



Hurricane-Resilient Luxury Coastal Developments

SEC REG D 506(C)

| FOR ACCREDITED INVESTORS ONLY

| CONFIDENTIAL PRESENTATION • MARCH 2026



EXECUTIVE SUMMARY

Investment Opportunity

Evia Partners specializes in **hurricane-resilient, luxury single-family developments** along Florida's premier coastal corridors, delivering superior risk-adjusted returns.



Resilient Design Edge

FEMA-elevated, hurricane-resistant construction utilizing advanced materials to command market premiums and ensure asset durability.



Strategic Portfolio

76 active projects across high-demand zones (34 West Coast, 17 East Coast, 25 Orlando) with 12–18 month cycles.



Proven Operators

Executed by veteran luxury homebuilders with institutional-grade track records, disciplined underwriting, and consistent high-margin exits.



Partnership Opportunity

Seeking a Programmatic JV Partner for \$20M+ annual commitment, or deal-by-deal SPV participation.

28–40%

TARGET NET INVESTOR RETURNS

Dependent on project type & exit strategy

\$680M

TOTAL BUILT VALUE

Projected by End of 2026

278

TOTAL PROJECTS

Completed & In-Pipeline (inc. Orlando)

76

ACTIVE PROJECTS

Current Development Pipeline

OUR INVESTMENT THESIS

Why Florida Coastal Luxury Now?



01

Structural Demand

- **HNW Migration:** Sustained influx of high-net-worth cash buyers seeking tax advantages and lifestyle.
- **Turnkey Preference:** Buyers demand immediate occupancy, avoiding lengthy renovation timelines.
- **Extreme Scarcity:** Finite supply of prime waterfront and near-water parcels supports pricing power.



02

Resilience Premium

- **Safety First:** FEMA-elevated, hurricane-resistant designs command stronger buyer confidence.
- **Insurance Advantage:** Modern code-compliant builds offer significantly lower insurability hurdles.
- **Market Outperformance:** Resilient stock absorbs faster than legacy properties post-weather events.



03

Execution Advantage

- **Vertical Integration:** In-house GC oversight via premium construction partners ensures cost and schedule control.
- **Disciplined Underwriting:** Conservative leverage with focus on intrinsic land value.
- **Agile Exits:** Multi-strategy approach including retail sale, refinance/hold, or internal portfolio sale.



MARKET OPPORTUNITY

Driven by Wealth Migration & Resilience Demand

10-YEAR PRICE GROWTH

+187%

West Palm Beach luxury real estate appreciation over the last decade, outperforming national averages.



EXPOSURE RISK

8.1M

Florida homes currently at moderate or greater risk of hurricane wind damage, driving demand for new stock.



ULTRA-LUXURY SECTOR

Q2'25

Waterfront market remains "exceptionally robust" with sustained pricing power due to inventory scarcity.



Storm-Ready Preference

Modern buyers overwhelmingly favor turnkey properties with impact windows, concrete reinforced roofs, and FEMA-compliant elevations over renovation projects.



Resilience Premium

Communities built to higher hurricane codes (e.g., Babcock Ranch) demonstrate faster absorption and value retention immediately following major weather events.



Insurability Edge

New construction meets stringent coastal codes, offering significantly lower insurance premiums—a key friction point for buyers of legacy homes.



COMPETITIVE ADVANTAGE

Why Evia Wins



Hurricane-Resilient Design

FEMA-elevated foundations, impact-rated envelopes, and coastal-grade systems designed to exceed code requirements and reduce insurance burdens.



Prime Coastal Corridors

Strategic focus on high-barrier markets: West Coast (Clearwater to Siesta Key) and East Coast (Palm Beach County) with finite land supply.



Proven Operators

Execution by seasoned luxury developers with decades of Florida coastal experience guarantees luxury standards, budget control, and consistent, repeatable margins.



Speed & Discipline

Efficient 12–18 month project cycles with conservative leverage and fixed-price scopes to mitigate market exposure and inflation risk.



Go-To-Market Engine

Aggressive premarketing during permitting, VIP Realtor Priority Program, and luxury staging ensure maximum exit velocity.



Investor Alignment

Structure prioritizes partners: Preferred returns are paid first, with builder/operator profits earned only after investor hurdles are met.



PERFORMANCE OVERVIEW

Proven Track Record

278

PROJECTS COMPLETED

128 Coastal + 150 Orlando Projects

\$680M

TOTAL BUILT VALUE

Includes \$120M Additional Revenue

28-40%

TARGET NET RETURNS

Annualized Investor Returns



12-18 Mo

AVG. PROJECT DURATION



Consistency

HIGH-MARGIN LUXURY EXITS



Network

REPEAT REALTOR & BUYER POOL

DISCLAIMER: Past performance is not indicative of future results. All projections are based on current market conditions and operator analysis. This presentation is for accredited investors only under SEC Regulation D 506(c). See Private Placement Memorandum (PPM) for full risk factors and terms.



TRACK RECORD HIGHLIGHTS

Select Case Studies



1801 Spanish River

🕒 17 MONTHS

164%

RETURN ON EQUITY

86.0%

ANNUALIZED IRR

Total Project Cost

\$6,179,263

Sale Price

\$11,995,000

Exit Date

May 2022

GROSS PROFIT

\$4,916,111



P5 - 150 Pineapple Rd

🕒 22 MONTHS

148%

RETURN ON EQUITY

62.8%

ANNUALIZED IRR

Total Project Cost

\$2,295,990

Sale Price

\$3,950,000

Exit Date

June 2024

GROSS PROFIT

\$1,357,759



103 Bear's Club

🕒 22 MONTHS

85%

RETURN ON EQUITY

45.0%

ANNUALIZED IRR

Total Project Cost

\$5,393,590

Sale Price

\$8,300,000

Exit Date

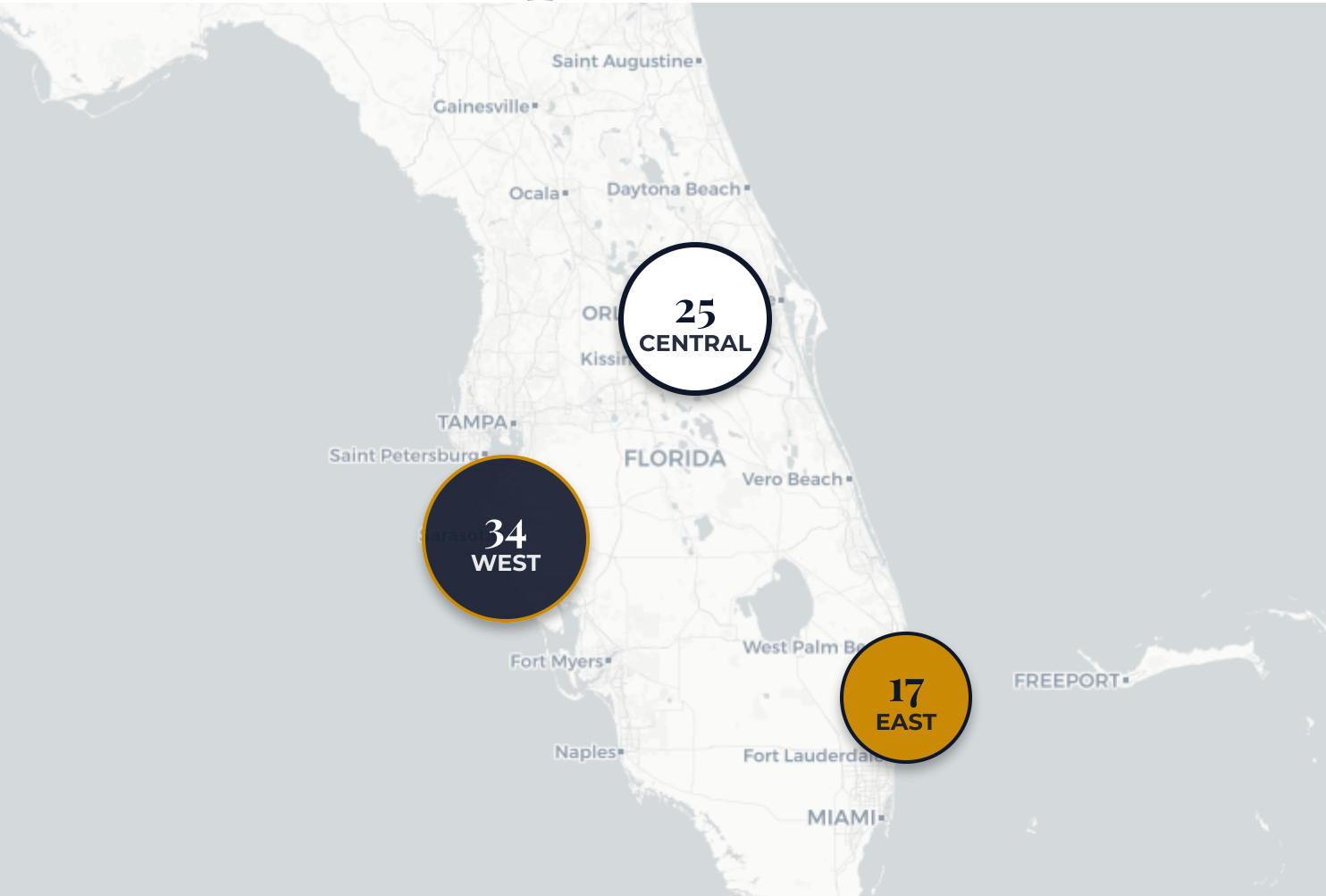
March 2017

GROSS PROFIT

\$2,283,910

STRATEGIC FOOTPRINT

Current Pipeline



TOTAL ACTIVE PROJECTS

76

● West Coast	34
Clearwater to Siesta Key	
● East Coast	17
Palm Beach & Atlantic	
○ Central FL	25
Orlando Metro Area	

Product Type

Luxury waterfront & coastal properties.

Resilience

FEMA-elevated, impact-rated durability.

Status Mix

Vertical Const, Permitting & Marketing.

Exit Strategy

Retail sale or strategic refinancing.



WORKFLOW & GOVERNANCE
Development Process



Site Sourcing
& Acquisition

Targeting off-market coastal land via broker networks. Rigorous underwriting against strict margin criteria.



Design & Permitting

Architectural planning focusing on FEMA compliance, elevation, and resilient coastal building codes.



Vertical Construction

9–12 month build cycle managed by in-house GC. Focus on schedule velocity and quality control.



Premarketing
& Launch

VIP Realtor Priority Program and digital campaigns start during permitting. Full luxury staging at completion.



Exit Pathways

Flexible disposition: Retail sale to end-user, strategic refinance for rental, or internal portfolio sale.

 Risk Mitigation Strategy



CONSERVATIVE LEVERAGE

Low loan-to-cost ratios to ensure project stability through market cycles.



FIXED-PRICE SCOPES

Locked-in material and labor costs where feasible to prevent budget creep.



INSURANCE DILIGENCE

Comprehensive builder's risk and flood coverage during construction phase.



MULTI-EXIT FRAMEWORK

Ability to pivot between sales and rentals based on immediate market absorption.



PROTECTIVE LIQUIDATION

Aggressive pricing contingency to prioritize bank and preferred equity protection.



INSTITUTIONAL GRADE EXECUTION

Leadership Team

50+
YEARS COMBINED EXPERIENCE



Chris Baird

FOUNDER & MANAGING PARTNER

A fourth-generation builder with deep expertise in development. Successfully oversaw 1,500+ property acquisitions and developments, including multimillion-dollar custom homes and fix-and-flip projects.

 1,500+ Acquisitions & Developments



Tom Mikolas

GENERAL PARTNER

Brings 30+ years of construction and operations experience. Iconic portfolio includes the Sears Convention Center & HQ, Alta at K Station, and The Sheraton on the River.

 30+ Years Construction Ops



Cody Buck

CHIEF OPERATING OFFICER

West Point graduate and former Army officer with 3 deployments. Brings institutional experience from a Colorado REIT, driving luxury multifamily and mixed-use developments.

 Institutional Capital Formation

STRATEGIC OPERATING PARTNERS



Luxury Design & Development Partner

Award-winning luxury design expertise and architectural innovation. Renowned for creating premium coastal aesthetics that define the high-end market.



Premium Construction Partner

Premier construction operator delivering high-quality execution. Ensures projects remain on schedule and within budget through disciplined GC oversight.



PARTNERSHIP OPTIONS

Investment Structure



Programmatic JV

Strategic partnership for institutional or family office capital seeking scalable deployment across our coastal pipeline.

TARGET COMMITMENT

\$20M+ / Year

Syndicated SPV



Deal-by-deal equity allocations for individual accredited investors via project-specific LLCs.

Minimum

\$100k – \$500k+

Structure

28-40% Total return



INVESTMENT HORIZON

Target project cycle of **12–18 months** from acquisition to exit. Efficient capital recycling allows for compounding returns across multiple projects.



CAPITAL PROTECTION

Investor funds secured by **recorded agreements**, direct ownership interests in the SPV, or recorded liens depending on the specific deal structure.



REPORTING & GOVERNANCE

Comprehensive **monthly reporting** packages including construction progress photos, budget-to-actual variances, and updated timeline projections.



REGULATORY FRAMEWORK

Offerings conducted under **SEC Regulation D 506(c)**. Available exclusively to verified accredited investors. Strict KYC/AML compliance.



PARTNER WITH US

Next Steps & Execution



Access

Execute NDA to access our secure Data Room and review detailed project underwriting.



Diligence

Review pipeline materials, historical track record data, and pro forma financial models.



Site Tours

Schedule guided tours of active builds on both West Coast and East Coast corridors.



Commit

Align on programmatic JV mandate or finalize allocation for specific SPV offerings.

Start the Conversation

Connect with our Capital Markets team to discuss current allocation opportunities.



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