



LETTER FROM THE FOUNDER

Welcome to our Village. My name is Mike McCann and I am the Founder and CEO of Simple Life Partners. I invite you to take a few minutes to read about our vision and purpose for developing Simple Life.

THE HISTORY

The Resource Group, our residential land development company based in Jacksonville Beach, Florida, has been delivering affordable housing lots in several demographics for 20 years. In 2015, we realized there was a significant gap in options for one key demographic: Baby Boomers. Affordable homes for the discerning buyer, in communities that met the standards and the lifestyle criteria that Boomers were asking for, were simply not available. We went to work to conceptualize and develop a new kind of housing choice.

THE PROCESS

We started by developing home sites (lots) around 2,500 square feet (typical minimum lot size in traditional neighborhoods) with smaller homes, 399 – 550 square feet.

We sought out facility-focused home builders to provide high quality housing with a smaller footprint. We found that modern factory-built housing provided craftsman quality construction and beautiful finishes, adhered to national building codes, and avoided costly weather delays and damage, material waste, and contractor fees.

We designed and developed luxury shared amenities including a pool, yoga room, sports courts, walking trails, gardens, and green areas to create the perfect balance of private and shared space.

In order to put all these pieces together, we developed a unique zoning that most resembles modern RV zoning with some additions. This Simple Life specific land use allows us to lease, not sell, land to our homeowners. We acknowledge this is a new concept for many and may seem counterintuitive - (Why would I lease when I could buy?) - but it actually LOWERS the overall cost of living for our residents.

Included in each lease is water, sewer, trash collection, common area maintenance, use of all amenities, and -- best of all -- property taxes. This zoning also allows us as developers to minimize the costs of building materials, roads, water, sewer,

Simple Life

amenities, school impacts, tap fees, and general infrastructure. These are savings that we pass along to you, the homeowner, by significantly lowering the cost of purchasing a home.

In short, we found a way to utilize lower impact, less costly development to offer luxury lifestyle community living at lower overall cost.

THE COMMUNITY

We are proud of Simple Life and what it is able to offer. If you appreciate low maintenance, smaller footprint living, and the freedom and benefits it brings, I invite you to let our sales team show you what that can look like.

As more and more people discover Simple Life, our purpose has grown beyond designing affordable lifestyle communities. We now find ourselves providing neighborhoods that bring together like-minded people. Our buyers end up purchasing more than a 1 or 2-bedroom cottage; they also purchase into a community that embraces simple living, togetherness, safety, and connection with friends and nature.

It's a welcome change for many.

Thank you for visiting Simple Life, I hope you enjoy your stay.

Sincerely,



Mike McCann
President/CEO Simple Life Partners, LLC