

COTINOTM BAY

BEACH • DINING • SHOPS

COTINO™

A STORYLIVING BY Disney™ COMMUNITY

Welcome to a dynamic, creative oasis set within the stunning landscape of Rancho Mirage, California — the ultimate destination for curious dreamers and doers seeking exploration, innovation, and inspiration.

Cotino™, a *Storyliving by Disney™* community offers a range of home types to choose from, with condominiums and single-family homes and a section specifically for adults 55+. Infused with the magic of Walt Disney Imagineering, this remarkable place is being developed by DMB Development, renowned for magnificent Western U.S. communities.



Artist concept rendering; not yet constructed and subject to change.
Voluntary club membership subject fees, terms, conditions, availability not guaranteed.



COTINO™

A STORYLIVING BY **Disney™** COMMUNITY

Cotino community has entitlements for the development of a future hotel and a range of shopping, dining and entertainment offerings anchored by a grand oasis featuring the clearest turquoise waters with *Crystal Lagoons®* technology and a promenade area offering vistas of the oasis and mountain range in the distance. A portion of the oasis will include a professionally managed beach park with recreational water activities that can be accessed by the public through the purchase of a day pass.

A few numbers to
dream about* ...

618

acres of development

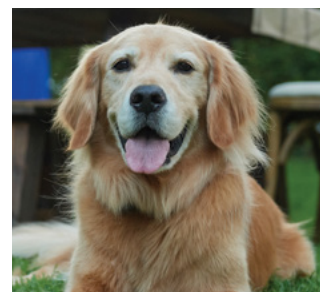
1,932

residential unit entitlements

45K

anticipated sq. ft. of phase one commercial

*Plans are subject to change or cancellation in part or whole,
at any time without notice.





Voluntary club membership subject to fees and additional terms and conditions; availability is not guaranteed.

Everyday Magic

The very heart of any *Storyliving by Disney* community rests in Disney's vision of vibrant settings and magical possibilities. Imagination and inspiration have been carefully infused throughout to provide invigorating and rejuvenating environments and activities. The voluntary Artisan Club offers club members access to a waterfront clubhouse, a club-only beach area and recreational water activities, as well as Disney entertainment and activities throughout the year at an additional fee.

A Creative Retreat

The Greater Palm Springs Area has helped the famous unplug for decades—from U.S. presidents to the most glamorous Hollywood stars, including Walt Disney himself.

Inspired by this legacy are some of the latest visitors to this wellspring: the Walt Disney Imagineers whose magic infuses many elements of this one-of-a-kind place as well as the expert staff of DMB Development, a Scottsdale-based developer specializing in unique communities in the Western U.S.



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Be Part of the Next Chapter

Storyliving by Disney communities are envisioned as enriching enclaves conceived with the simple notion of bringing people together. And this is where you come in. Help us inspire, create and imagine an incredible and vibrant community offering outstanding retail and dining. This story will continue to grow and build with you as part of the heart.

Town Center Overview

- Anticipated 45K square feet of retail and dining in the first phase of development
- Town Center will service:
 - Cotino community residents
 - Locals and visitors of the Greater Palm Springs Area
 - Guests of the on-site, professionally managed beach park, which will be opened to the public*
 - Guests of an anticipated on-site beach front hotel**
- Entertainment and events to draw attendance
- Marketing support targeting local residents and visitors

*Purchase of a day pass required

**Entitlements for future hotel

Demographics

	3 miles	5 miles	10 miles	Coachella Valley 4MCD's
Households in 2019	16K	43K	121K	173K
Estimated Households by 2024	17K	45K	127K	183K
Average Age	56	49	46	42
Average Household Income	\$107K	\$95K	\$91K	\$83K

Source: US Census Data

Greater Palm Springs Area Tourist Visitation

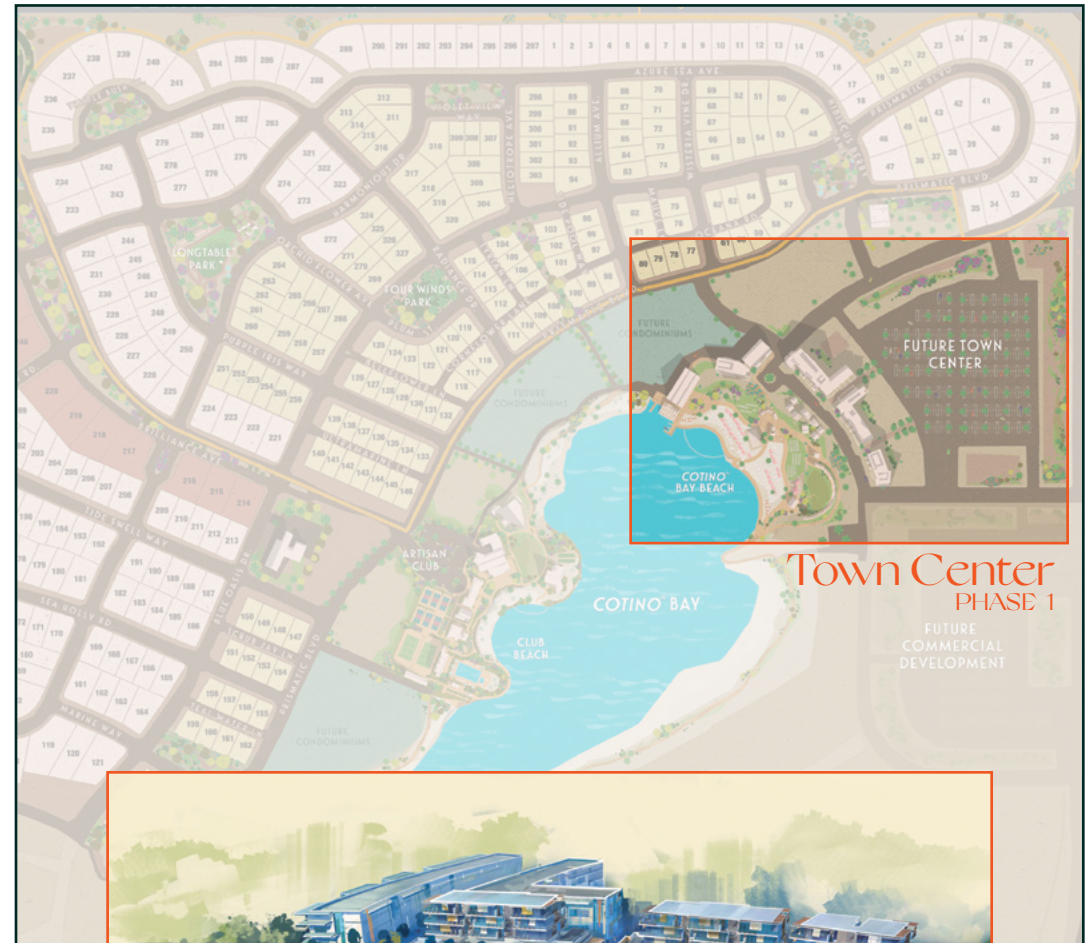
- In 2022, Greater Palm Springs Area welcomed over 14M visitors who spent \$7.1B
- Nearby Palm Springs International Airport had 3.2M visitors in 2023
- Seasonal market with high visitation from November – April with a peak month of March
- Special events include well-known music and arts festivals, major golf tournaments, film festivals and PRIDE events

Sources: Palm Springs Tourist & Convention Bureau and Palm Springs International Airport

Nearby Accommodations

- Golf club and vacation ownership resort located across Monterey Avenue
 - The resort could be a significant source of traffic
 - Limited on-site dining (one restaurant, two pool bars, one fast casual, and one grab-and-go)
- There are approximately 15K hotel rooms in the Coachella Valley*
 - Variety of hotels with rates from \$200–\$700+ per night

Source: Desert Sun, 2019



Artist rendering, not yet built and subject to change. No representation is made as to whether the town center will be constructed. Water levels in Cotino Bay may fluctuate. No representation or warranty is made as to the continued operation or maintenance of Cotino Bay, long-term water levels or other features of Cotino Bay.



About the *Cotino*™ Community Location

Cotino community is located in the heart of Rancho Mirage, CA

- Located on a highly coveted development site in the Greater Palm Springs Area
- Located between Gerald Ford Drive and Frank Sinatra Drive to the north and south and Bob Hope Drive and Monterey Avenue to the east and west
- Guests will access the town center via Monterey Avenue
- Regional access is available from I-10 via the interchanges at Bob Hope Drive and Monterey Avenue
- I-10 is located 1.3 miles north
- Will be accessible by public transportation and bike ways



STORYLIVING BY Disney

StorylivingByDisney.com/Cotino

This content contains general information about and proposed plans for *Cotino*™, a *Storyliving by Disney*™ community, which plans are subject to change or cancellation in part or whole, at any time without notice. Nothing in this material obligates any entity to build any facilities or improvements depicted or described herein, and there is no guarantee that any illustrated or described proposed future development will be implemented. No guarantee is made that the features and amenities depicted by artists' renderings or otherwise described will be built, or, if built, will be the same type, size, or nature as depicted or described. Club Membership, programming, and access and use of future proposed amenities and offerings, will require payment of dues and/or fees and be subject to additional terms and conditions, which will be set by the owner of the club. Availability of club membership and operation of club facilities are not guaranteed. Residential community is Disney branded and managed, developed by DMB Development with homes built and sold by third-party builders. Disney is not the developer of *Cotino*, a *Storyliving by Disney* community or the builder or seller of homes within *Storyliving by Disney* communities; third-parties developing and building are independently owned and operated. Disney does not guarantee obligations of, nor provide any warranties for, the construction of community infrastructure, recreational areas or unaffiliated parties who build homes in the community. No guarantee is made that the community, the Club or any facilities or improvements therein will continue to be managed by Disney, use the name "Disney" or otherwise be associated with Disney. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. This does not constitute an offer to sell, or a solicitation to buy, real estate to residents of any state, province or jurisdiction where prohibited by law, or where prior registration or filing of a disclosure statement is required, but has not yet been completed. PENNSYLVANIA REGISTRATION No. OL001186. Equal Housing Opportunity.

Broker participation welcome. See storylivingbydisney.com for full details.

Storyliving by Disney™ Realty, CA DRE License No. 02194403. AZ preferred broker: Silverleaf Realty, LLC.