** x 150	$299,900
4	34 x 150 x **34** x 150	$299,900
5	34 x 150 x **34** x 150	$299,900
6	34 x 150 x **34** x 150	$299,900
7	34 x 150 x **34** x 150	$299,900
8	34 x 150 x **34** x 150	$299,900
9	34 x 150 x **34** x 150	$299,900
10	34 x 150 x **34** x 150	$299,900
11	34 x 150 x **34** x 150	$299,900
12	28 x 150 x **34** x 150	$299,900
13	101 x 156 x **102** x 150	$899,900
14	102 x 150 x **102** x 151	$899,900
15	102 x 151 x **102** x 150	$899,900
16	102 x 150 x **102** x 150	$899,900
17	102 x 150 x **102** x 101	$899,900
18	102 x 151 x **102** x 154	$899,900
19	68 x 154 x **68** x 152	$749,900
20	52 x 152 x **227**	$949,900
21	25 x 147 x **62** x 139	$299,900
22	34 x 139 x **34** x 141	$299,900
23	35 x 141 x **34** x 147	$299,900

LOT	SIZE	PRICE
24	42 x 147 x **32** x 147	$299,900
25	64 x 147 x **27** x 141	$299,900
26	64 x 141 x **24** x 147	$299,900
27	69 x 147 x **26** x 148	$299,900
28	67 x 148 x **28** x 148	$299,900
29	67 x 148 x **27** x 152	$299,900
30	64 x 150 x **27** x 148	$299,900
31	64 x 148 x **25** x 149	$299,900
32	974 x 149 x **26** x 176	$299,900
33	96 x 276 x **27** x 236	$299,900
34	92 x 236 x **27** x 202	$299,900
35	63 x 202 x **29** x 186	$299,900
36	34 x 186 x **34** x 182	$299,900
37	34 x 182 x **34** x 178	$299,900
38	34 x 178 x **34** x 178	$299,900
39	34 x 178 x **34** x 177	$299,900
40	52 x 177 x **27** x 174	$299,900
41	66 x 174 x **27** x 142	$299,900
42	98 x 150 x **202**	$974,900
43	102 x 150 x **102** x 150	$899,900
44	102 x 150 x **102** x 150	$899,900
45	88 x 150 x **107** x 112	$899,900
46	28 x 143 x **34** x 143	$249,900

LOT	SIZE	PRICE
47	34 x 143 x **34** x 145	$249,900
48	43 x 145 x **34** x 169	$249,900
49	31 x 145 x **34** x 169	$249,900
50	34 x 145 x **34** x 169	$249,900
51	34 x 179 x **34** x 182	$249,900
52	34 x 182 x **34** x 185	$249,900
53	34 x 185 x **34** x 187	$249,900
54	40 x 187 x **33** x 191	$249,900
55	40 x 191 x **32** x 197	$249,900
56	41 x 197 x **32** x 204	$249,900
57	42 x 204 x **32** x 213	$249,900
58	43 x 213 x **32** x 226	$249,900
59	52 x 226 x **32** x 228	$249,900
60	54 x 228 x **32** x 192	$249,900
61	51 x 192 x **31** x 166	$249,900
62	46 x 166 x **31** x 153	$249,900
63	43 x 153 x **31** x 150	$249,900
64	44 x 150 x **31** x 150	$249,900
65	44 x 150 x **31** x 150	$249,900
66	57 x 150 x **26** x 150	$249,900
67	98 x 150 x **11** x 150	$249,900
68	98 x 150 x **11** x 150	$249,900
69	98 x 150 x **11** x 150	$249,900

LOT	SIZE	PRICE
70	80 x 150 x **17** x 150	$249,900
71	39 x 150 x **33** x 150	$249,900
72	32 x 150 x **35** x 150	$249,900
73	32 x 150 x **35** x 150	$249,900
74	32 x 150 x **35** x 150	$249,900
75	32 x 150 x **35** x 150	$249,900
76	32 x 150 x **35** x 150	$249,900
77	32 x 150 x **35** x 150	$249,900
78	32 x 150 x **35** x 150	$249,900
79	32 x 150 x **35** x 152	$249,900
80	33 x 152 x **35** x 157	$249,900
81	26 x 157 x **46** x 164	$249,900
82	34 x 164 x **39** x 178	$249,900
83	74 x 76 x **62** x 46	$149,900
84	48 x 46 x **65** x 79	$149,900
85	68 x 69 x 96 x **102** x 153	$899,900
86	97 x 153 x **102** x 148	$899,900
87	153 x 148 x **102** x 225	$899,900
88	155 x 225 x **51** x 283	$899,900
89	103 x 233 x **76** x 194	$899,900
90	96 x 194 x **139** x 161	$899,900
91	34 x 161 x **47** x 156	MODEL
92	38 x 157 x **40** x 158	MODEL

LOT	SIZE	PRICE
93	34 x 158 x **34** x 160	$299,900
94	34 x 160 x **34** x 161	$299,900
95	34 x 161 x **34** x 162	$299,900
96	33 x 162 x **38** x 167	$299,900
97	33 x 167 x **39** x 174	$299,900
98	33 x 174 x **28** x 174	$299,900
99	33 x 174 x **39** x 173	$299,900
100	33 x 173 x **39** x 169	$299,900
101	33 x 169 x **39** x 165	$299,900
102	33 x 165 x **39** x 161	$299,900
103	34 x 161 x **34** x 157	$299,900
104	34 x 157 x **34** x 155	$299,900
105	34 x 155 x **34** x 156	$299,900
106	34 x 156 x **34** x 157	$299,900
107	34 x 157 x **34** x 158	$299,900
108	34 x 159 x **34** x 159	$299,900
109	34 x 159 x **34** x 160	$299,900
110	34 x 160 x **34** x 161	$299,900
111	34 x 161 x **34** x 163	$299,900
112	34 x 163 x **34** x 163	$299,900
113	34 x 163 x **34** x 162	$299,900
114	34 x 162 x **34** x 166	$299,900
115	34 x 166 x **35** x 161	$299,900

LOT	SIZE	PRICE
116	34 x 161 x **36** x 165	$299,900
117	34 x 165 x **34** x 170	$299,900
118	34 x 170 x **34** x 173	$299,900
119	34 x 173 x **34** x 176	$299,900
120	34 x 176 x **34** x 175	$299,900
121	34 x 175 x **34** x 174	$299,900
122	34 x 174 x **34** x 174	$299,900
123	34 x 174 x **34** x 174	$299,900
124	34 x 175 x **34** x 173	$299,900
125	60 x 173 x **34** x 163	$299,900
126	55 x 255 x **136** x 93	$299,900
127	34 x 205 x **34** x 205	$299,900
128	34 x 205 x **34** x 205	$299,900
129	34 x 205 x **34** x 205	$299,900
130	34 x 205 x **34** x 205	$299,900
131	34 x 205 x **34** x 205	$299,900
132	34 x 205 x **34** x 205	$299,900
133	34 x 205 x **34** x 205	$299,900
134	34 x 205 x **34** x 205	$299,900
135	34 x 205 x **34** x 205	$299,900
136	34 x 205 x **34** x 205	$299,900
137	34 x 205 x **34** x 205	$299,900
138	34 x 205 x **34** x 205	$249,900

LOT	SIZE	PRICE
139	34 x 205 x **34** x 205	$249,900
140	34 x 205 x **34** x 205	$249,900
141	34 x 205 x **34** x 205	$249,900
142	34 x 205 x **34** x 205	$249,900
143	34 x 205 x **34** x 205	$224,900
144	34 x 205 x **34** x 205	$224,900
145	34 x 205 x **34** x 205	$224,900
146	34 x 205 x **34** x 205	$224,900
147	34 x 205 x **34** x 205	$199,900
148	34 x 205 x **34** x 205	$199,900
149	34 x 205 x **34** x 205	$199,900
150	34 x 205 x **34** x 205	$199,900
151	34 x 205 x **34** x 205	$199,900
152	59 x 202 x **34** x 261	$199,900
153	34 x 193 x **34** x 179	$199,900
154	34 x 175 x **34** x 165	$199,900
155	34 x 165 x **34** x 151	$199,900

BOLDED NUMBERS SIGNIFY WATER FRONTAGE

FREQUENTLY ASKED QUESTIONS

WHAT IS THE DEVELOPMENT TIMELINE?

2026/2027
Model homes construction

Spring 2027
Perimeter road and utility construction commencement

Spring 2027
Homesite closing and commencement of home construction

WHAT IS THE PROCESS FOR BUYING A HOMESITE?

We are accepting reservations for waterfront homesites with closings to occur with the start of construction in the Spring of 2027.

You can join the reservation list by executing a non-binding reservation agreement and delivering a $2,000 refundable deposit to be held in escrow by Chicago Title. Reservation agreements and deposits secure first-tier pricing for your homesite.

Priority for homesite selection will be given in order that reservation agreements and deposits are received. Homesite pricing is anticipated to increase soon.

WHAT IS THE NEIGHBORHOOD ENTERPRISE ZONE PROPERTY TAX BREAK?

Windward Pointe is within a Neighborhood Enterprise Zone (NEZ) where property owners can receive significant property tax reductions for a period.

- **The tax break:** Instead of paying standard property taxes on brand-new home's improved value, buyers at Windward Pointe pay a substantially reduced NEZ tax rate.
- **How it's calculated:** The underlying land is taxed at the normal rate; the new structure is taxed at half of the statewide average homestead millage rate.
- **Owner occupancy requirement:** To qualify for an NEZ, the home must be a primary residence.

ARE THERE BUILDING REQUIREMENTS AND CAN I USE MY OWN BUILDER?

Specific information on lot dimensions, buildable footprints, and the community construction guidelines are available upon request. All homes must adhere to the community construction guidelines to ensure design standards are met and to protect property values within the community.

Dusendang Custom Homes is building two model homes and approved to build homes at Windward Pointe. The development team will review other builders upon request.

HOW LONG DOES IT TAKE AND IS THERE A DEADLINE TO BUILD YOUR HOME?

It is anticipated that an average home will take approximately 6 to 7 months to construct, which may be shorter or longer depending on the complexity of your home. Due to the desire to minimize disruptions from construction activities, buyers are required to commence construction of their homes within 2 years of closing on their homesite, construction must be continuous from start to finish, and construction must be completed within 1 year from commencing construction.

DO I HAVE TO OBTAIN A PERMIT TO BUILD MY DOCK?

To save costs and expedite the permit process, the development team is in the process of obtaining permits for fixed, individual docks for the waterfront homesites. In many instances, buyers will also have the option to build a shared dock with their neighbor in lieu of an individual dock.

HOW MUCH ARE THE HOA FEES AND WHAT DO THEY COVER?

Windward Pointe is a site condominium which has lower costs than a traditional condominium project due to homeowners maintaining their own houses. The budget for the HOA and the services covered are being finalized and will be shared prior to reservations converting to binding purchase agreements. The HOA fees will be comparable to other similar communities in West Michigan and will cover typical shared costs including landscaping maintenance, snow plowing of driveways, and utilities and upkeep of shared amenities. The roads will be maintained and plowed by the City of Muskegon.

ARE SHORT-TERM RENTALS PERMITTED?

The rules for short-term rentals are being determined with the City of Muskegon and will be shared prior to reservations converting to binding purchase agreements. The rules will be consistent with rules that have worked well in other West Michigan developments, including a minimum duration of rentals and a maximum number of times per year that homes can be used for short-term rentals.

WHAT IS THE HISTORY OF THE PROPERTY?

Windward Pointe is located at the site of the former Muskegon paper mill.

The mill property was acquired by a group of 13 philanthropists that desired to steward the property toward a mixed-use development that mirrored the wishes of the local community and included residential, retail, commercial and waterfront amenities. The group eventually sold the property to a development team that could advance the vision.

There are hundreds of former commercial and industrial properties in Michigan that are being transformed into new homes, businesses and destinations. The development team at Windward Pointe has extensive experience transforming these types of sites into vibrant communities including former industrial properties in Muskegon that they converted to housing. A comprehensive description of the actions being taken by the development team will be shared prior to reservations converting to binding purchase agreements.

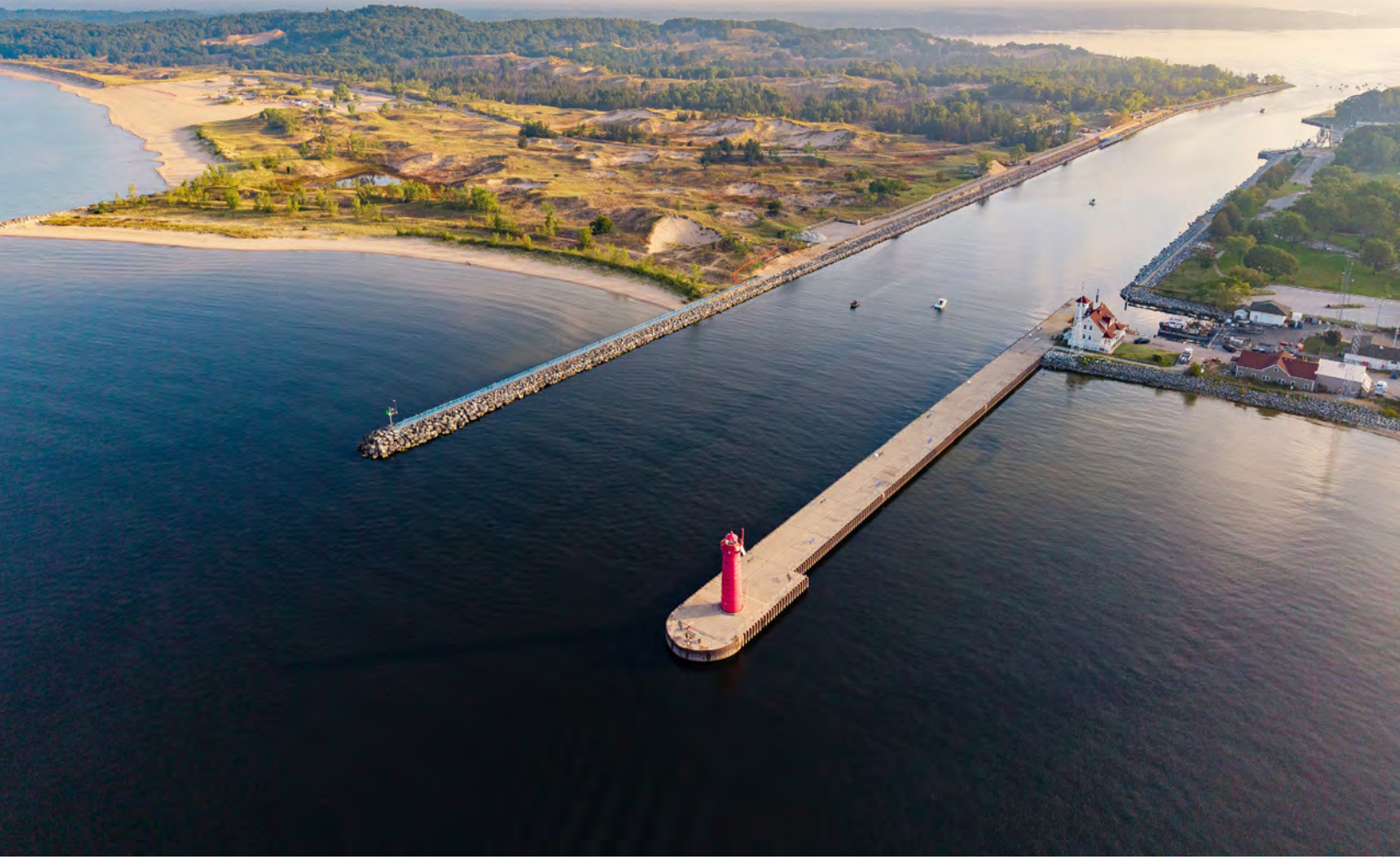


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