



103 Developments Adult Apartment Concept



The Concept

- 60 to 100 suites
- Commercial on the main floor (preferably Doctors office and Pharmacy)
- Residential suites floors 2-6
- Project cost \$13,000,000 to \$20,000,000 appraised value 6% cap rate
- Rental Rates \$300 per month more that market apartment

Example of Monthly Rental Suite

Bachelor	\$ 995	One bedroom	\$1495
Two Bedroom	\$1695	Three Bedroom	\$1895

- Life Style amenities with aging in place design (walker accessible)
- Total Staff 3 (General Manager, Leasing Rec Manager, Maintenance Manager)
- 24 hour emergency call program, recreation and on-site management and maintenance
- 12% circulation – 5% amenity space 83% efficiency
- 3500 sq. ft. of amenity space



We have
modeled our
design and
programming
after these
four
properties:

Carefree Living Sacramento-
<http://www.carefreeseniors.com/pages/locations/north-natomas.php>

Affinity Living- www.affinityforliving.com

Destinations- <http://www.liveoverture.com/destinations-pueblo/>

Highpoint Living- <http://www.highpointseniorliving.com/>

New Model for Supportive Living

Albertans on average pay \$2500 per month to reside in a (ILSL)Independent Living/Supportive Living facility

We are proposing a new strategy to decrease the costs of supportive living, therefore attracting younger, more vibrant residents

This strategy includes an optional bistro restaurant that offers a limited daily menu

The proposed facility has less amenity space (3,500 sq. ft versus 10,000 sq. ft.)

Residents will pay for supportive services a la carte



Optional -Entry-Bistro
1,000 sq. ft.

- Daily Triple 3 Menu
- 3 Soups
- 3 Sandwiches
- 3 Salads
- \$10.95

New Suite Kitchens



Five Parking Options



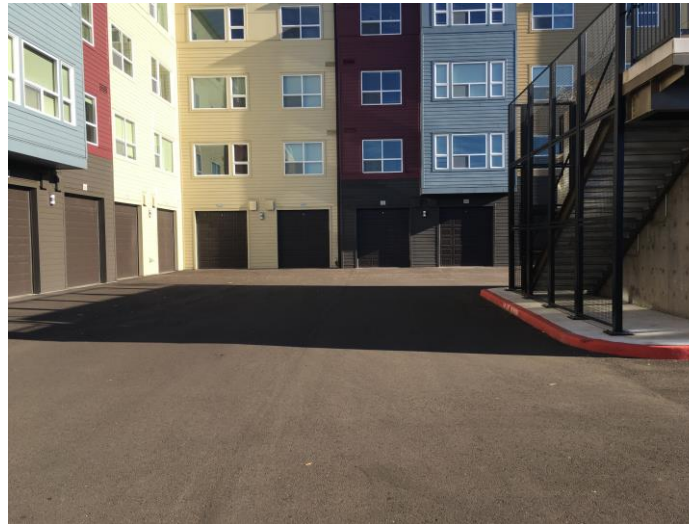
\$125 monthly



\$100 monthly



\$50 monthly

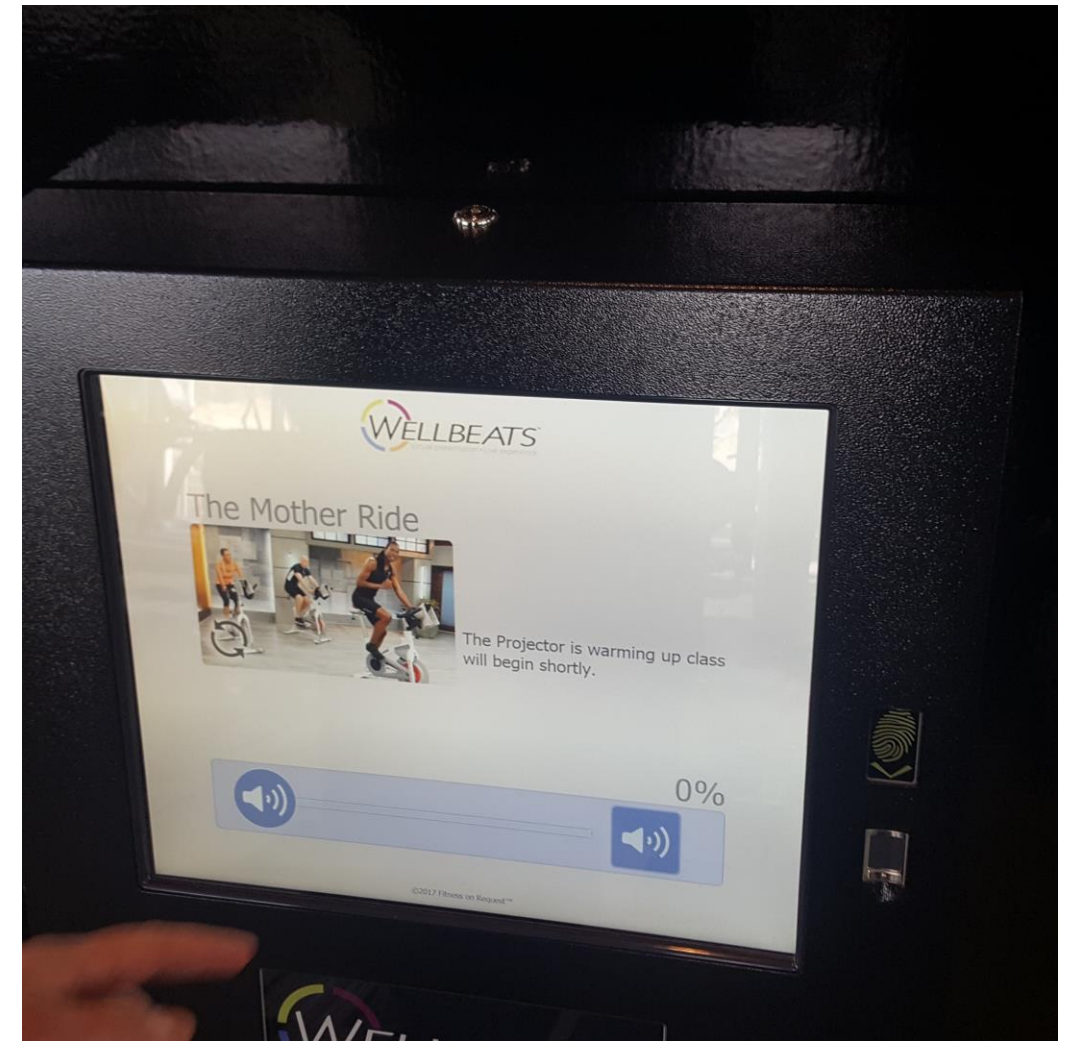
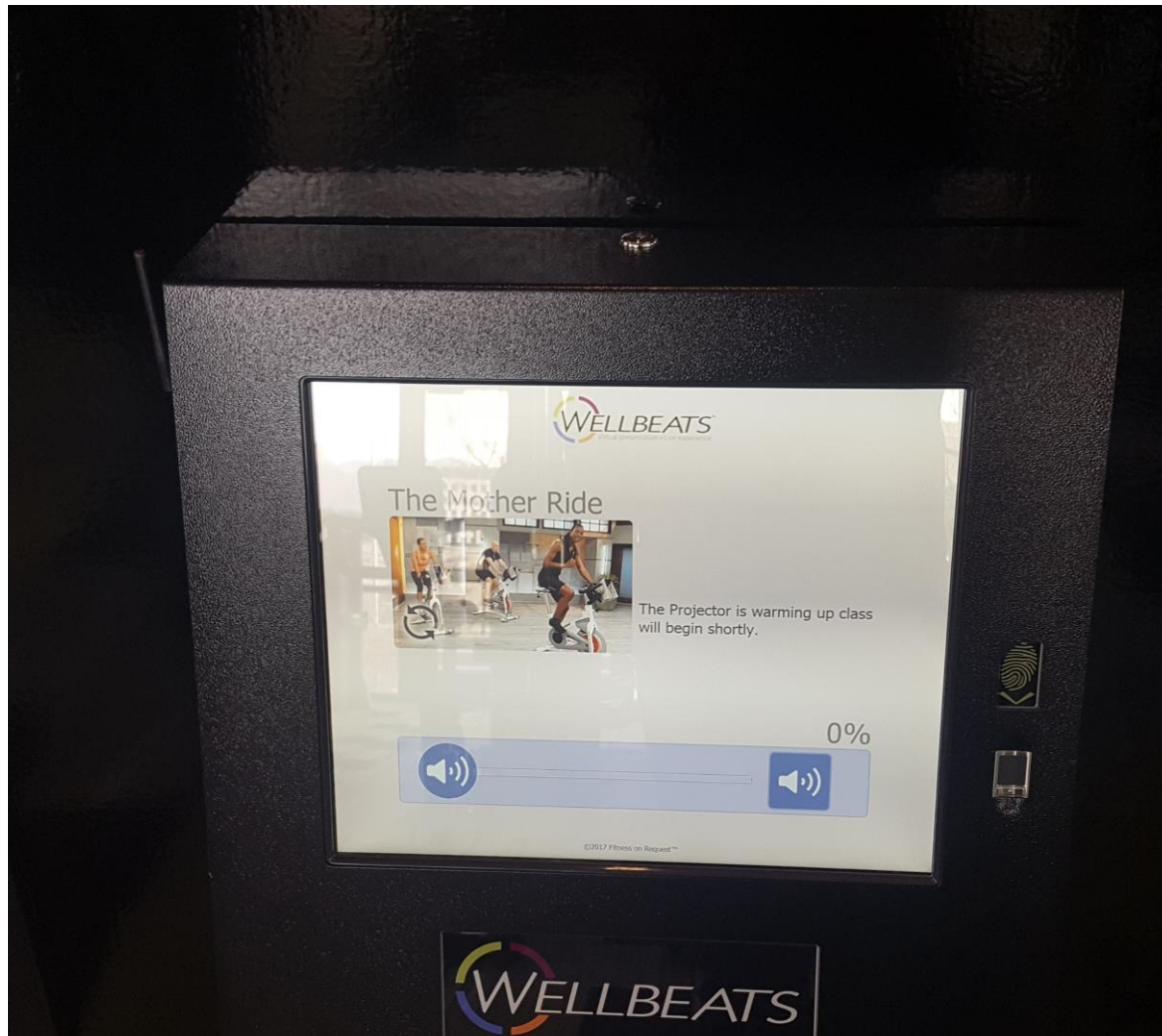


\$150 monthly



\$25 monthly

Wellbeats the future of Recreation



On-Site Storage





Optional Pub
2,000 sq. ft.



- Provide an amazing Sports Bar/Pub and do not sell alcohol
- Resident pay to store their own alcoholic beverages in private glass storage units in the Sports Bar/Pub.

The Concept

Volunteering



Volunteering is a powerful way to make a positive impact on the health and well-being of communities. However, not only does it make a difference in the lives of recipients, it also benefits volunteers mentally, socially and even physically.



Ride Share

- We have a simple concept.....Provide each facility with a van that seniors can use like a rental car service.
- This is being done in Denver Colorado, with Enterprise
- Seniors get limousine license

Dog Run/Park and Wash Station

Doggy Dryer



Dog wash
In the
parkade



Dog Run and Park



Roof top gardens
Green Houses