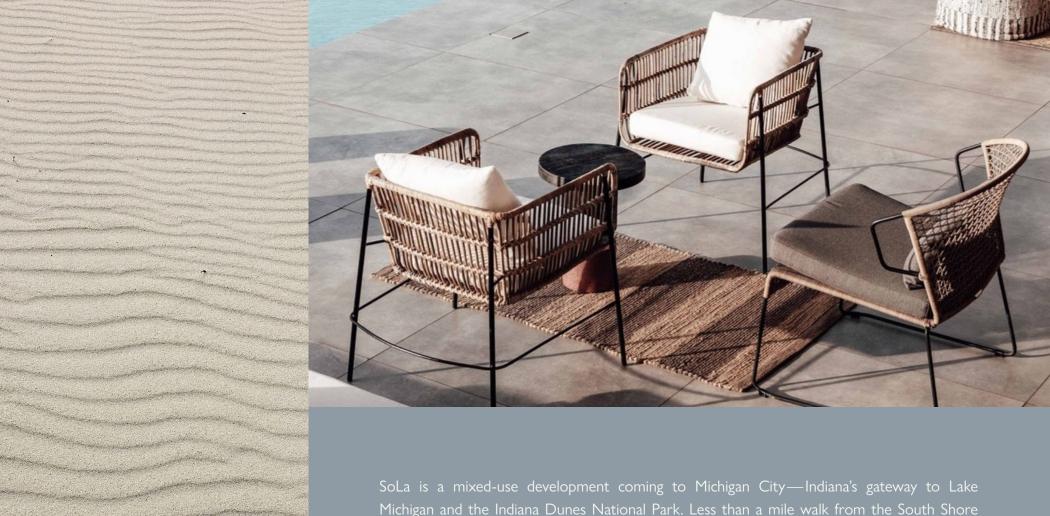


S P L A

See what's possible South of the Lake



SoLa is a mixed-use development coming to Michigan City—Indiana's gateway to Lake Michigan and the Indiana Dunes National Park. Less than a mile walk from the South Shore Line, located at the corner of Michigan Boulevard and Franklin Street, SoLa will be home to luxury condominiums, townhomes, world-class hotels, dining, retail and dynamic outdoor spaces to create a unique, year-round resort lifestyle community.

The buildings will incorporate large expanses of glass to capture daylight and views as well as a modern-industrial aesthetic combining durable materials such as brick, wood, metal panels and concrete. While the organic forms of the landscape design echo the dunes of the Indiana coastline.

# The Residences

### Condos

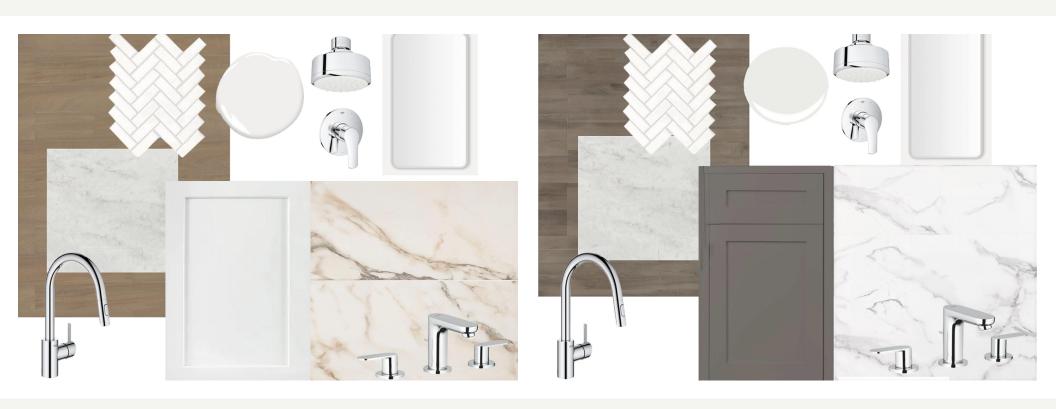
The development features 170 luxury condominiums spread across two distinctive buildings: a commanding 12-story tower and an elegant 6-story mid-rise. These residences offer thoughtfully designed 1, 2, 3, and 4-bedroom floor plans, ranging in size from 760 to 2,182 square feet.

### Townhomes

The community includes 18 duplex townhomes that offer the perfect blend of privacy and connection. These sophisticated 2-story residences feature 3-, 4-, and 5-bedroom layouts, each with private parking.



# Mood Boards



### Unit Finishes - Standard Option 1

Wood-look LVT Flooring, Tile Backsplash, Robern Recessed Medicine Cabinet in Polished Stainless Steel, Grohe Polished Chrome Plumbing Fixtures, Quartz Countertops, Painted White Wood Cabinets

### Unit Finishes - Standard Option 2

Wood-look LVT Flooring, Tile Backsplash, Robern Recessed Medicine Cabinet in Polished Stainless Steel, Grohe Polished Chrome Plumbing Fixtures, Quartz Countertops, Painted Gray Wood Cabinets

# Interior Details



Experience unparalleled luxury living at SoLa, Michigan City, where sophisticated design meets exceptional functionality. Our meticulously crafted residences combine premium materials, thoughtful layouts, and elegant finishes to create truly distinguished homes. Discover the perfect blend of comfort and opulence in our carefully curated collection of condominiums and townhomes, each offering generous private outdoor spaces and refined interior elements.



### Interior Features

- Elevator building
- 9'- 2" minimum ceilings
- Floor-to-ceiling windows in main living area with sliding glass door out to terrace
- In-unit washer/dryer
- High Efficiency HVAC units for each residence
- Wood look LVT flooring throughout
- Base trim throughout
- Recessed lighting throughout
- Two panel solid wood doors with chrome hardware

# Kitchen

- Painted white wood shaker cabinets
- Quartz 3cm countertops with backsplash
- Nickel or chrome cabinet knobs and pulls
- GE Profile 30" Stainless Steel Bottom
   Freezer Fridge, Ice Maker, Free Standing
- GE Profile 30" Stainless Steel Built-In Self Clean Oven
- GE Profile 30" Electric Cooktop with 9"/6" Dual Burner
- Hauslane Range Hood
- GE Profile 30" Stainless Steel Microwave with Convection Feature
- GE Profile 24" Top Control Built-In Dishwasher
- Undermount stainless sink with Grohe, Kohler or Dleta Brizo polished chrome faucet



# Primary Bath

- White shaker cabinet double sink vanity
- Undermount sink
- Kohler, Grohe, or Delta Brizo faucets in polished chrome
- Quartz 3cm vanity tops
- Polished nickel or chrome cabinet knobs / pulls
- Toto or Kohler elongated bowl toilet
- Porcelain tile floor with complimentary decorative porcelain tile detail on the shower walls
- Grohe, Kohler, or Delta Brizo shower trim in polished chrome
- Robern double recessed medicine cabinet in polished stainless steel
- Light bars above vanities

# Secondary Baths & Powder Room

- White shaker cabinet single sink vanity
- Undermount sink
- Grohe double pull faucet in polished chrome
- Quartz 3 cm vanity tops
- Nickel or chrome cabinet knobs / pulls
- Kohler or Toto elongated bowl toilet
- · Porcelain tile floor with complimentary decorative porcelain tile detail on the shower walls
- Kohler, Grohe, or Delta Brizo shower trim in polished chrome
- Robern recessed medicine cabinet in secondary baths
- Light bar above vanities



# Private Outdoor Terraces

All of the residences capture the essence of luxurious outdoor living with our expansive private terraces. With ample square footage, our outdoor terraces provide versatile settings for relaxation, entertainment, and rejuvenation. Whether you seek solitude for quiet contemplation or wish to host unforgettable gatherings, these terraces cater to your every need.

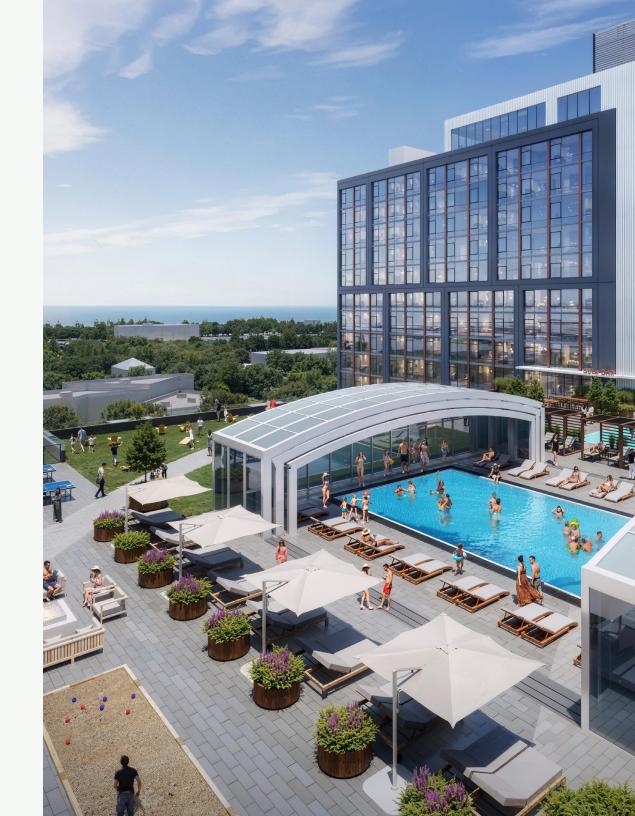
Spacious, covered terraces located directly off the main living area  $2' \times 2' \mid$  Concrete paver flooring



### **Amenities**

The crown jewel of SoLa is a 36,000 square foot resort-style amenity space that captures one-of-a-kind Harbor, National Park, Lake Michigan, and Chicago skyline views.

- Four seasons pool and hot tub with a retractable roof, lounge chair seating and cabanas with poolside food and beverage service
- State-of-the-art fitness center and spa services
- Multiple restaurant and bar options include breakfast, lunch, and dinner option and a rooftop terrace restaurant and bar with outdoor seating
- Outdoor dog walk area and dog wash station
- Outdoor seating areas, grilling stations, and fire pits
- Large open landscaped courtyard for outdoor year-round activities
- On-site door staff and property management
- 3-story, 396-space, climate-controlled parking garage attached to the development for Condo Residences and private garages for each Townhome Residence



# Marriott International Renaissance Hotel

Offering a world-class destination for residents and visitors alike, SoLa has partnered with Marriott International to bring a Renaissance Hotel as the hospitality anchor for the luxury development. With convenient access for beachgoers and visitors of the Uptown Arts District, The Hotel offers 240 rooms including 24 suites and event spaces overlooking the lake and Chicago skyline.

Visitors will experience resort-style amenities and offerings including a gym, spa, and indoor pool with retractable glass wall opening onto a lakeside terrace. The hotel will also provide direct access to a rooftop restaurant with unparalleled views.



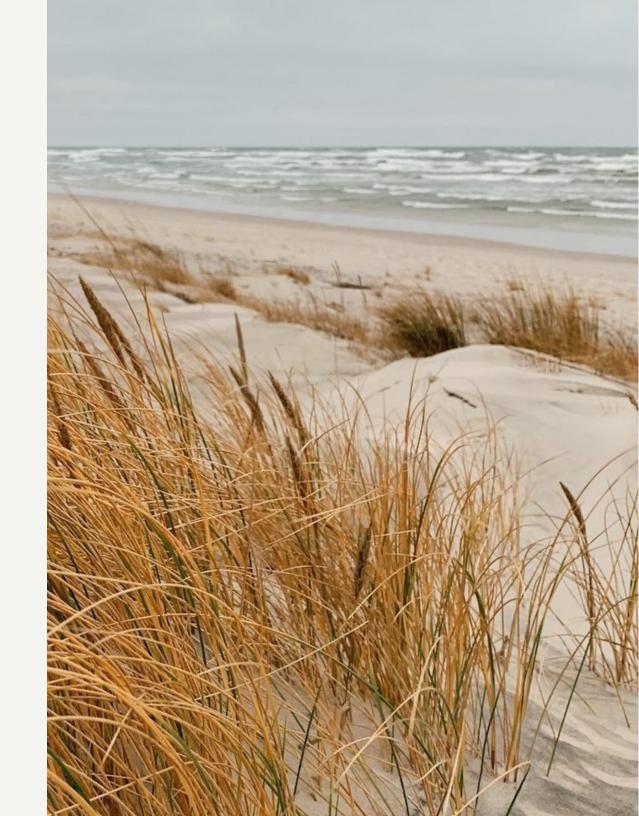
# Short Term Rental

# Turn Key Property Management for Your Vacation Home

SoLa residents have the option to participate in a proprietary short-term rental program, which offers owners the ability to invest in or earn rental income from the residences.

Maximize your investment:

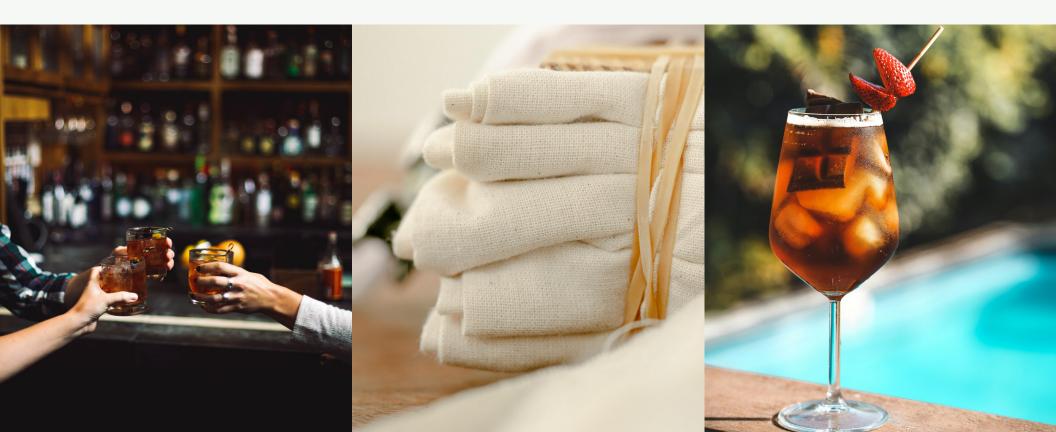
- Comprehensive Full Service Management
- Transparent Reporting
- On-site Rental Management Office
- Direct Booking Advantage
- Dynamic Pricing for Maximum Returns
- Secure Escrow & Money Management
- No-limit on Owner Stays



# Retail

At SoLa, residents and hotel guests can browse shops or choose from a wide array of dining and drinking options. These include breakfast, lunch, and dinner at multiple on-site restaurants, as well as the option to dine at finer restaurants or enjoy poolside service.

The new retail opportunities will add to the vibrancy of Michigan City with its casino, shopping at the outlet mall, concerts and performances at indoor and outdoor music venues and theaters, for this year-round destination all located just a train ride away at the mid-point between Chicago and South Bend.



### Architect

KOO is a Chicago-based architecture, interior design, and urban planning firm. KOO crafts buildings and interior environments that create a unique identity for each project. KOO creates space and atmosphere. KOO embraces the new, temporal, and experimental while staying mindful of the technical rigors that experimentation requires.

# Sable Hotel at Navy Pier, Curio Collection by Hilton

Chicago is a city that is defined by its relationship to the lake and the design of Navy Pier's first hotel is sophisticated, reflecting Chicago's urbanity, but with the Great Lakes region's welcoming informality. The design links Lake Michigan with the glittering city it looks back on and the concept makes the most of its location by starting with a window box as the organizing principle for the design of the façade and guest rooms.

#### 444 Social

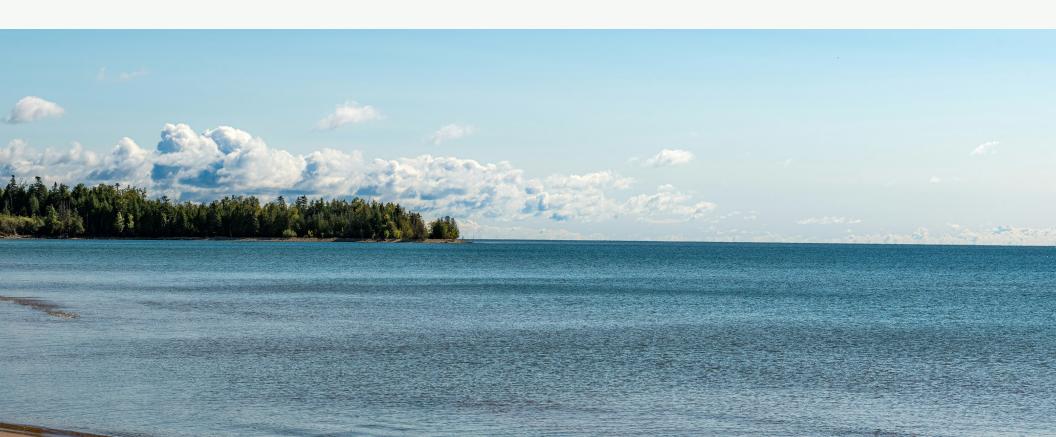
444 Social is a large scale multi-family residential building comprised of just over 300 rental units divided between two buildings in Lincolnshire, Illinois. The concept for this complex is to create a socially-engaging atmosphere by providing residents with a variety of common areas with social activities where residents may plan parties, sit pool side, play bocce ball, barbecue and socialize.



# Michigan City Improvements

Two recent investments into the area are making a difference and are at the core of this explosive interest:

The **Indiana Dunes National Park** has become a major draw for visitors following the designation of the former National Lakeshore as our nation's 61st National Park, attracting thousands and exceeding all expectations. In addition, the **doubletracking of the South Shore Line**, supported by a multi-governmental investment of over \$650 million, will connect Michigan City to downtown Chicago and is being hailed as the most significant economic development initiative in northwest Indiana in the past 100 years.



### Location

The southern edge of Lake Michigan is experiencing unprecedented levels of attention and investment from across the country with Michigan City leading the way. At the heart of the cause of all this attention is the massive private investment injected into the area and the matching interest of each of the state, local and federal governments.

Located just 50 miles from Chicago, 170 miles from Indianapolis and 40 miles from South Bend, the Michigan City area has always been a peaceful retreat for Chicagoans and Midwesterners alike, but now Michigan City has become a center of national interest as people from all over the country visiting Lake Michigan's southern tip.

- Walking distance to Washington Park Beach and the harbor, Washington Park Zoo, the Lubeznik Art Center
- A short drive to the Lighthouse Premium Outlet Mall, Blue Chip Casino and Mt. Baldy – Indiana Dwnes National Park.



# Development Team

### About YAB Development Partners, LLC

Founded in 2021, YAB Development Partners, LLC, is a collective of Illinois and Indiana-based entities and professionals assembled to develop and manage the mixed-use SoLa Development at the site of the You Are Beautiful art installation in downtown Michigan City. For information and updates, visit www.solamichigancity.com or @solamichigancity on Facebook and Instagram.

### About Scott Goodman, Farpoint Development

Throughout his nearly 40-year career, Scott Goodman has turned creative ideas into real-world solutions that benefit investors and transform neighborhoods. He specializes in identifying emerging neighborhoods and forging community partnerships that enable legacy developments such as Fulton Market and Bronzeville Lakefront in Chicago. He embraces a long-term vision that balances profit and purpose. As a founding principal of Sterling Bay, he was instrumental in transformational projects such as Google's Midwest Headquarters, Tyson Foods Headquarters, and the McDonald's global headquarters, and in establishing the real estate developer as one of the Chicago area's premier firms.

### About Jameson Sotheby's International Realty

Leading residential brokerage firm Jameson Sotheby's International Realty is the exclusive Chicagoland affiliate of the Sotheby's International Realty global network. The firm has 450 agents across 4 offices located in Chicago with suburban offices in Evanston, Barrington, and Hinsdale. Their Commercial Division offers access to 45 industry experts within Jameson Commercial, providing the highest level of service for all investment opportunities. As a celebrated luxury lifestyle brand, Jameson Sotheby's International Realty offers unrivaled access to qualified people and distinctive properties and developments around the world. Sotheby's International Realty was founded in 1976 as a real estate service for discerning clients of Sotheby's auction house. Today, the company's global footprint spans more than 1,110 offices located in 83 countries and territories worldwide, with 26,400 associates in key markets. Visit www.jamesonsir.com or contact Kacia Snyder at ksnyder@jamesonsir.com for more information.

### About Encore Sotheby's International Realty

Encore Sotheby's International Realty is a boutique residential real estate brokerage providing home sellers and buyers with a luxury level of service in Indiana and beyond. Specializing in the central and northern regions of Indiana, the firm operates out of offices in Carmel, Indianapolis, Zionsville and Fort Wayne plus remote service in northwest Indiana. Backed by the world-class Sotheby's International Realty brand, clients benefit from local expertise with global reach.





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