



National Master-planned Community Developer:

Currently active in AZ, TX, NC, SC, TN and AL (“Suncrest Markets”)

Established in 2016:

Proven, repeatable land acquisition, entitlement, engineering, development, lot sale platform

Track Record:

Rezoning, entitling, developing, selling engineered and finished lots for above market returns.
NO Losses.

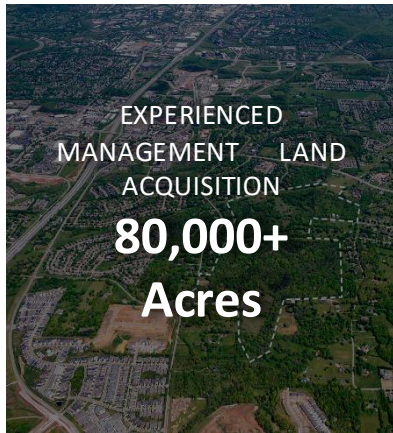
Home Builder Relationships:

Trusted counterparty to many of America’s most active homebuilders (Public/Private)

Capital First Mandate:

Disciplined underwriting and phased execution to preserve, protect, and grow investor capital

About Suncrest



- **Experienced Management Team:** Has acquired +/-80,000-acres and delivered +/-25,000 lots across North America's strongest housing markets. Suncrest has entitled over 15,000 lots in the last 10 years.
- **Currently Managing:** Acquisition, entitlement, design, engineering, development and disposition of +/-20,000 homesites across 6 states with lot contracts to many of the country's top builders including: D.R. Horton, Pulte, Del Webb, Lennar, Meritage, NV R, Del Webb, DRB, Richmond American and Toll Brothers.
- **Land Pipeline:** +/- \$180M qualifying land portfolio offering geographic, demographic, and product diversity.
- **Suncrest Advantage:** Leverage over 100 years of collective experience and national relationships to procure off-market land development opportunities typically reserved for institutional investors and public homebuilders.
- **ZORA:** Suncrest's Build for Rent Communities (BFR) in Phoenix, AZ and Charlotte, NC. Developed, built and leased up. (professionally managed luxury rental homes in amenity-rich gated communities) - [**ZORA LIVING**](#)



Management Team

Visionary Leadership: The Power of Experience



Suncrest Management Team



Sean Cooney

Managing Partner



Mike Koch

Managing Partner



Casey Werner, PE

EVP of Real Estate



Chuck Markos

Chief Financial Officer

Suncrest draws on over 100 years of collective experience

in land selection and residential & mixed-use development while managing the complexities of acquisition through entitlement, design, engineering, physical ground development, and the day-to-day back-office operations that make a master planned community project. Our commitment to social, environmental, and economic sustainability shapes every decision we make

With a portfolio of 20,000+ homesites under management,

we take pride in our collaborative approach, partnering with local stakeholders to create communities that both enhance and reflect the distinct character of their surroundings. This dedication to thoughtful, locally nuanced development has established Suncrest as a trusted steward of community growth across the nation.

The image shows a modern office interior with a glass-walled conference room. A large blue semi-transparent rectangle is overlaid on the center of the image, containing the text. On the right side, a wall with vertical slats features the Suncrest logo and the word "SUNCREST" in large, raised letters. The background shows a conference table, chairs, and framed artwork on the wall.

Vision

Our vision at Suncrest is to develop unique communities that celebrate the land and the surrounding area, that enhance the lives of others and stand the test of time.



Suncrest is a nationally recognized master-plan developer active in high-growth markets across the U.S. We deliver fully entitled, engineered, and developed homesites to leading national builders, with a focus on active-adult, amenity-based communities where demand is strong. By aligning land strategy with demographic trends and builder priorities, Suncrest offers investors resilient housing exposure, predictable, competitive returns, and durable long-term value.



RETURNS FOCUSED

Track record of above market results
95% Investor re-investment rate

PRUDENT

Mitigate Entitlement & Development Risk

DISCIPLINED

Invest across diverse geographic footprint

STRATEGIC

Localized political capital. Strong relationships

NETWORK

with almost all top homebuilders in U.S.

EXECUTION

Proven successful community creation

EFFICIENT

Low overhead, 3rd party consultant structure

LEADERSHIP EXPERIENCE

Over 100 years of collective experience in land selection, acquisition, entitlement, design, engineering, and development, managing every complexity of master-planned community creation.

Why Invest in Residential Land and Lots ?



Scarcity: Quality land positions are finite, appreciating asset in high-growth markets

Early-cycle exposure to housing: Upside through engineering and permitting (before vertical construction)

US Housing Shortage: Moody's: 2M, Goldman Sachs: 3M, Zillow: 4M, Brookings: 5M Home Shortage

Inflation Hedge: Scarce; values track replacement costs & home prices, preserving purchasing power

Land Light Strategy: Builders offload land and balance-sheet carry. Controlling land = takeout demand

Multiple Exit Paths: Bulk land, developed lot, engineered lot, multi-family, commercial, land sales

Multiple Buyers: Developers, National Builders, Local Builders, Commercial, Multi-Family, BFR

Entitlement Value Creation: Converting raw land into permitted, build-ready, reducing builder risk

Phased Takedowns: Convert land to cash flow and reduce duration risk with efficient phasing plan

Downside Buffers: Conservative land basis + staged "all equity" capital deployment

Aligned Execution: Sponsor co-invest, local political capital, expertise and active asset management

What Sets Suncrest Land Investment Apart?



1

Limited Supply

Low housing inventory, finite supply of zoned, developable land with utilities in high growth markets

2

Strong Demand

Population Growth, Net Migration, Increasing Household Formation

3

Predictable Markets

Sunbelt (Suncrest) Markets, strong, high paying employment growth, educated migration growth

4

Tangible Asset

Land is physical asset with low volatility and historically attractive investment yields

5

Experienced Management

Over 100 years of combined experience, 13,600 lots entitled, and 7,400 lots sold since 2017

6

Land Sourcing

Experience, market reach, local network and political capital to source exclusive off-market land parcels

7

Appreciation

Historically land appreciates steadily in growth corridors when successfully entitled for highest and best use

8

Inflation Hedge

As living costs rise, land values often rise in tandem, preserving purchasing power

9

Diversification

Land diversifies portfolios, with low correlation to stocks & bonds and long-term investment tailwinds

10

Tax Advantages

Net income from undeveloped land investment is expected to be taxed as long-term capital gains





PRIVATE EQUITY FIRMS: Professional investment managers that deploy institutional LP capital—primarily from pensions, endowments/ foundations, and insurance companies into private land and lot investments targeting outsized returns over a defined hold period.

Typical Investment: \$10M to \$150M

Hold Period: 4 – 6 Years

FAMILY OFFICES: Private wealth managers for one (single) or multiple (multi) families that invest long-term capital across assets, prioritizing preservation and tax efficiency.

Typical Investment: \$5M to \$50M

Hold Period: 5 Years

HIGH NET WORTH INDIVIDUALS: Individuals with substantial investable cash and assets who deploy personal capital directly into private deals for capital preservation, above market returns and diversification.

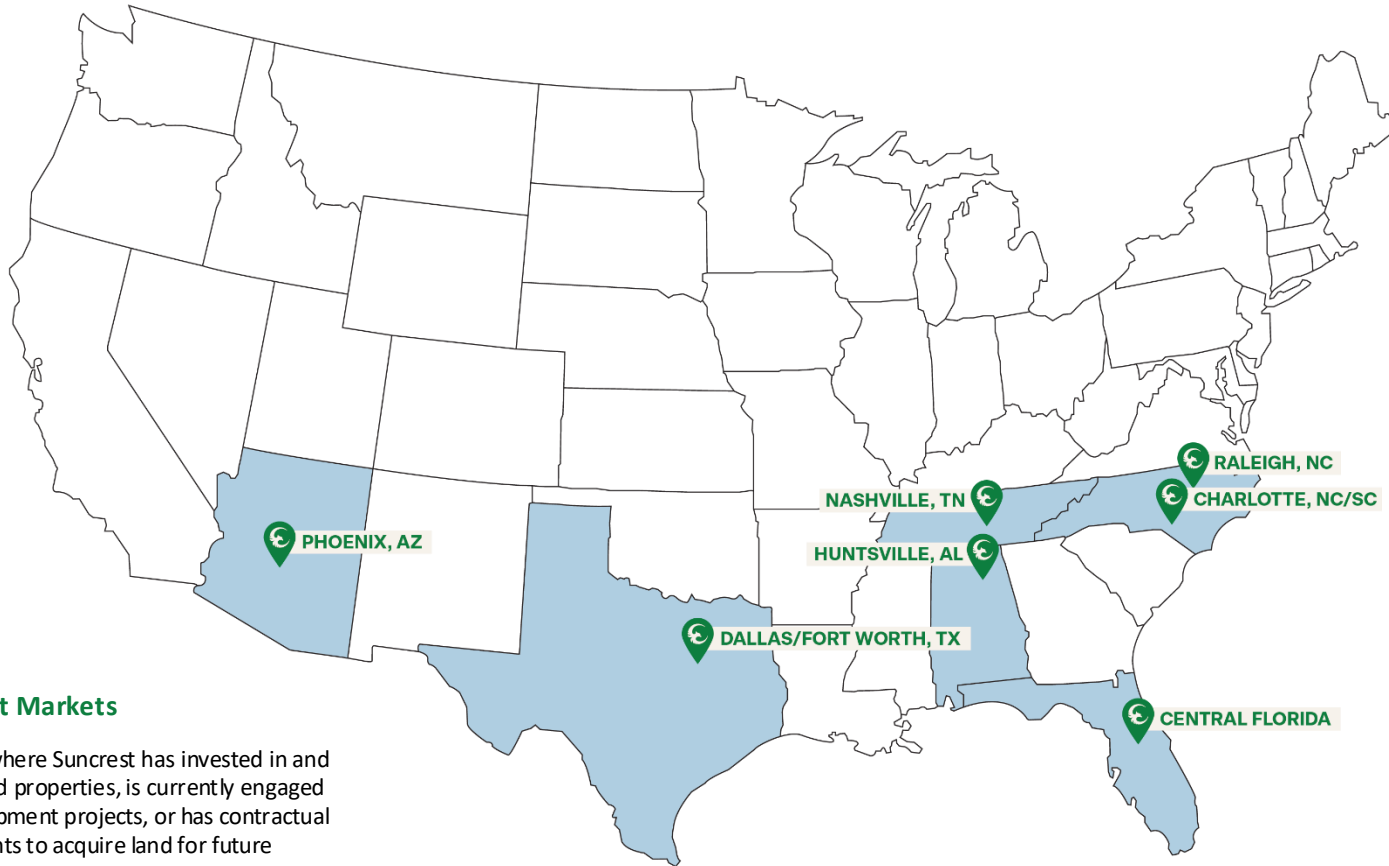
Typical Investment: \$1M to \$10M

Hold Period: 3 - 5 Years

Suncrest Markets



Suncrest, through an established national network of real estate professionals, consultants, contractors, engineers, and land owners provides its capital partners immediate access to highly coveted and exclusive land investment and development opportunities in the most dynamic submarkets throughout the United States. Below is a list of our currently active and target markets:



Suncrest Markets

An area where Suncrest has invested in and developed properties, is currently engaged in development projects, or has contractual agreements to acquire land for future development.



OUR BUILDER PARTNERS

Suncrest Builder Partners

Del Webb®

LENNAR®

D·R·HORTON®
America's Builder

Meritage
Homes®

taylor
morrison

Ryan
Homes

Toll Brothers
America's Luxury Home Builder™

M/I HOMES

Building Dreams, Enhancing Lives
David Weekley Homes



IMPRESSION
HOMES

GREEN BRICK
PARTNERS

CB JENI
LIFESTYLE HOMES
A GREEN BRICK PARTNER

Drees
HOMES™

Cambridge
Homes

Pacesetter
HOMES

CELEBRATION
HOMES
More Space. More Style.

EDEN
MULTIFAMILY

Bela Flor

RICHMOND
AMERICAN HOMES

STANLEY MARTIN
HOMES

FORESTAR

PULTE
GROUP

DRB
DRB GROUP



Let's Connect



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suncrestreal.com

PHOENIX

• DALLAS

• NASHVILLE

• CHARLOTTE

• RALEIGH

• HUNTSVILLE