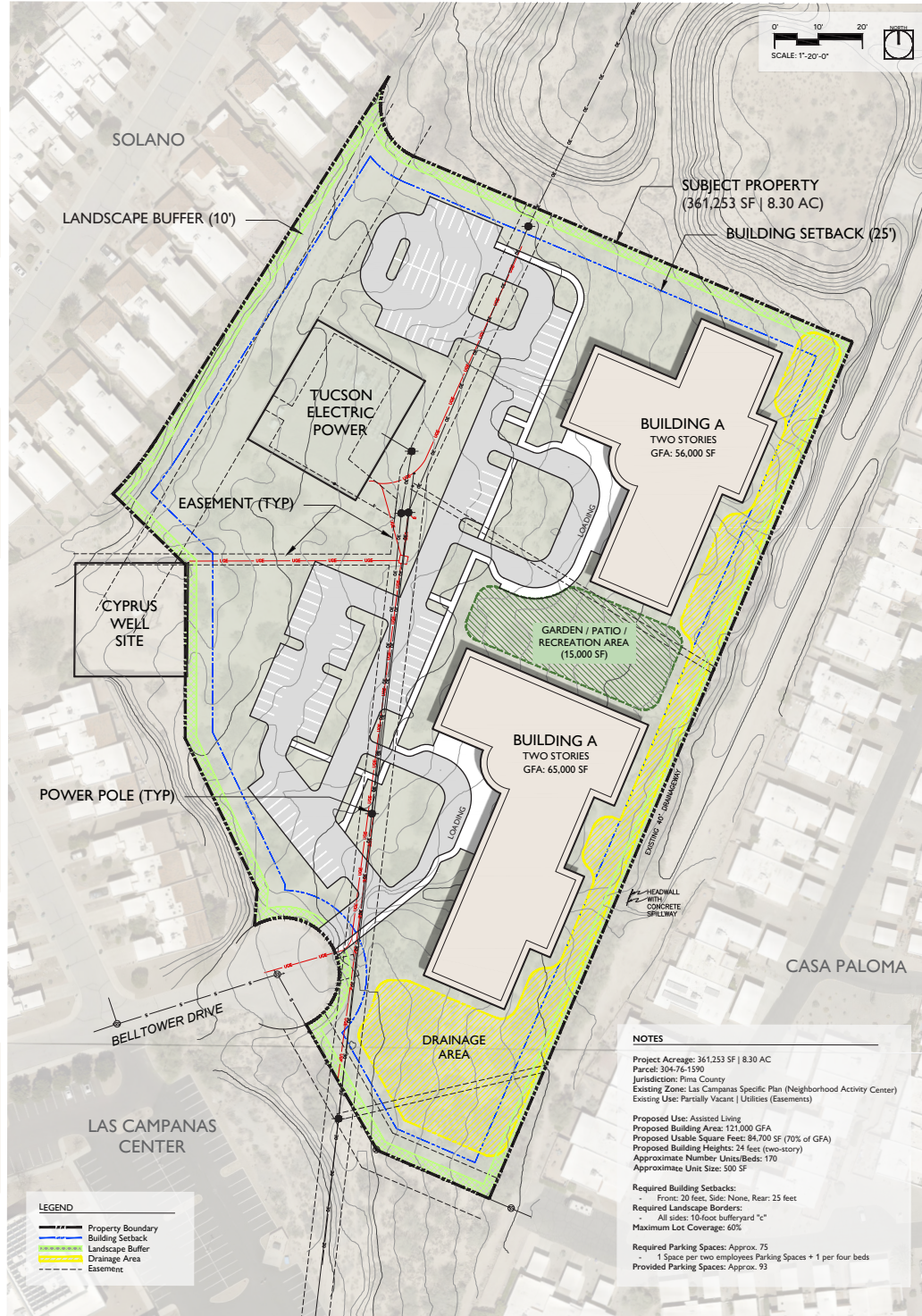


CONCEPTUAL SITE PLAN

505 West Belltower Drive | Green Valley, AZ 85614



| | |
|-----------------------------|---|
| Sale Price: | \$1,300,000 |
| Proposed Unit/Bed Count: | 85 Units / 170 Beds |
| Proposed Average Unit Size: | 500 SF |
| Price-per-unit: | \$15,294 |
| Price-per-bed: | \$7,647 |
| Proposed Use: | Congregate Care Facility Assisted Living, Independent Living (with services) |
| Land Area: | 8.30 Acres (361,253 SF) |
| Parcel/APN: | 304-76-1590 |
| Jurisdiction: | Pima County |



LEGEND

- Property Boundary
- Building Setback
- Landscape Buffer
- Drainage Area
- Easement

NOTES

Project Acreage: 361,253 SF | 8.30 AC
Parcel: 304-76-1590
Jurisdiction: Pima County
Existing Zone: Las Campanas Specific Plan (Neighborhood Activity Center)
Existing Use: Partially Vacant | Utilities (Easements)

Proposed Use: Assisted Living
Proposed Building Area: 121,000 GFA
Proposed Usable Square Feet: 84,700 SF (70% of GFA)
Proposed Building Height: 24 feet (two-story)
Approximate Number Units/Beds: 170
Approximate Unit Size: 500 SF

Required Building Setbacks:
- Front: 20 feet, Side: None, Rear: 25 feet

Required Landscape Borders:
- All sides: 10-foot buffer/yard "c"
Maximum Lot Coverage: 60%

Required Parking Spaces: Approx. 75
- 1 Space per two employees Parking Spaces + 1 per four beds
Provided Parking Spaces: Approx. 93

LAS CAMPANAS

PROJECT: SH-02 DATE: 07/17/14
FILE: NAMESH-02_ASSLIVINGSP_07124.DWG

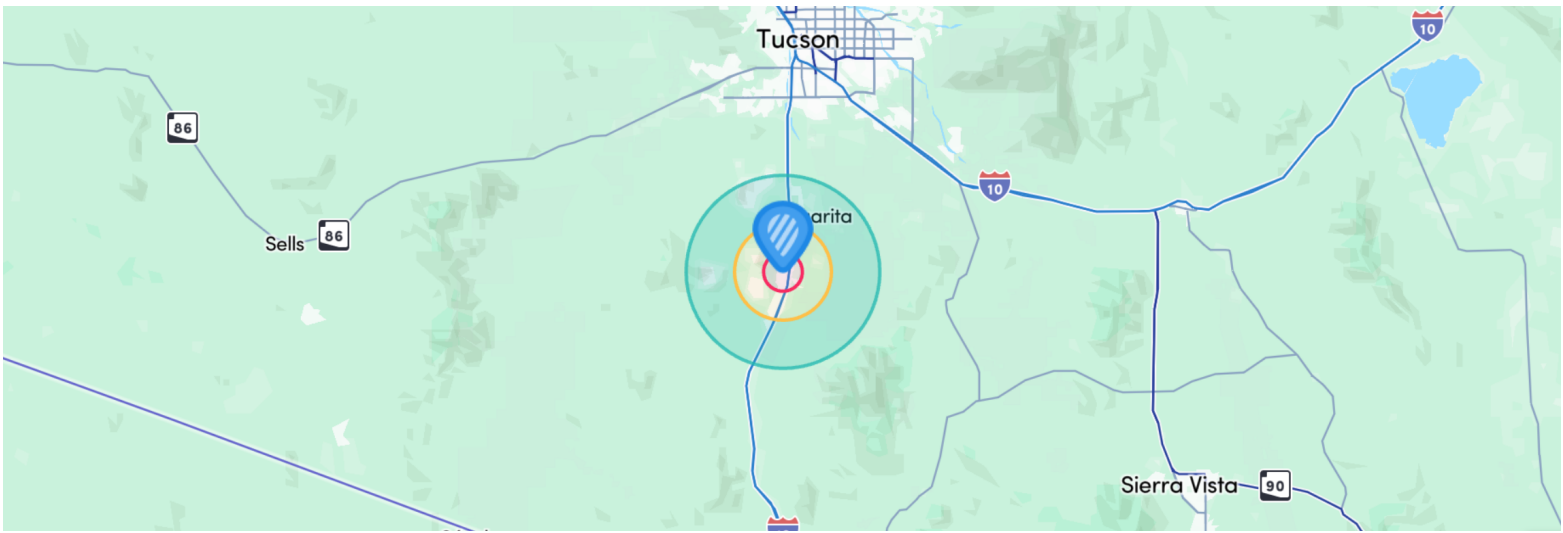
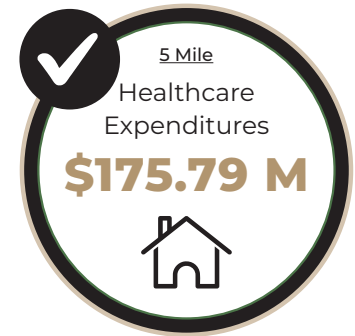
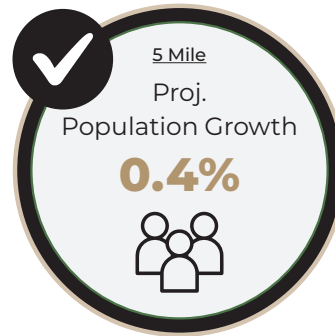
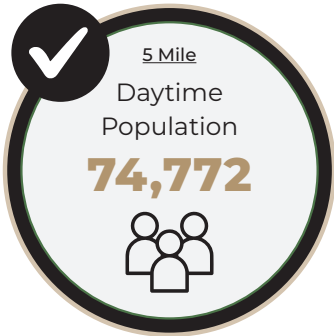
AERIAL

505 West Belltower Drive | Green Valley, AZ 85614



AREA DEMOGRAPHICS

505 West Belltower Drive | Green Valley, AZ 85614



| 2024 SUMMARY (SitesUSA) | 1 Mile | 3 Mile | 5 Mile |
|------------------------------------|----------------|---------------|----------------------|
| Daytime Population: | 20,662 | 46,592 | 74,772 |
| Estimated Population: | 15,752 | 39,774 | 64,268 |
| 2028 Proj. Residential Population: | 15,636 (-0.1%) | 40,151 (0.2%) | 65,491 (0.4%) |
| Average Household Income: | \$82,732 | \$103,390 | \$109,960 |
| Annual Healthcare Expenditures: | \$48.91 M | \$121.54 M | \$175.79 M |
| Median Age: | 70.2 | 61.0 | 52.9 |
| Average Household Size: | 1.6 | 1.9 | 2.2 |
| Housing Units: | 11,144 | 23,855 | 33,071 |
| Total Households: | 9,523 | 20,599 | 28,947 |
| Total Employees: | 4,910 | 6,818 | 10,504 |