



SUITE LIVING ASSISTED LIVING & MEMORY CARE

Minnesota

A TO-BE-BUILT 32 UNIT/ 32 BED ASSISTED LIVING / MEMORY CARE FACILITY

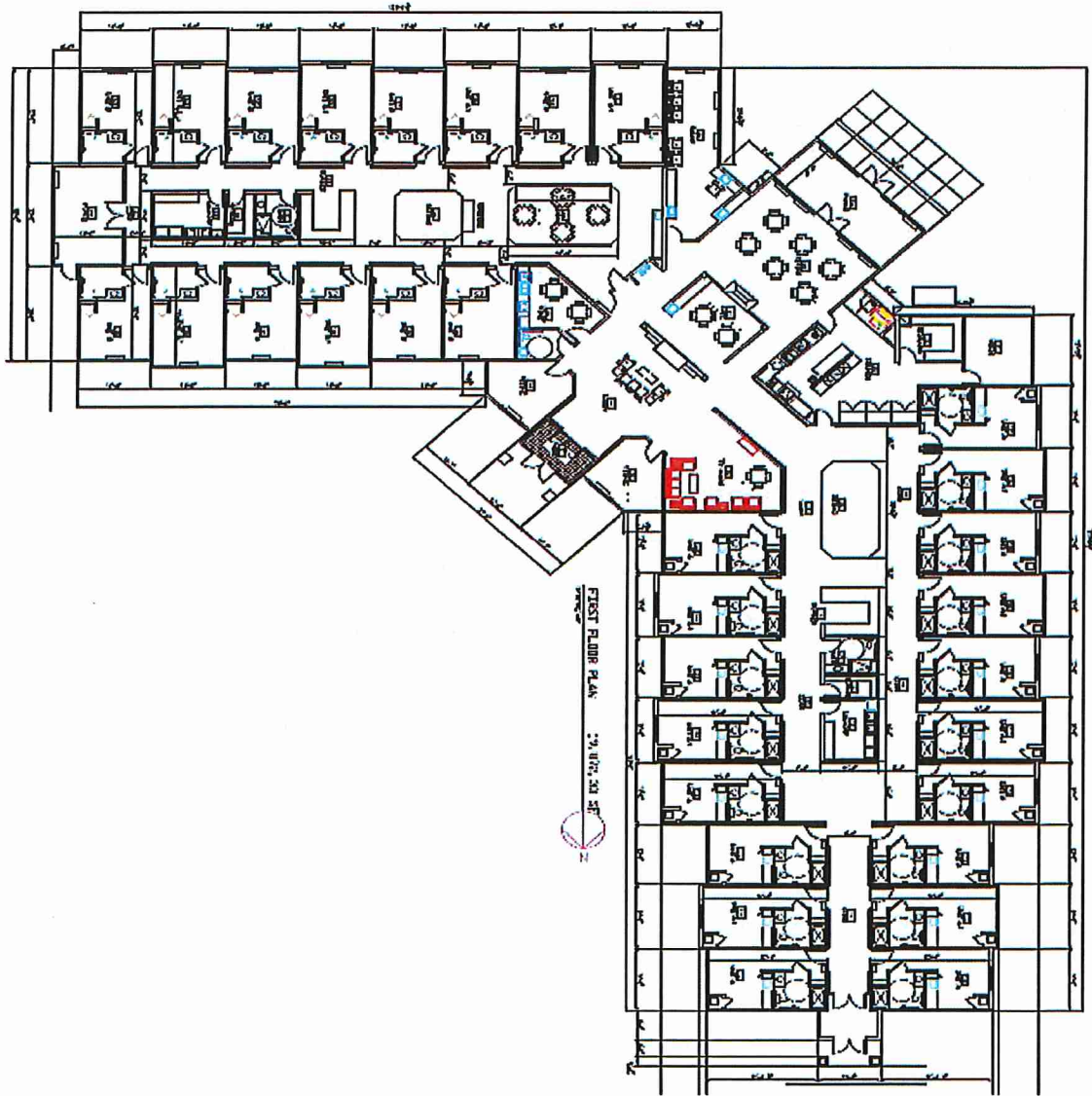
ELEVATION VIEW



INTERIOR VIEWS



FLOOR PLAN



TRANSACTION OVERVIEW

The Sponsor, a single asset entity controlled by **Dignicare Properties, & Suite Living** (the "Sponsor"), is looking for 1.5 -2 acre sites to build there 32 bed senior facility. The property must have good visibility with high traffic and be located in the 7 county Twin city metro area, The property need the zoning or the city willingness to rezone, city sewer and water.

The Sponsor is seeking to start construction in the fall of 2018.

PROJECT OVERVIEW

The Sponsor intends to develop a state-of-the-art, for-rent Enhanced Assisted Living and Memory Care facility which will be designed to accommodate a wide range of needs for seniors to "age in place" while receiving high-touch and personalized service. The building will be single-story, wood frame construction with high quality finishes that resembles a single-family residential design. The facility will focus on providing a more intimate setting where residents are encouraged to interact with one another in a homelike environment while enjoying serene outdoor views. The Project will also feature amenities and services for the convenience of the residents including dining facilities, adult day care, sitting rooms, beauty shop, outdoor living areas, visiting physicians, and home cooked meals.

The Project will consist of **32 units / beds** in a residential neighborhood setting. The building is designed to cater to residents in need of either Enhanced Assisted Living care or more specialized Memory Care. The facility will contain **18 Enhanced Assisted Living 1 bed / 1 bath** units with kitchenettes and **14 Memory Care studio** units.

Suite Living strives to create a product that, when residents see it, they immediately realize that this is what they were looking for. Most large senior housing providers are busy cutting expenses and running the day-to-day operations in a way that shows that they have gradually lost touch with the real needs, desires, and choices of their residents. *Suite Living* focuses on the resident by building a care model specifically focused on offering the highest levels of care to residents and building systems that will promote dignity:

Safety and Security: Best-in-the industry caregiver ratios as well as their small, intimate home designs offer greater safety and security for residents;

Compassionate Care: Each individual caregiver supports a maximum of 8 residents at a time. A low-stressed caregiver offers better, more focused and more compassionate care;

MARKET SUMMARY

According to the U.S. Census Bureau, the number of seniors is projected to increase from **39 million** to **53 million by 2020** and substantially increase to **82 million by 2050** due to the baby boomers and increasing life expectancy.

For Assisted Living care, demand is generated not only from the local population of those 65 and older, but also from the younger families in the sub-market who move their aging relatives to a facility in closer proximity (i.e. Adult Child Demand). Given the steadily growing demographic trends, strong employment sector, and the high occupancy of comparable facilities, the Subject Property's location appears to be a prime market for a new Assisted Living Facility.

The Subject 5-mile PMA has a population exceeding **155,000** and **59,929** households with a median household value of over **\$224,800..** There is currently little competitive supply in the PMA to serve the demand. With the Project delivering just 18 units of assisted living and 14 units of Memory Care, the Sponsors do not anticipate any problems leasing at the projected rental rates and achieving stabilized occupancy within the first 7 months of operations.

COMPANY BACKGROUND

Hampton Companies is in the business of purchasing parcels of quality property in urban and suburban markets where growth potential can be achieved through the highest and wisest use of the land. The foundation of our company is a reputation for careful planning, attention to detail, and cost control that benefits the landowner, the community, and buyers. We typically seek out land with natural character and amenities. Based in Minnesota, we are expanded steadily with projects in Vadnais Heights, Roseville, Little Canada, North St. Paul, Inver grove heights. To attract the best development opportunities Hampton has focused on the core values that build success in the real estate development and construction business.

DEVELOPER'S EXPERIENCE

Joel Larson, *Principal*, has over 30 years' experience in the real estate industry including the management, development and construction of quality housing in various communities in both Minnesota, Wisconsin, Iowa, Michigan and Illinois. During the past 30 years Joel has specialized in developing senior housing rental projects, creating hundreds of senior housing rental units. Today Joel is a partner in a 90 unit assisted living/memory care facility in Coon Rapids, Minnesota. The highly successful operation of that facility provides the basis for the business model as proposed for the planned facilities. Joel served as Vice President at *Select Senior Living*; Mr Larson is also the Chief Manager of *Suite Living* a memory care and assisted living organization that cares for the elderly in high acqut care situations. Joel has also served on various association and management boards throughout his real estate career.

Jeremy Larson, (*Vice President*) serves as one of the lead land acquisition and development members. Jeremy is responsible for analyzed market and demographic studies which led the company to target specific geographic areas of development. Acquiring and developing land sites for the Companies.

SUITE LIVINGS KEY PERSONAL

Audrey McElwain (*CEO / Operations Manager*) serves as the CEO and Manager of Operations for Suite Senior Living. Audrey is a graduate from St. Cloud State University with a degree in Advertising/Marketing and Business Management. Audrey previously served as Operations Manager for Suite Living Care in Minnesota where she was responsible for hiring and managing several Assisted Living facilities in the Twin Cities. Audrey has over 12 years of experience in the senior housing industry with extensive experience in operations, staff training, nursing, dietary, marketing, assisted living and memory care facilities. Audrey is active with industry associations including Assisted Living Federation of America (ALFA), Alzheimer's Association, Care Options and Aging with Services.

Michele Nyarecha (*Clinical Specialist, RN*) serves as the Clinical Specialist for Suite Senior Living. Michele has a B.A.S from the University of Minnesota-Duluth and currently holds licenses in both Minnesota and Minnesota as a Registered Nurse. Michele has over 20 years' experience working with seniors. She served as the nurse for Suite Living-Blaine campus from 2005-2013. She has extensive knowledge and hands-on experience with the challenging issues that face our seniors. She is well versed in the state rules and regulations that govern Assisted Living in the states of Minnesota and Minnesota. Michele is active in industry associates including Assisted Living Federation of America (ALFA), Alzheimer's Association, Care Options, and Aging with Services.

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