



City of Shelbyville, Indiana Plan Commission

April 26, 2021

Development Team:

Forestar – Melissa Garrard, Entitlements Manager

HWC Engineering – Hope Martin, P.E.

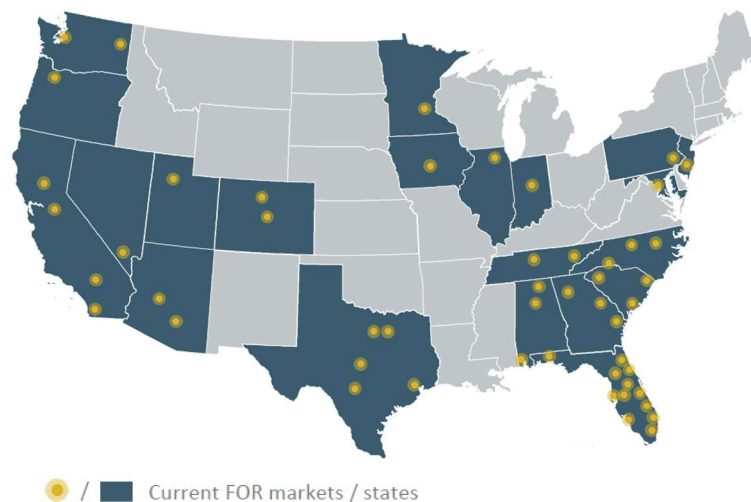


A  FORESTAR Community

Forestar Overview

- Forestar Group Inc. (“Forestar” or “FOR”) is a highly differentiated, national residential lot developer
 - Develops and sells lots for single-family homes to D.R. Horton and other local, regional and national homebuilders
 - Focused on phased development of short duration, fully-entitled lot development projects
 - High turnover, lower risk lot manufacturing strategy with intense focus on returns
- Majority-owned subsidiary of D.R. Horton, Inc. (“D.R. Horton” or “DHI”), the nation’s largest builder
 - 75% of common shares acquired by DHI in 2017; 65% owned today by DHI
 - One of only two public homebuilders in the U.S. with investment grade ratings from Moody’s, S&P and Fitch
 - Highly strategic relationship supports and de-risks Forestar’s significant growth ramp
- Well-positioned to effectively operate through changing economic conditions and capitalize on long-term opportunity
 - Diversified national footprint with a solid lot position
 - Conservative leverage and strong liquidity profile

Operations in 51 markets across 21 states(1)

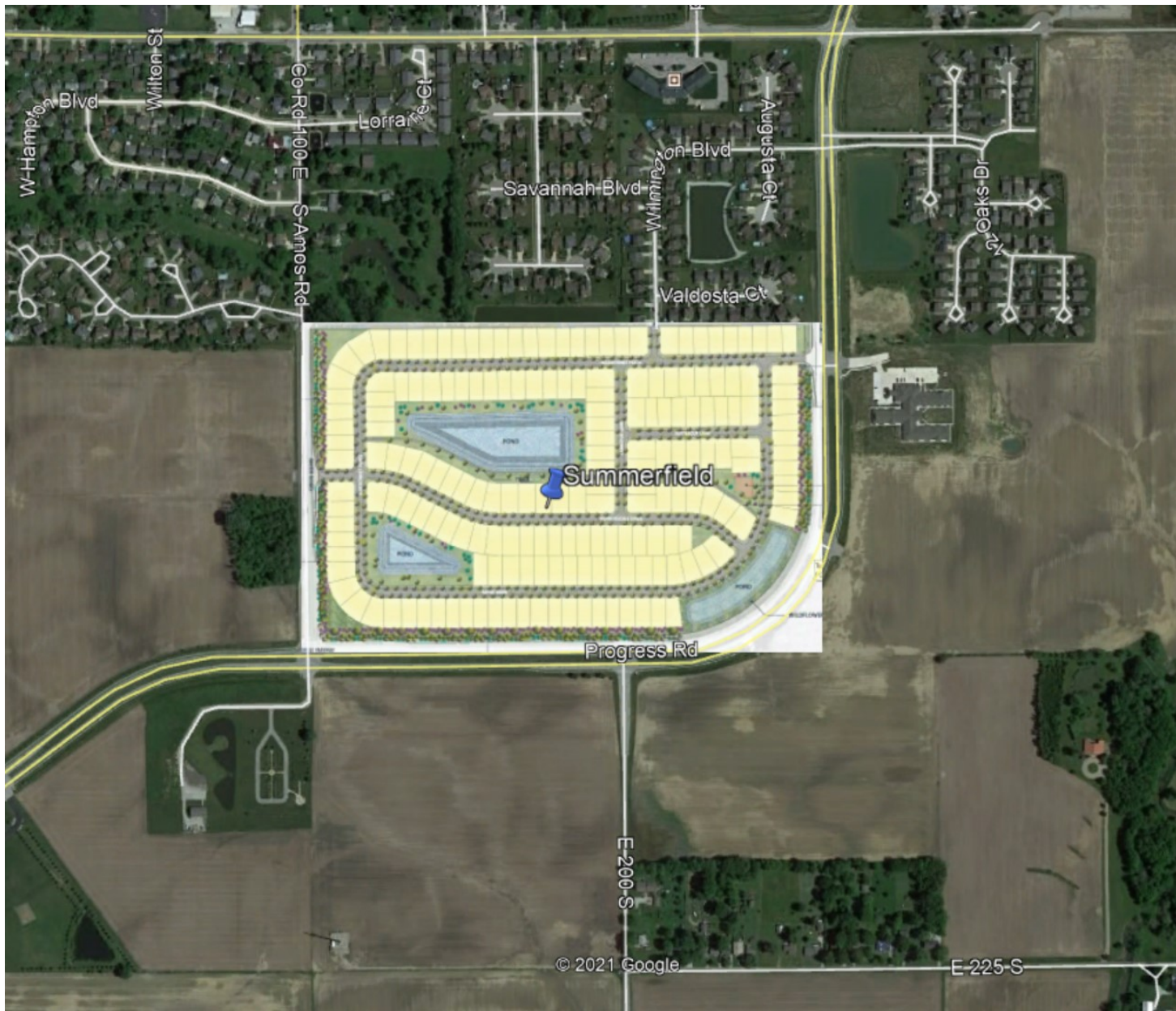


| Current Snapshot ⁽¹⁾ | |
|---|---------|
| Owned and Controlled Lot Position | 77,500 |
| Owned Lots Under Contract or Subject to Right of First Offer to DHI | 34,900 |
| Revenues | ~\$990M |
| Liquidity ⁽²⁾ | ~\$580M |
| Equity Market Cap ⁽³⁾ | ~\$1B |

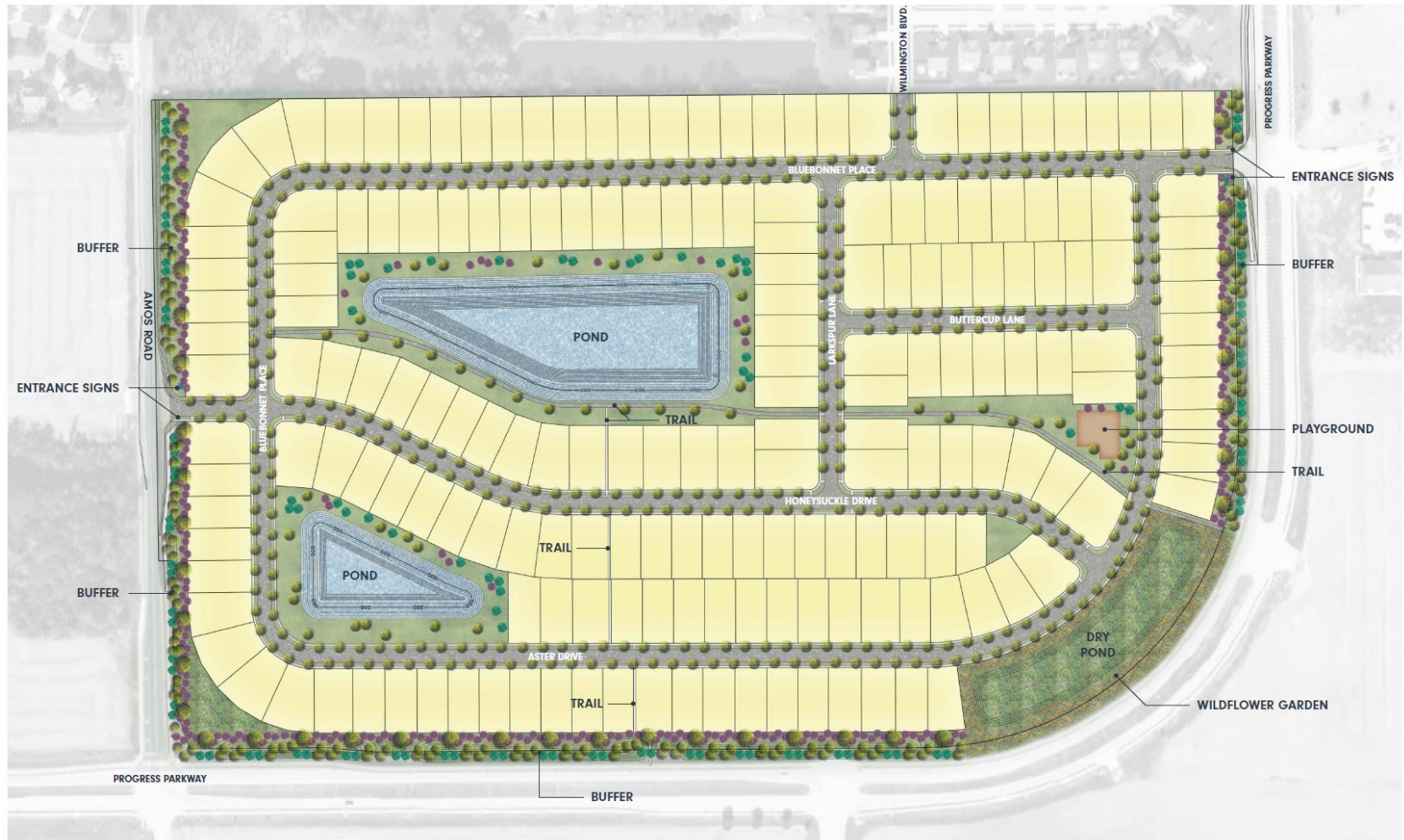
(1) As of or for the TTM ended 12/31/20 unless otherwise noted

(2) Liquidity defined as unrestricted cash and cash equivalents plus revolving credit facility availability as governed by the borrowing base

(3) At market close on 1/20/2021



Summerfield Site Plan



SUMMERFIELD
SUMMERFIELD SITE PLAN
SHELBYVILLE, INDIANA

PREPARED FOR:
FORESTAR DEVELOPMENT
NORTH
APRIL 20, 2021
FORESTAR
HWC
ENGINEERING
BY THE HATCH COMPANY

Summerfield Features



187 Single-Family Homes



Playground

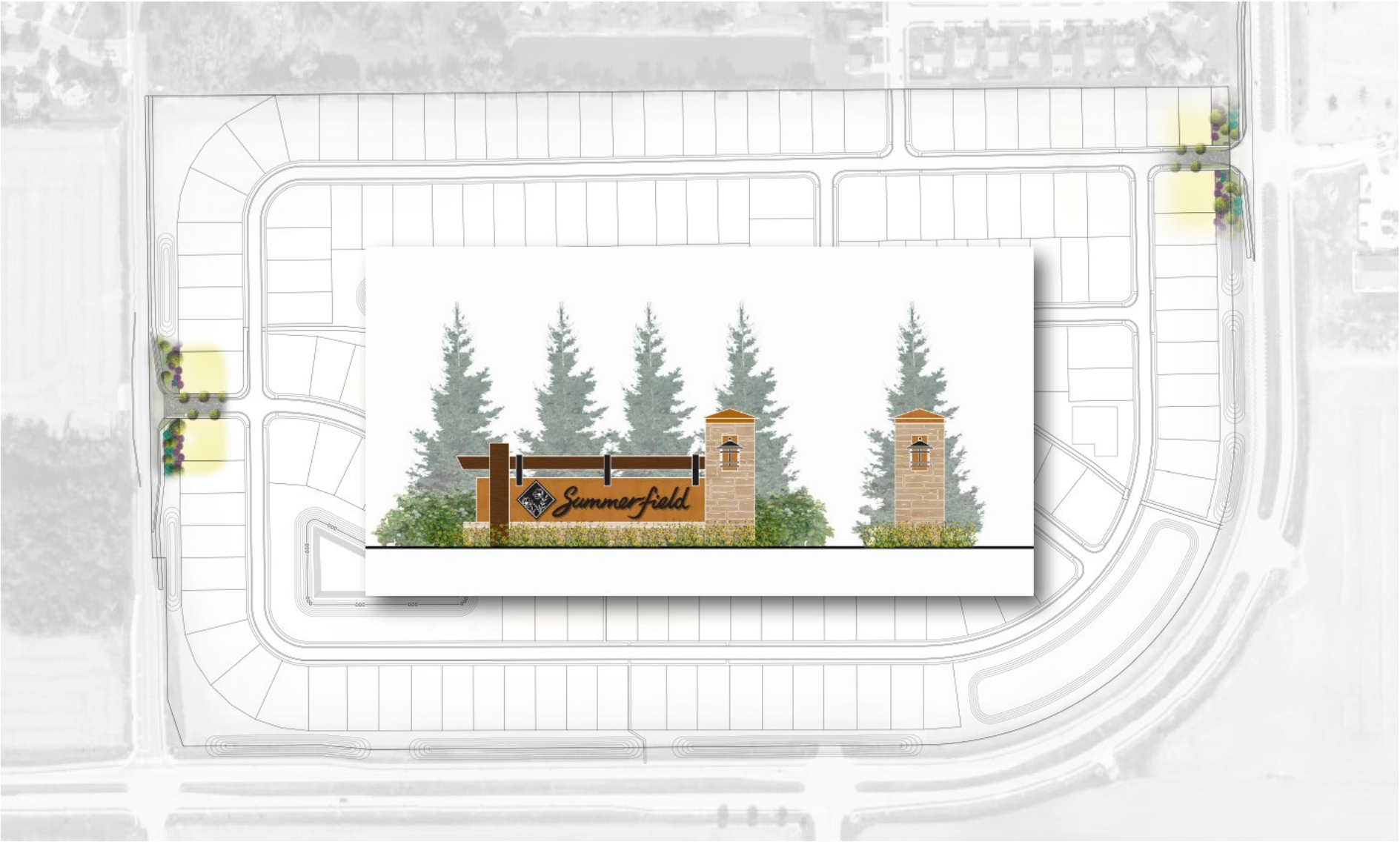


Trails



Mounding and landscaping along Progress Parkway





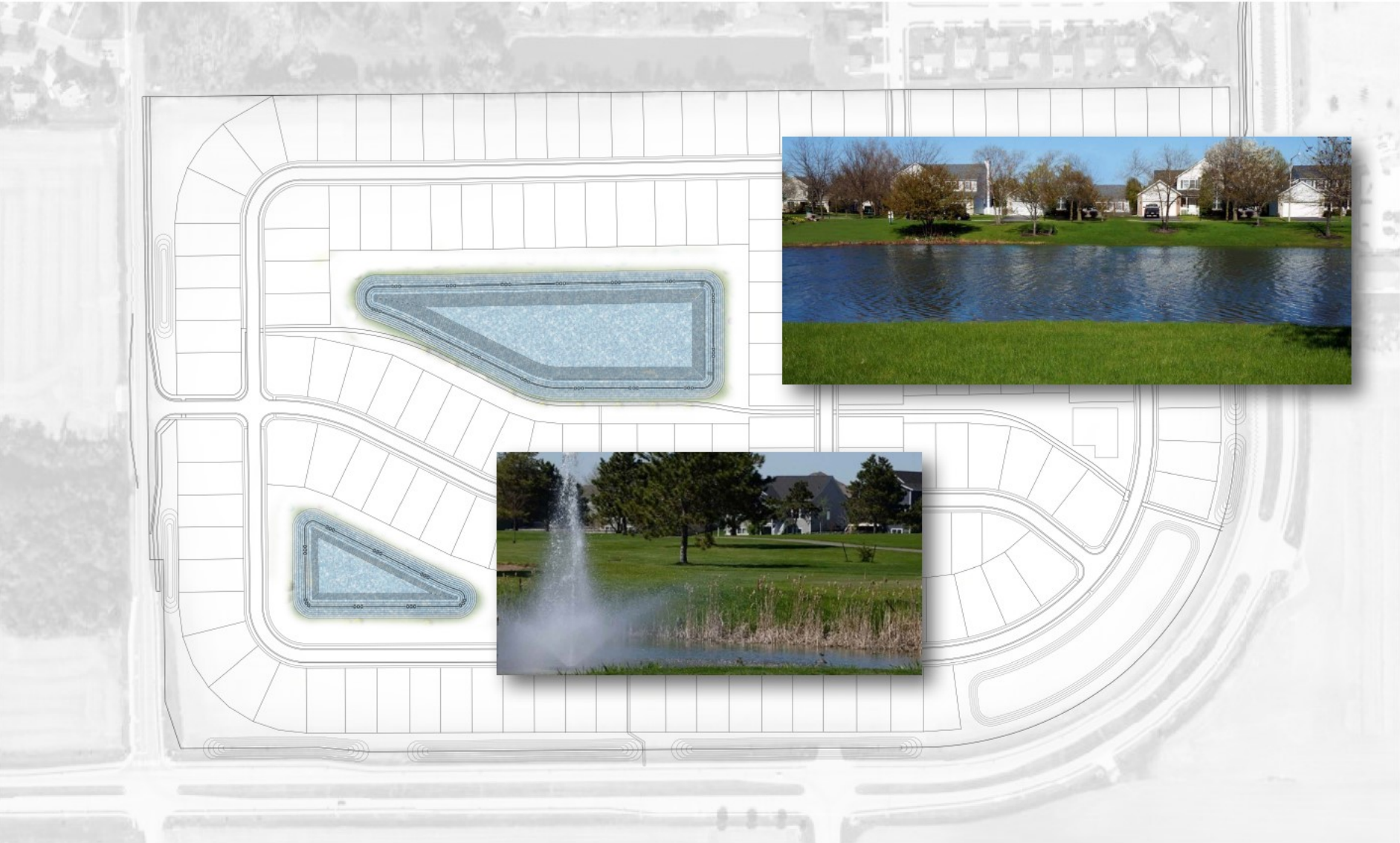
SUMMERFIELD
ENTRANCE DESIGN
SHELBYVILLE, INDIANA



APRIL 20, 2021

PREPARED FOR:
FORESTAR DEVELOPMENT

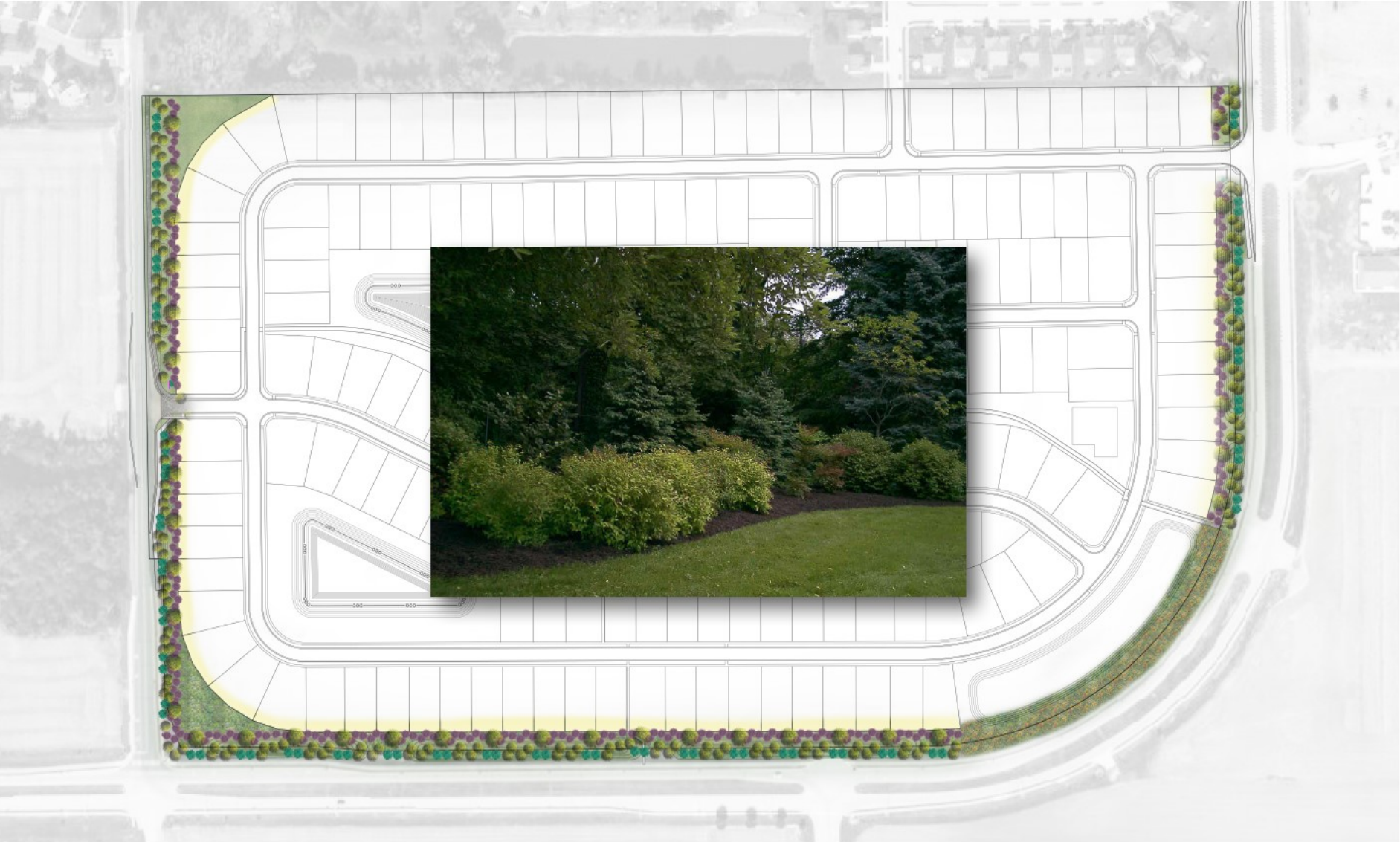




SUMMERFIELD
POND AESTHETIC
SHELBYVILLE, INDIANA



SUMMERFIELD
DRY POND & WILDFLOWER GARDEN
SHELBYVILLE, INDIANA



SUMMERFIELD
NATURAL EDGE & BUFFER
SHELBYVILLE, INDIANA



SUMMERFIELD
WALKING TRAIL
 SHELBYVILLE, INDIANA

PREPARED FOR:
 FORESTAR DEVELOPMENT

 NORTH

APRIL 20, 2021

 **FORESTAR**

 **HWC**
 ENGINEERING



Representative Elevation Selections



*Actual elevations may vary 14

Representative Elevation Selections



*Actual elevations may vary 15

Why Shelbyville?

- ◆ Great Schools
- ◆ Sense of Community
- ◆ Downtown Revitalization
- ◆ Proximity to Interstate
- ◆ Variety of Retail and New Businesses
- ◆ Mature, Established Neighborhoods
- ◆ Success of Twin Lakes Development