

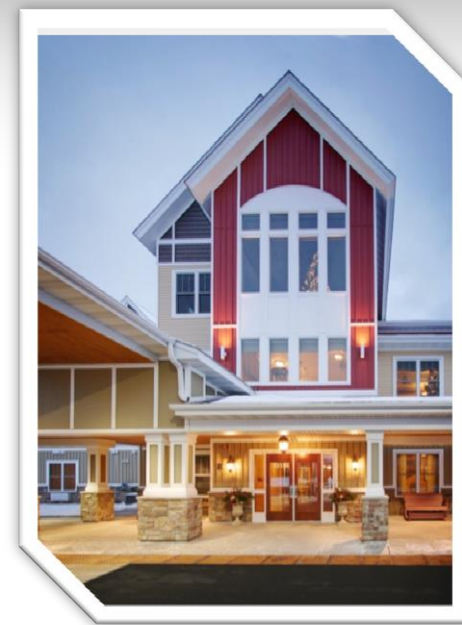
Market Rate

Senior Housing

BY



Business Plan for Sr. Housing



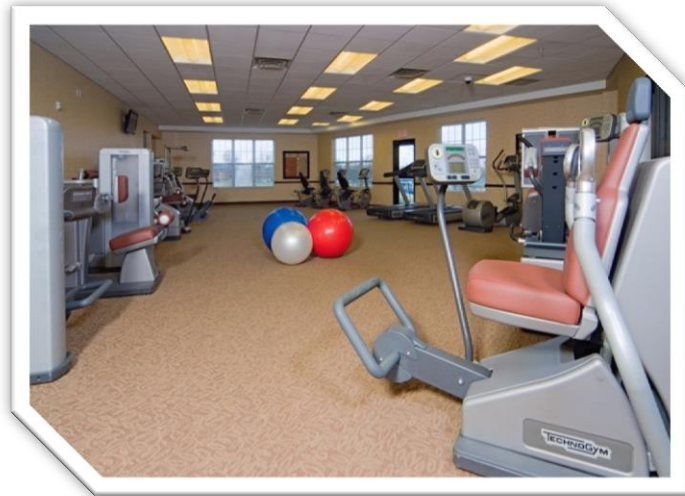
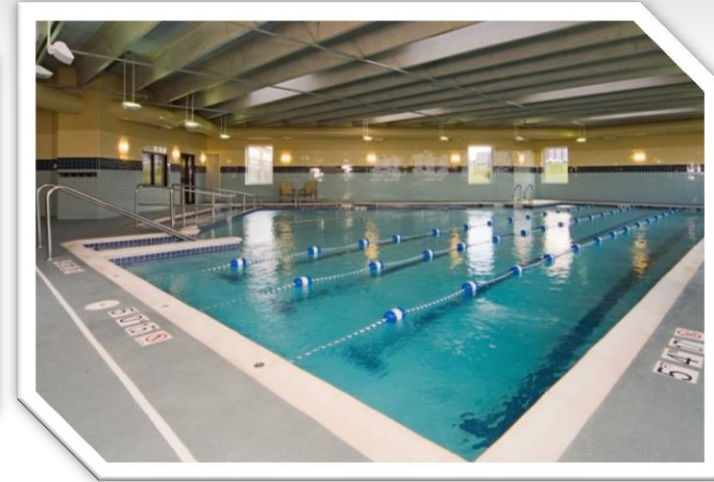
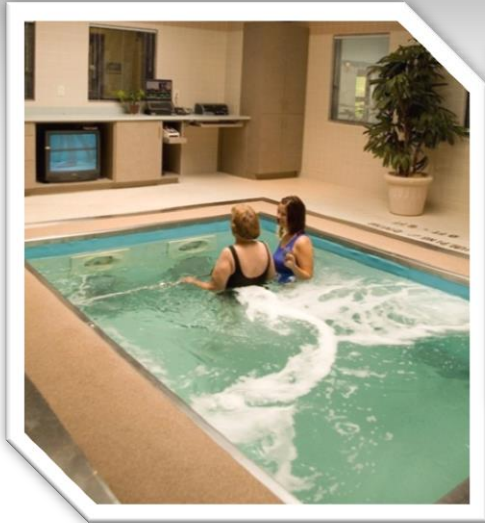
- Partner with Experienced Operators
- Develop multiple projects in metro areas aligned with our Regional Offices
- Strategically pick markets that support long-term private-pay (incomes/household values)
- Focus on projects that differentiate themselves from existing products on the market

Newest Project: Maple Grove



- Ryan's Partner: SilverCrest Properties
- Land Purchase from City
- 195 Units of IL, AL and MC, 275,000 gsf
- Future Long-Term Care Phase partnering with Licensed Provider
- Sr. Luxury Apartments w/significant Wellness component
- Break Ground in October 2013

Differentiator: Health/Wellness



- Wellness Center that includes fitness, pool, Hydroworx therapy pool
- Membership to club includes residents from Maple Grove – focused on the 70+ age demographic
- Better health results in more stabilized occupancy
- Future Partnership with TCU on campus which will utilize Wellness Center