

Introduction - M/I Homes

- 1976 Founded in Columbus, Ohio by Irving and Melvin Schottenstein
- Robert "Bobby" Schottenstein Chairman, President, & CEO
- Publicly Traded ("MHO") NYSE
- 2020 Corporate Performance
 - 7,709 Closings (Up 22% from 2019)
 - \$3 Billion Gross Revenue (Up 22% from 2019)
 - 200+ Active Communities in 15 Divisions (Austin, Charlotte, Chicago, Cincinnati, Columbus, Dallas / Fort Worth, Detroit, Houston, Indianapolis, Minneapolis / St Paul, Orlando, Raleigh, San Antonio, Sarasota, Tampa)
- Cincinnati/Dayton/Northern Kentucky Division
 - Division Opens in 1988
 - 2020 Performance 473 Sales, 459 Closings, \$225 Million Gross Revenue
 - Ranked Cincinnati's Builder of the Year in 2013, 2014, 2016, and 2017
- More than 40 years and 120,000 homeowners

"Don't forget to treat my customers right,"

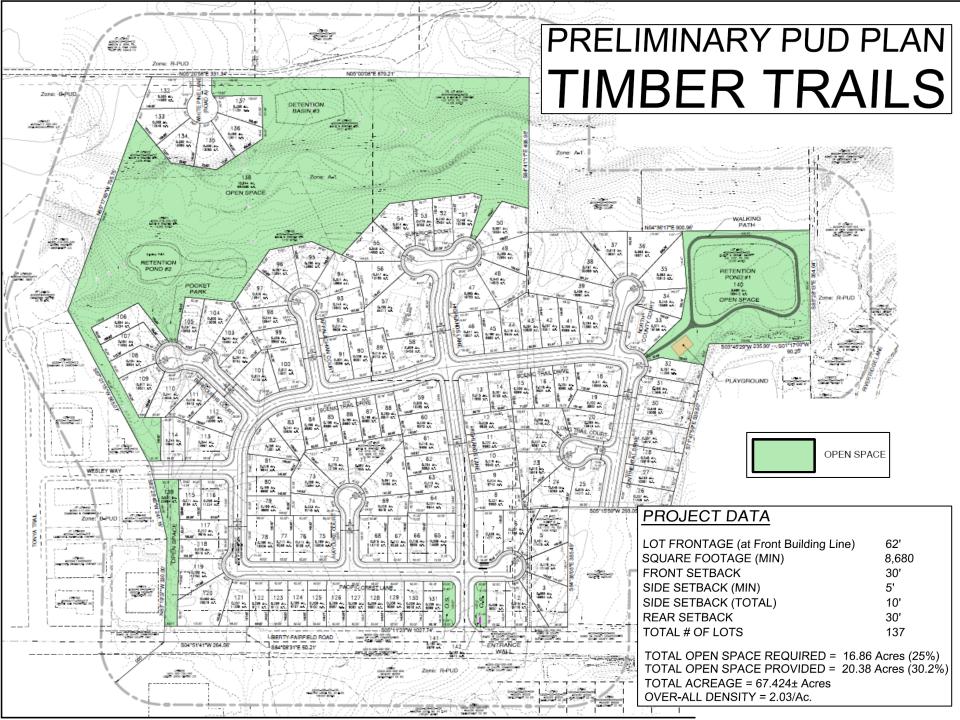


The M/I Warranty Commitment

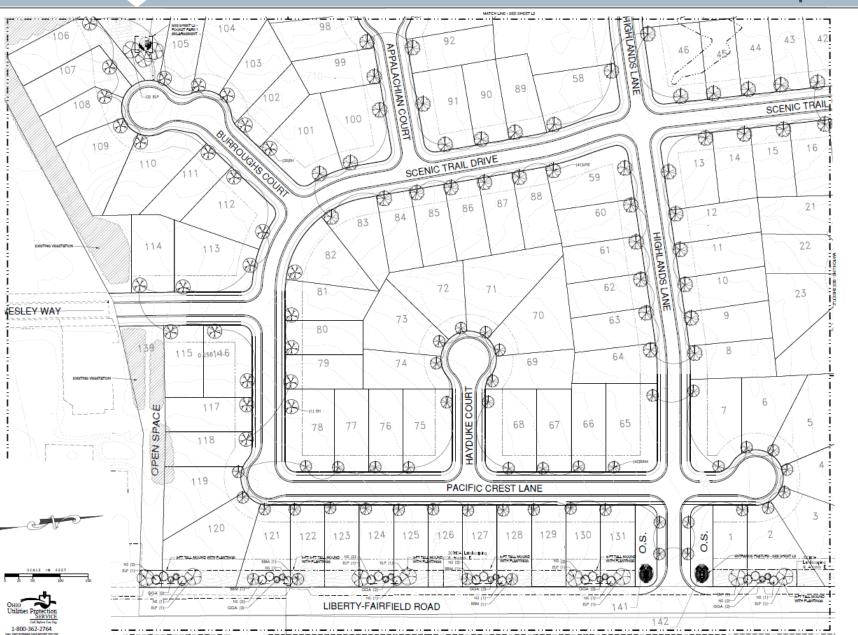


BEAVERCREEK DOWNTOWN 21 ACTIVE COMMUNITIES DAYTON Cedarbrook Farm Bellasera 📬 CENTERVILLE wynstone 🛊 **Washington Glen** Trails of 75 Saddle Creek Woodgrove MONROE **Arbor Park** Timber Trails LIBERTY TWP **Kerrisdale Ambleside Meadows** Turnbridge 🚖 The Enclave 🖈 🛧 Retreat at Roberts Park Carriage Hill at Cypress Village **Hudson Hills** MASON 48 Tylers Vista 👚 Westview Rivercrest FAIRFIELD Daventry at HAMILTON TWP Summit Park Lamorna Cove Madingley Falls ANDERSON TWP M/I HOMES DOWNTOWN **Estrella CINCIN NAT**





Street Tree & Landscape Plan





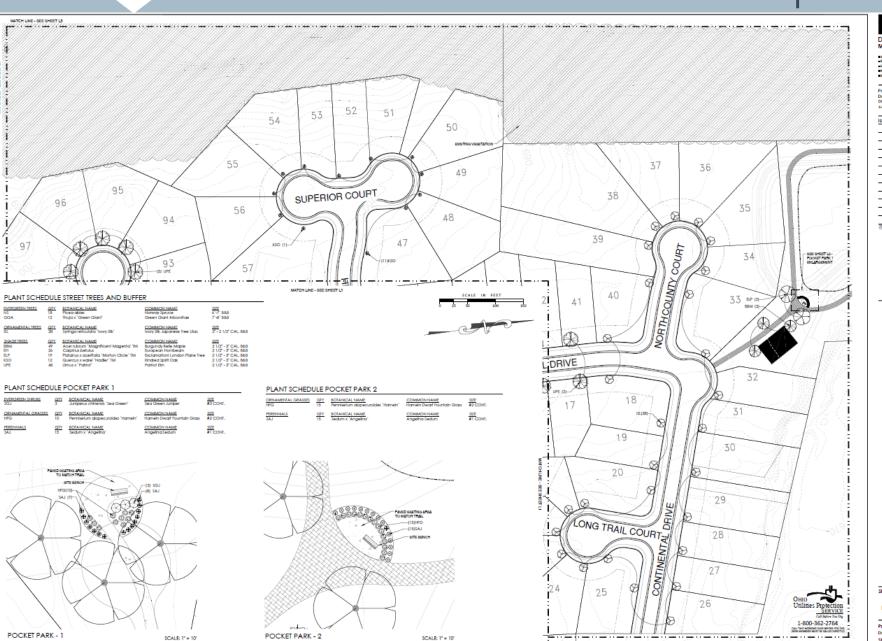
TIMBER TRAILS
PRELIMINARY PUD PLAN

Sheet Title

Project Number 21473.00

ect Number 21473.00 wing Scale 1" = 50" ect Number L1

Street Tree & Landscape Plan



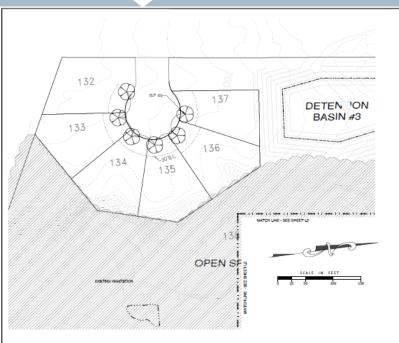


PRELIMINARY PUD PLAN TIMBER TRAILS

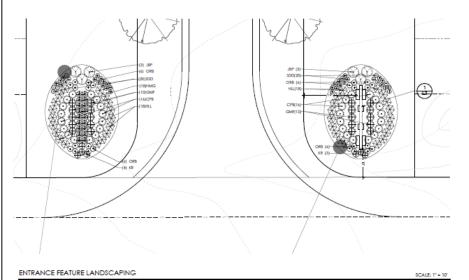
LANDSCAPE PLAN AND **ENLARGMENTS**

Drawing Scale

Street Tree & Landscape Plan







DI ANTISCHEDITI E ENTRANCE I ANDSCADINO

| DECIDUOUS SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | 976 |
|--------------------|-----------|---|--------------------------|----------------|
| CPB | 32 | Berber's thunbergl "Crimson Pygmy" | Crimson Pygmy Barberry | #3/CONT |
| ORB | 24 | Berber's thunbergl 'Orange Rocket' | Orange Rocket Barberry | #3/CONT |
| HLL | 36 | Hydrangea paniculata "Little Lime" | Little Lime Hydrangea | #3 CONT |
| KIR | 7 | Rosa hybrids "Knockouf" TM | Knockouf Rose | #3 CON |
| EVERGREEN SHRUBS | QTY 20 | BOTANICAL NAME | COMMON NAME | 92E #3 CONT |
| GMF | 20 | Chamaecypats platera filtera 'Gold Mop' | 'Gold Mop' Falsecypress | |
| JBP | 6 | Juniperus chinersis "Blue Point" | Sive Point Juniper | #7 CON |
| ORNAMENTAL GRASSES | QTY 18 | BOTANICAL NAME | COMMON NAME | 92 CON |
| HMG | 18 | Panicum virgatum "Heavy Metal" | Heavy Metal Switch Grass | #2 CON |
| PERENNIALS | QTY | BOTANICAL NAME | COMMON NAME | 225 |
| SDD | QTY 40 | Hemerocalls 'Stella de Oro' | Stella de Oro Davilly | #1 CON |

1-800-362-2764

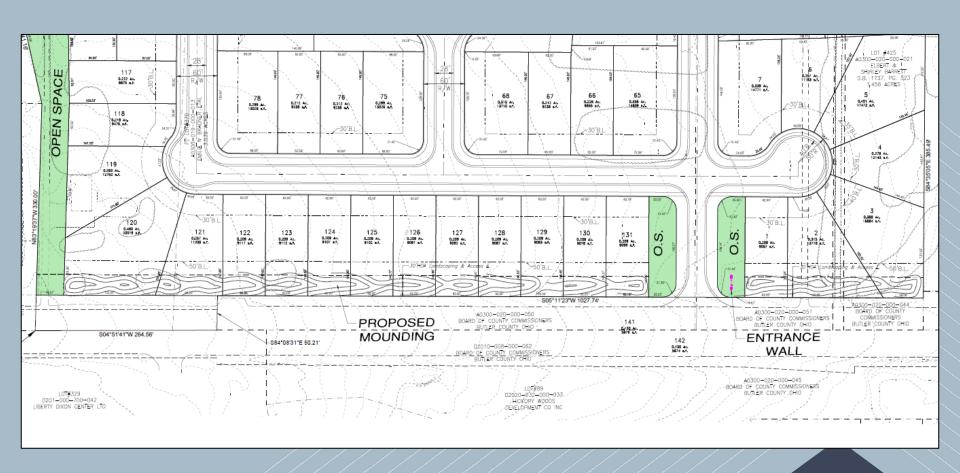


PRELIMINARY PUD PLAN

LANDSCAPE PLAN NORTH CORNER

L3

Liberty-Fairfield Road Mounding







Economics & Taxes

ESTIMATED TAX CALCULATOR

THIS CALCULATOR WILL TELL YOU THE APPROXIMATE TAX AMOUNT FOR A PROPERTY WITHIN BUTLER COUNTY. THIS INFORMATION IS FOR RESEARCH AND COMPARISONS ONLY. PLEASE CONTACT OUR OFFICE FOR ANY OTHER CHARGES THAT MAY BE PENDING ON A PARTICULAR PARCEL.

CREDITS (ANSWER THIS SECTION BASED ON THE PROPERTY YOU ARE SEARCHING)

> Owner Occupancy (OOC) N = NO

Homestead (HS) N = NO

Y = YES

H = HOMESTEAD

V = HOMESTEAD

VALUE INPUTS (USE THE INFORMATION FROM THE PROFILE TAP CHOUR WEBSITE TO POPULATE THIS INFORMATON)

Total Value (100%)

Non Business Credit (NBC)

0.09965

N

Gross Tax Rate (GTR) 76.3

Owner Occupancy Credit (OOC)

0.02491

Effective Tax Rate (ETR) 53.55325

CALCULATION (TO EXPLORE DIFFERENT SCENARIOS, UPDATE THE VALUE INPUTS ABOVE)

Total Value 400,000 35 % Value 140,000 Gross Tax Rate 0.0763 Gross Tax \$ 10,682.00

Reduction Factor 0.298122543 Less Reduction Amt 3,184.55

Effective Tax 7,497.46 Less NBC 747.14 Less OOC 186.78 Less HS Half Year Tax 3,281.76

\$6,564 Annual Property Tax

\$400,000 ASP

If the property resides in a Residential Incentive District (RID), you need to add the values from the taxable parcel and the parcel ending in 'R'.

• If the parcel is active in the CAUV program, add the improvement value and the CAUV value to get your total value.



Economics & Taxes

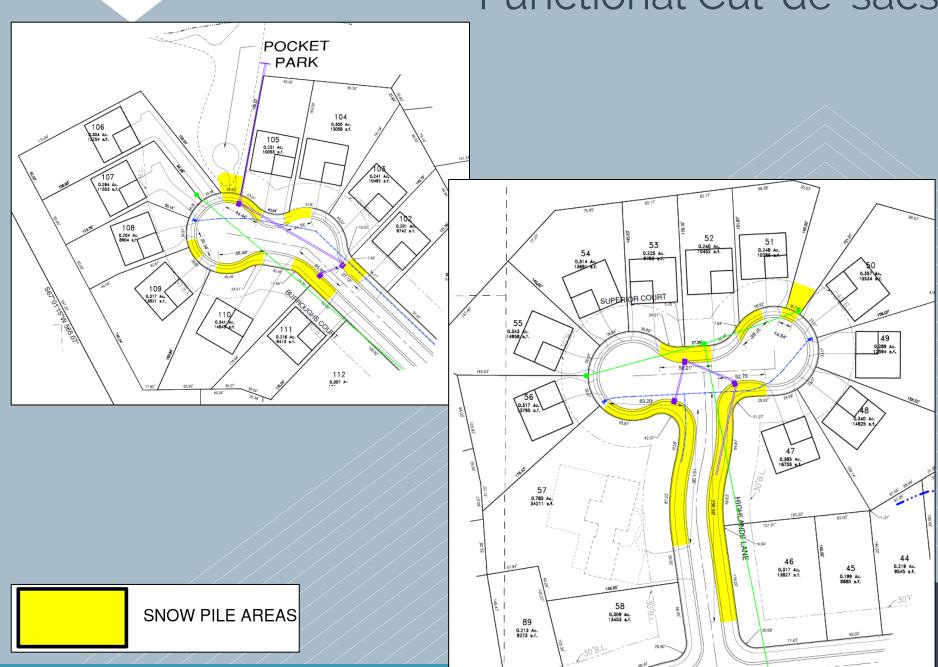
TYPICAL EXISTING FAIRFIELD TOWNSHIP

| \$200,000 | Average Property Value |
|----------------|-----------------------------------|
| \$3,281 | Annual Property Taxes |
| \$1,936 | Property Tax to Fairfield Schools |

TIMBER TRAILS

| 131 | New Homes |
|--------------|--|
| \$400,000 | Estimated Average Sales Price |
| \$52,400,000 | Total Economic Impact |
| | |
| \$6,564 | Individual Annual Property Taxes |
| \$859,884 | Total Annual Property Taxes |
| 40.070 | |
| \$3,873 | Individual Property Tax to Fairfield Schools |
| \$507,363 | Total Annual Property Tax to Fairfield Schools |

Functional Cul-de-sacs



Property Tax Source; Butler County Auditor – Tax Calculator

Sole Neighbor's Endorsement

To: Brad Austing

From: Paulette Parsons

Sent: Tuesday, June 15, 2021 4:19 PM

As we discussed via telephone this afternoon, I am in agreement with the plans of MI Homes to build a Residential Planned Unit Development that allows a change from an Agricultures District standing which now exists. Even the chosen name of the new development, "Timber Trails," elicits excitement and positivity for Fairfield Township. Although I do not know Mr. or Mrs. Bradner, I have known the Barrett's' since they moved near my parents' home (now my home) many years ago.

The plans seems beautiful, and I am sure the new development will be greatly enjoyed and loved by those folks fortunate enough to buy from MI Homes.

Sincerely,

Paulette Parsons 5377 Liberty Fairfield Road Fairfield Township, Ohio 45011





Welcome to better.

