

ELDERBERRY HEIGHTS EXECUTIVE SUMMARY

Location

- Oakhurst, CA
- Madera, County

Industry Segment

- Continuum of Senior Care
 - Assisted Living
 - Memory Care
 - 55+ Senior Apartments

Project Overview

- A secure and gated Senior Living Community consisting of two of 55+ senior apartment buildings totaling 55 units and 54 beds of Assisted Living/Memory Support
 - 12.77 acres

Local Demand

- One 10 bed assisted living facility in tri-city area
- Retirement community of Oakhurst, Coarsegold, Bass Lake,

Total Estimated Project

Cost

- \$23,000,000

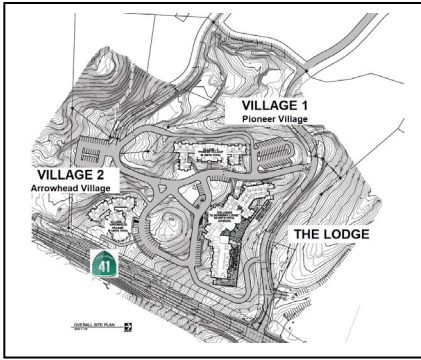
Return

- NOI @ Year 4 is \$2,900,000
- @ 8% cap value is \$36,250,000

Opportunity Overview: Elderberry Heights, LLC hereinafter, to be referred to as the "Company", has identified a prime site for the development of a senior living community. Oakhurst is the Southern gateway into Yosemite National Park and is located less than 40 miles north of Fresno, CA serving a metropolitan market of over 1,200,000 residents. Driven by the desirability of the region, Oakhurst has emerged as a premiere destination for retirement age seniors. The subject property is located a short 30 minute drive to Yosemite, 20 minutes to the famed resort area of Bass Lake, and 10 minutes to Chuckchansi Casino and Resort. Elderberry Heights consists of 27 units of Independent Living Cottages, 27 units of Assisted Living apartments, and 54 beds of Assisted Living and Memory Support. Elderberry Heights is a gated and secured senior community nestled into a forested park setting of magnificent black and valley oak trees. The design is not an institutional nursing home but rather a residential campus created to feel like home. Supervisor Dave Rogers of the Madera Board of Supervisor strongly endorses our proposal and at a meeting with Becky Beaver, the Senior Planner with Madera County Planning Department, a schedule of 90 days for approval of a Conditional Use Permit was agreed upon.

Company History: Randy Zahodne's team of highly trained senior care specialists will operate Elderberry Heights. We will be introducing cutting edge monitoring technology that will set Elderberry Heights apart from all other communities, while adding to the revenue stream. Mr. Zahodne owns and operates "Pacific Garden Assisted Living" in Santa Clara, CA. Mr. Zahodne is the principal of the "Discovery Company" and has over 20 years of experience in the banking business. Garrett Shingu's career spans 4 decades during which he has participated in the design, entitlement and development of over 75 different residential, senior and commercial real estate projects.

Market Opportunity: Assisted Living: The market driven solution to long-term care. We have not begun to experience the impending effects of the fast approaching "age wave." According to the U.S. Census Bureau's population projections, the elderly population will double between 2005 and 2025, reflecting the aging of the post-World War II baby boom generation and a projected increase of life expectancy of 81.2 years. Of particular importance to developers who are addressing the impact and needs of a rapidly aging America are the dramatic increases projected in the population's older age cohorts. In this decade alone, the population aged 85 and above will increase by 42%. The most promising of long-term care solution for the elderly is assisted living, a rapidly emerging industry well suited to delivering affordable services and supportive care in residential, community based setting. Assisted living in a continuum of care setting effectively responds to the needs and desires of elderly persons who require varying degrees of supportive health care assistance. **We believe that**



Elderberry Heights is the right product at the perfect time in the perfect location.

Market Evaluation: *Inclusive of Bass Lake, Coarsegold and Mariposa, the entirety of the Oakhurst area has very little to offer in terms of Senior Care. All Senior Independent Living Communities are mobile home parks and there exists only one Assisted Living Facility providing ten beds.*

Investment Description: *The “Company” is seeking a qualified joint venture partner to develop, build and operate “Elderberry Heights.” However, it is our preference to sell the entitled project. Elderberry Heights has a project cost of approximately \$23,000,000. The NOI at year 4 is \$2,900,000 and @ an 8% cap rate the project’s value is \$36,250,000. We anticipate stabilization at the end of year 2 of operation.*

Summary and Opportunity: *The “Company” is proposing the development of a Continuum of Care Community consisting of The Lodge of Assisted Living/ Memory Support and Village 1 and Village 2 for 55+ Senior apartments in Oakhurst, Madera County, CA.*

APPLICANT / DEVELOPER:	GARRETT SHINGU COUNTRY ROADS SENIOR LIVING, L.L.C. 607 CHARLES AVE. SUITE C SEASIDE, CA 93955 (831) 920-1345
SITE ADDRESS:	VICTORIA LANE & SW CORNER OF HIGHWAY 41 OAKHURST, CA
A.P.N.	064-080-073
TOTAL SITE AREA:	12.77 ACRES
AREA:	(GROSS) = ±556,261 S.F.
GENERAL PLAN DESIGNATION:	(H.D.R.) HIGH DENSITY RESIDENTIAL
EXISTING ZONING:	PLANNED DEVELOPMENT
PROPOSED ZONING:	DISTRICT (P .D.D.)
EXISTING ZONING:	PLANNED DEVELOPMENT
PROPOSED ZONING:	DISTRICT (P .D.D.)
PROPOSED DENSITY:	135 /ACRE = 12.23 UNITS / ACRE
ALLOWED DENSITY:	12-25 UNITS / ACRE
FIRE SPRINKLERS:	YES - NFPA-13 w/ ATTIC SPRINKLERS
ALLOWED BUILDING HEIGHT:	45'-0" MEASURED FROM AVERAGE GRADE TO HIGHEST RIDGE

'ELDERBERRY LODGE'

ASSISTED LIVING UNIT TYPE BREAKDOWN:

'A'UNITS-1BD./1BA.	= 23 @ 495 S.F.	11,385 S.F.
'B'UNITS-1BD./1BA.	= 6 @ 472 S.F.	2,832 S.F.
'C'UNITS-1BD./1BA.	= 5 @ 685 S.F . -	3,425 S.F.
'D'UNITS-1BD./1BA.	= 3 @ 868 S.F . -	2,604 S.F.
'E'UNITS-1BD./1BA.	= 2 @ 939 S.F . -	1,878 S.F.
SUB-TOTAL	= 39 UNITS	22,124 S.F.
	(49 BEDS)	

'ELDERBERRY LODGE'

**MEMORY CARE UNIT TYPE
UNIT MIX BREAKDOWN:**

'F'UNITS-1BD./1BA.	= 2 @ 442 S.F . -	884 S.F.
'G'UNITS-1BD./1BA.	= 2 @ 578 S.F . -	1,156 S.F.
'H'UNITS-2BD./1BA.	= 2-@ 661 S.F	1,322 S.F.
'J'UNITS-2BD./1BA.	= 8 @ 764 S.F . -	6,112 S.F.
'K'UNITS-2BD./1BA.	= 4 @ 698 S.F . -	2,792 S.F.
'L'UNITS-2BD./1BA.	= .1-@ 675 S.F	675 S.F.
SUB-TOTAL	= 19 UNITS	12,941 S.F.
	(34 BEDS)	

TOTAL UNITS (ASSISTED LIV'G. + MEMORY CARE) = 58

TOTAL BEDS (ASSISTED LIV'G. + MEMORY CARE) = 83

CONDITIONED BUILDING AREA SUMMARY:

LOWER LEVEL	= 21,829 S.F .
MAIN LEVEL	= 34,680 S.F .
UPPER LEVEL	= 20,140

TOTAL CONDITIONED BUILDING = 76,649 S.F .

LOT COVERAGE (MAIN LODGE FOOTPRINT) = 20,140 S.F .

PIONEER VILLAGE VILLAGE 1 APARTMENTS UNIT MIX	'A' UNITS-1BD./1BA.	= 12 @ 627 S.F. - 7,524 S.F.
	'B' UNITS-1BD./1BA.	= 16 @ 627 S.F. - 10,032 S.F.
	'C' UNITS-2BD./1BA.	= 5 @ 1000 S.F. 5,000 S.F.
	'D' UNITS-2BD./1BA.	= 5 @ 1000 S.F. 5,000 S.F.
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	TOTAL	= 38 UNITS 27,566 S.F.

TOTAL CONDITIONED BUILDING = 32,904 S.F. .

ARROWHEAD VILLAGE 2 APARTMENTS UNIT MIX	'A' UNITS-1BD./1BA.	= 18 @ 627 S.F. - 11,286 S.F.
	'B' UNITS-1BD./1BA.	= 9 @ 627 S.F. - 5,643 S.F.
	'C' UNITS-2BD./1BA.	= 6 @ 1000 S.F. 6,000 S.F.
	'D' UNITS-2BD./1BA.	= 6 @ 1000 S.F. 6,000 S.F.
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	TOTAL	= 39 UNITS 28,929 S.F.

TOTAL CONDITIONED BUILDING = 32,029 S.F. .

PIONEER VILLAGE
VILLAGE 1
FOOTPRINT
SQUARE FOOTAGE 13,160 S.F.

ARROWHEAD
VILLAGE 2
FOOTPRINT
SQUARE FOOTAGE 11,931 S.F.