



FALCON
— SENIOR HOUSING —

Building Futures, Enriching Lives:

Where Creative Vision Develops Communities with Thoughtful Innovation

Falcon Senior Housing, LLC is a full-service development and acquisition company, created to partner with successful senior housing operators. Our team is well positioned to build dynamic communities from the ground up, or jointly acquire properties to enhance operating value.

HORSESHOE BAY SENIOR LIVING



CONFIDENTIAL

HORSESHOE BAY SENIOR LIVING

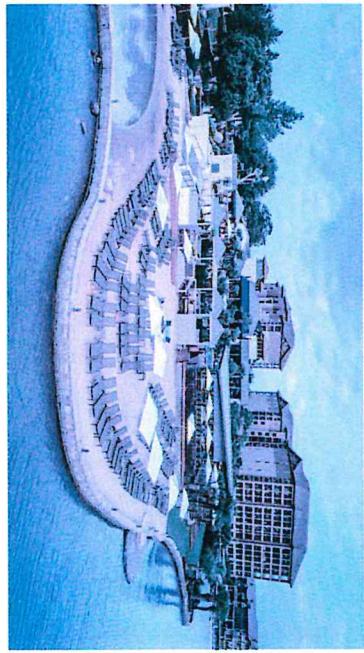
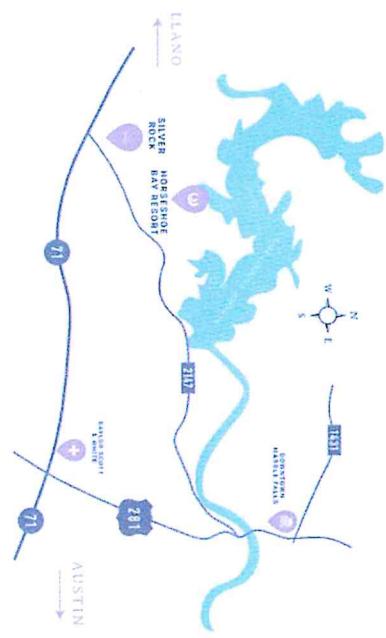
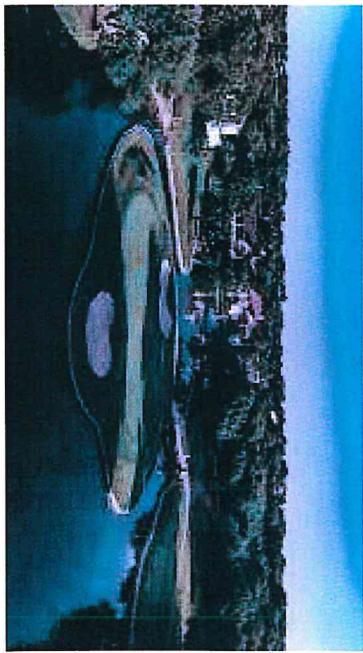
Site

Horseshoe Bay is a premier golf resort destination community located approximately one hour west of Austin, Texas. Located on the shores of Lake Lyndon B. Johnson, the community features five championship golf courses considered among the best in the state, a marina, an extensive hotel-resort complex, and numerous retail and dining options for residents and visitors. Horseshoe Bay has evolved into one of the premier vacation and retirement destinations in Texas.

Horseshoe Bay Senior Living will be located in Silver Rock, a master-planned, mixed-use development located within Horseshoe Bay. Situated just off Highway 71, the mixed-use development will provide easy access to Horseshoe Bay Resort's outstanding amenities complimented by Silver Rock's unique shopping, dining, and health and wellness facilities.

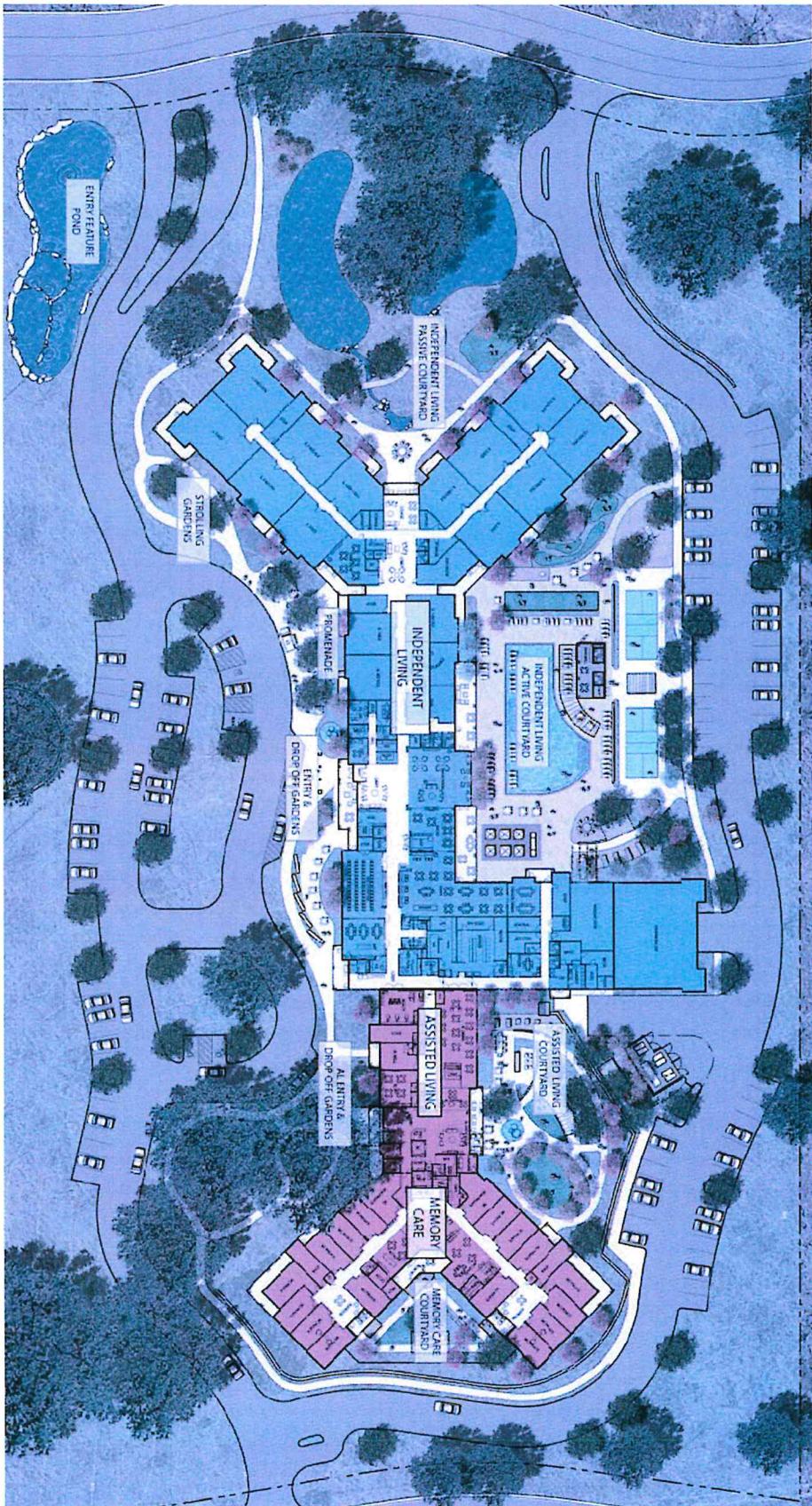
Improvements

The community will be comprised of 114 independent living, 48 assisted living and 18 memory care units, and will be constructed with a robust amenities package consistent with its placement as a high-end product. Some of the amenities and common spaces being considered include: multiple dining venues, a bar/bistro, fitness/wellness center, resort-designed swimming pool; pickleball courts, golf simulator and putting greens, bocce ball court, art studio, multi-use spaces for meetings and events, walking paths, raised bed gardening areas, dog park, and dog spa.



HORSESHOE BAY SENIOR LIVING

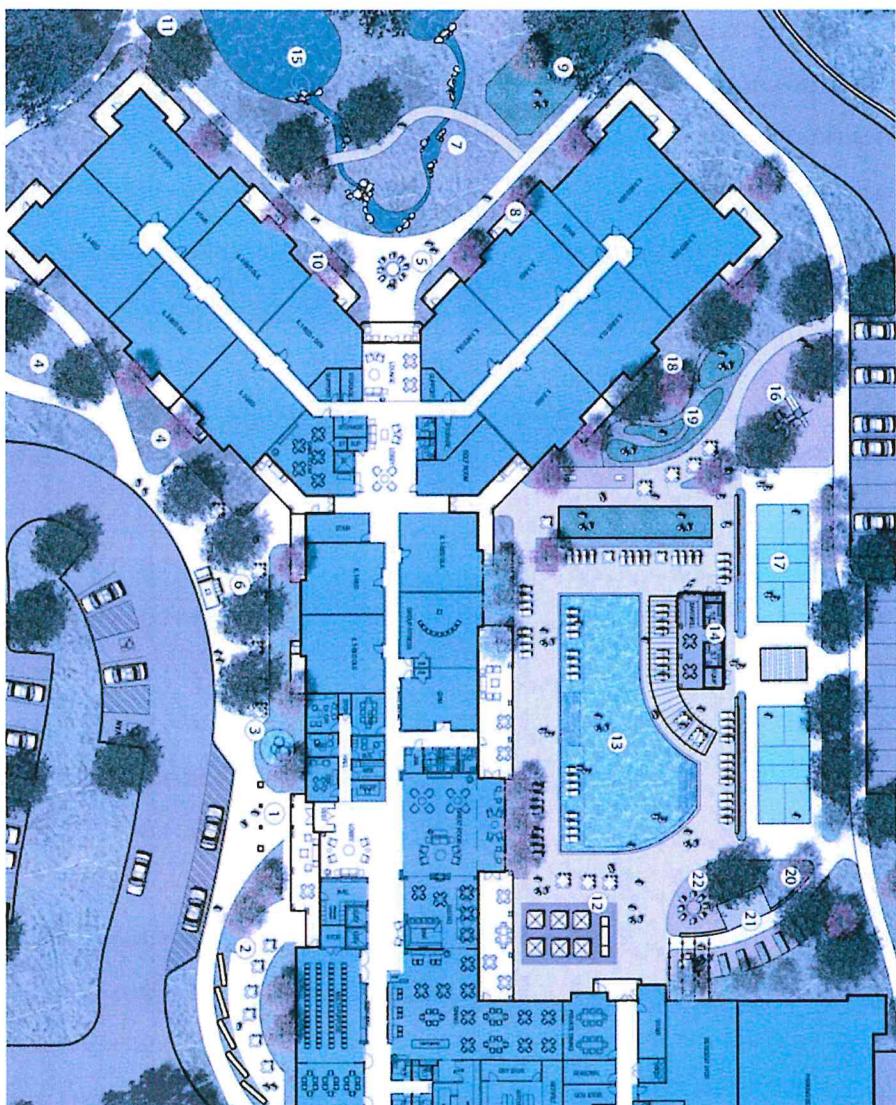
Site Plan



CONFIDENTIAL

HORSESHOE BAY SENIOR LIVING

Independent Living Site Plan and Amenities

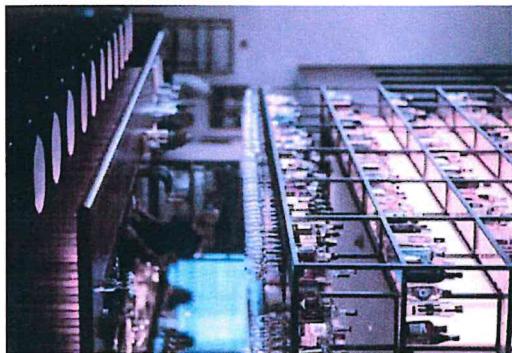
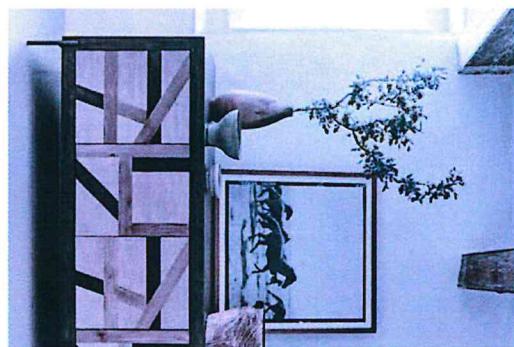


LEGEND
1. Entry & Drop Off Gardens
2. Promenade & Public Mall
3. Water Feature
4. Strolling Gardens
5. Activity Patio
6. Food Truck Area
7. Natural Stream
8. Rose Garden
9. Dog Park
10. Bird & Butterfly Garden
11. Trail Head
12. Dining
13. Pool
14. Lounge
15. Amenity Water Feature
16. Playcape
17. Pickle Ball
18. Bocce Garden
19. Putting Green
20. Bird & Butterfly Garden
21. Green House Garden & Raised Beds
22. Garden Lounge Seating



CONFIDENTIAL

Design Concepts



ABOUT US

Falcon Senior Housing

At Falcon Senior Housing we embody intelligence, vision, and calculated precision. We deliver attractive returns through specialized investment strategies and partnering with state-of-the-art senior housing operators. By adopting the attributes of a falcon, we emphasize the importance of foresight, expertise, and meticulous execution to achieve success in the competitive real estate market.

The Falcon Senior Housing leadership team has successfully developed thousands of multi-family units, hotels, office and industrial projects in the United States and abroad over four decades.

Our capabilities, expertise, innovative financing approach and capital access for operators collectively add significant value to each of our communities. We provide strategic capital to each transaction, resulting in significant returns for investors and operators.

Falcon Senior Housing Fund I, LP

Falcon Senior Housing is in the process of finalizing a private placement memorandum offering of to \$100 million of limited partnership interests in Falcon Senior Housing Fund I, LP (the Fund). The strategy of the fund will consist of investing in a combination of ground-up developments and value-add acquisitions of seniors housing communities located in the Western United States. Horseshoe Bay Senior Living is planned to be a seed asset of the Fund.

Falcon Senior Living is actively pursuing new development projects and acquisition opportunities with best in class operating partners.

For Additional Information Regarding Falcon Senior Housing and the Fund, Contact:

John Hyier
San Francisco, CA
jhyier@falconseniorhousing.com
(925)708-8994

Roger Osborn
Chicago, IL
rosborn@falconseniorhousing.com
(925)567-7122

CONFIDENTIAL

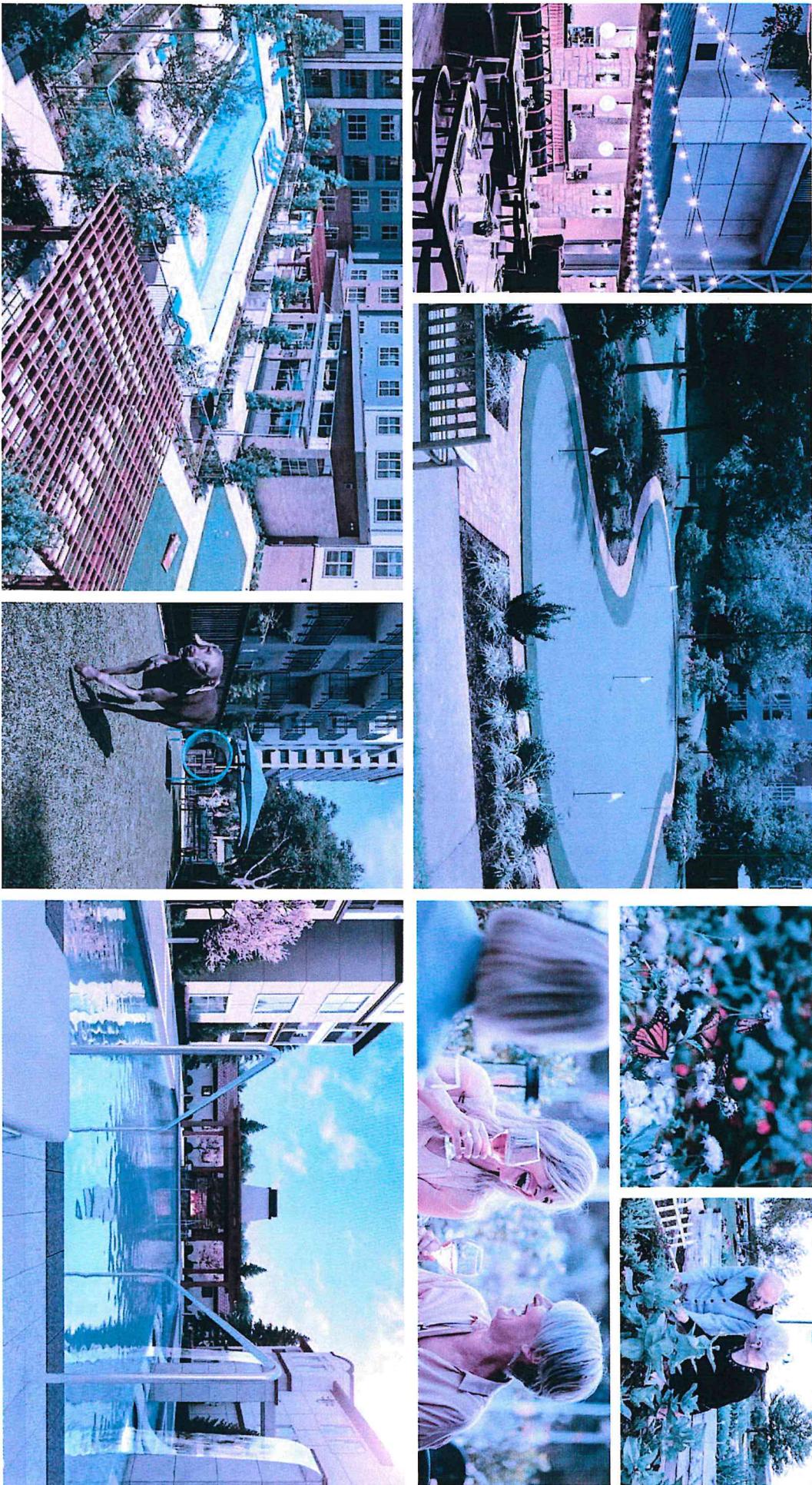


DATE: 09/21/2024	PROJECT NUMBER: 2010
REVISION: 0	COVER SHEET
SKETCH:	SK0



Concept Imagery

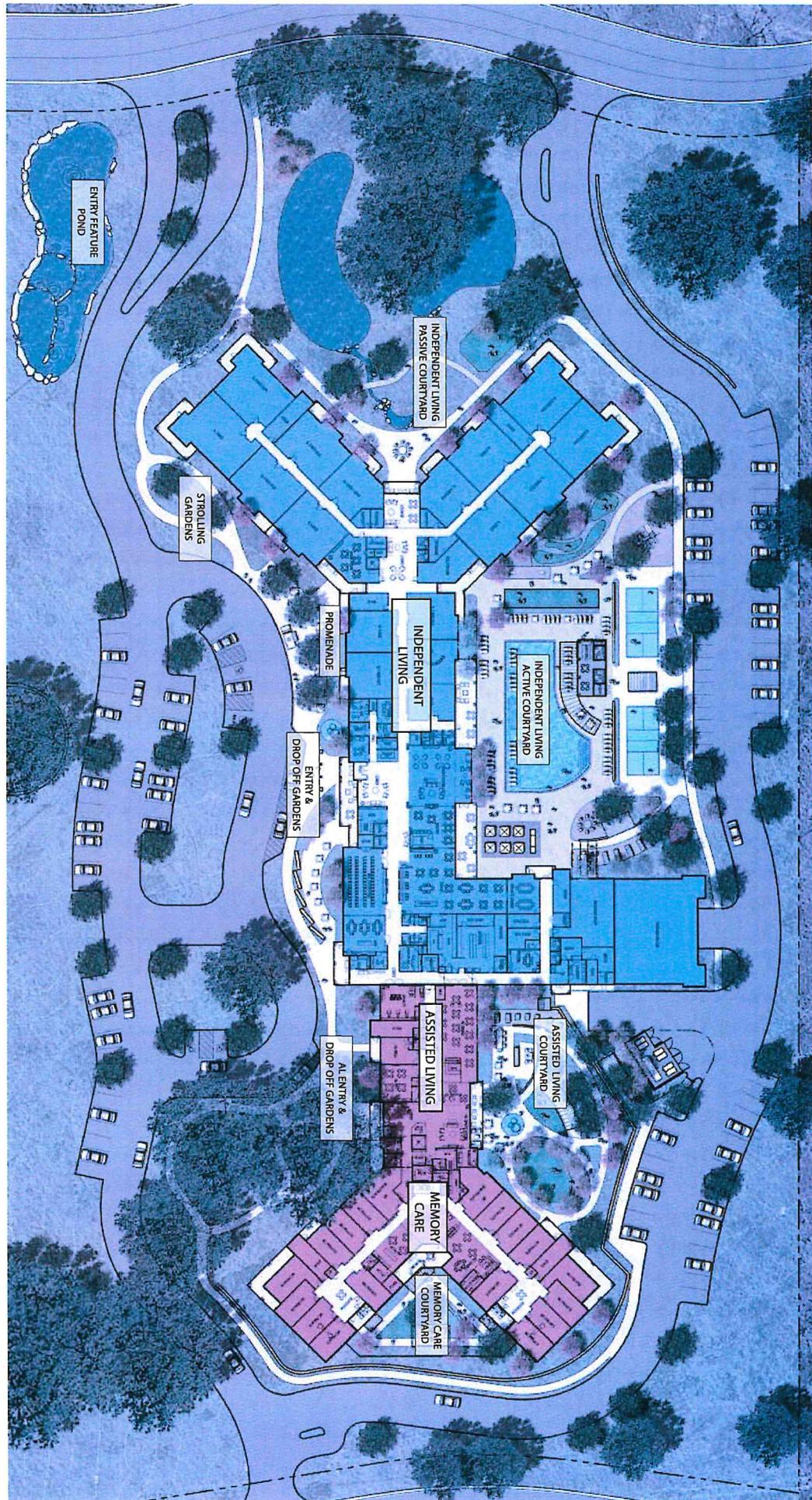
Horseshoe Bay Senior Living
Horseshoe Bay, Texas



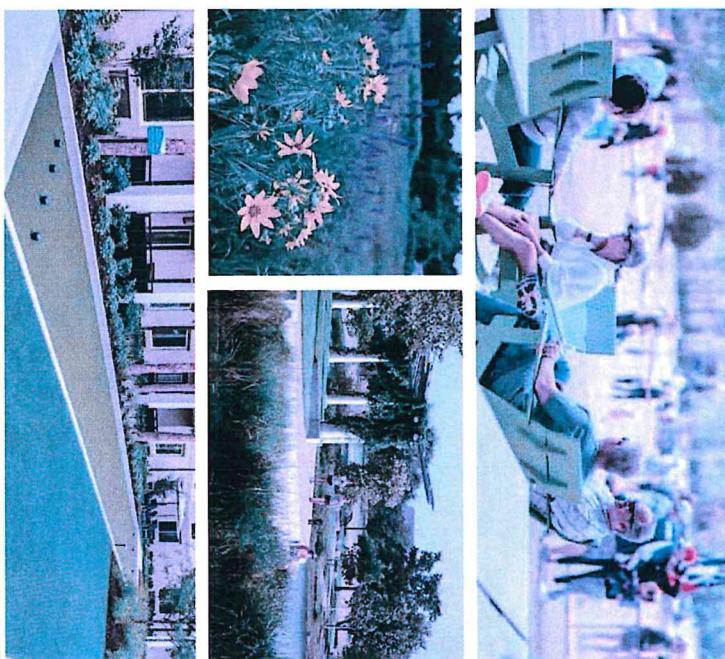
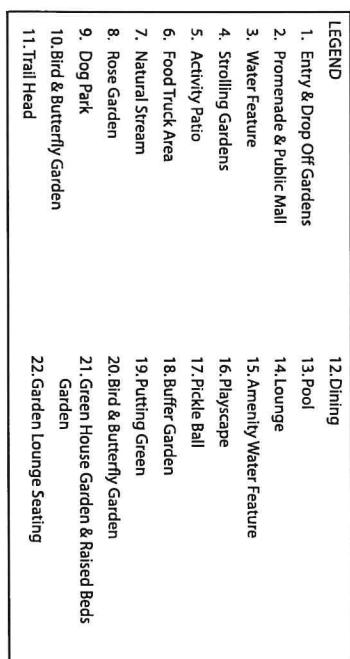
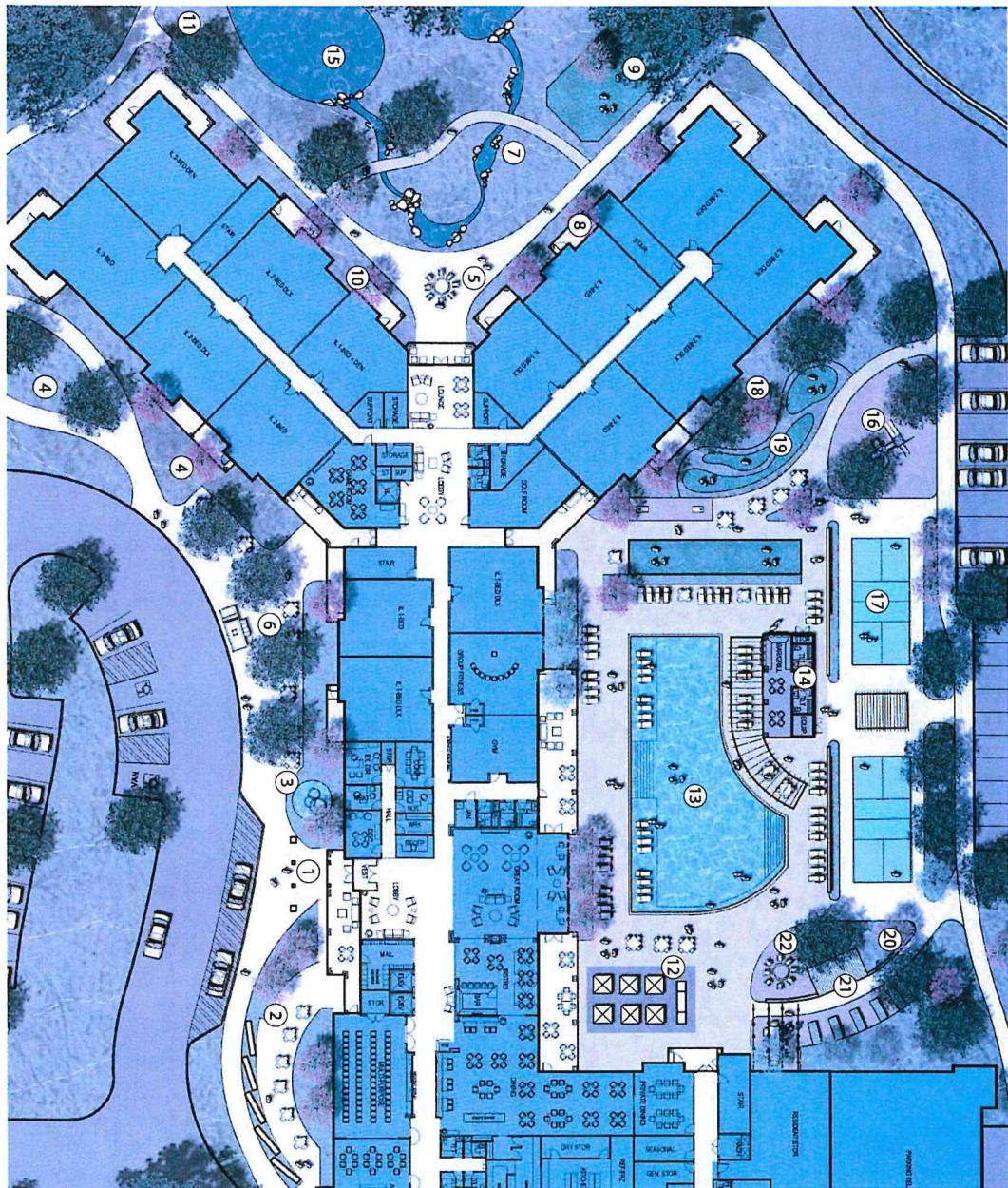
NORTH
SCALE: 1'-0"
0' 30' 60'
ISSUE DATE: September 4, 2014
All drawings are preliminary and subject to change.
© 2014 Hitchcock Design Group

piarchitects
Horseshoe Bay Senior Living
piarchitects.com

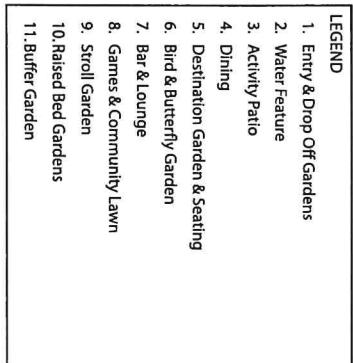
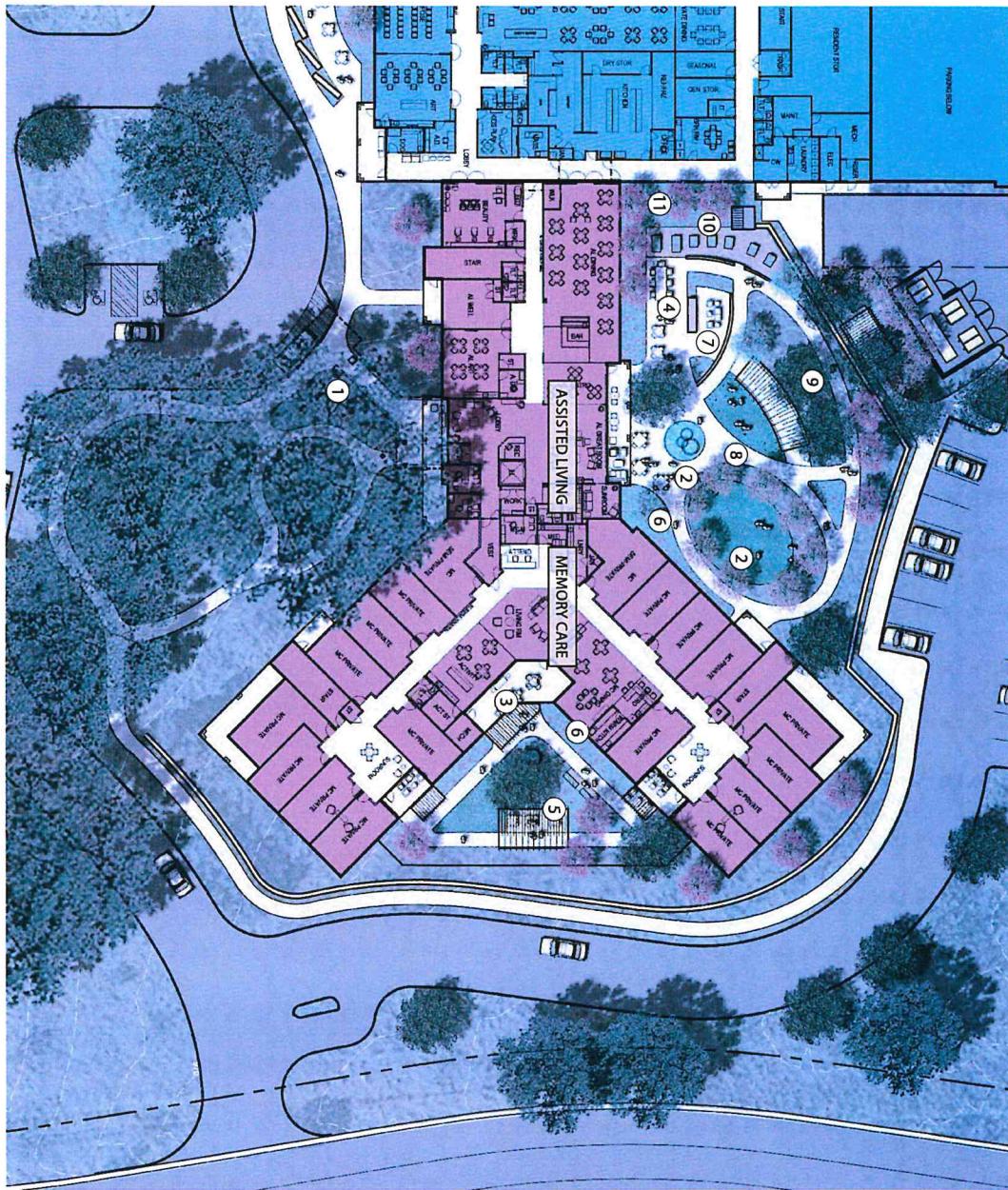
OVERALL LANDSCAPE SITE PLAN



NORTH
SCALE 1"=60'
ISSUE DATE: September 4, 2014
All drawings are preliminary and subject to change.
© 2014 Hitchcock Design Group



ASSISTED LIVING & MEMORY CARE



ISSUE DATE: September 4, 2024
All drawings are preliminary and subject to change
© 2024 Hitchcock Design Group

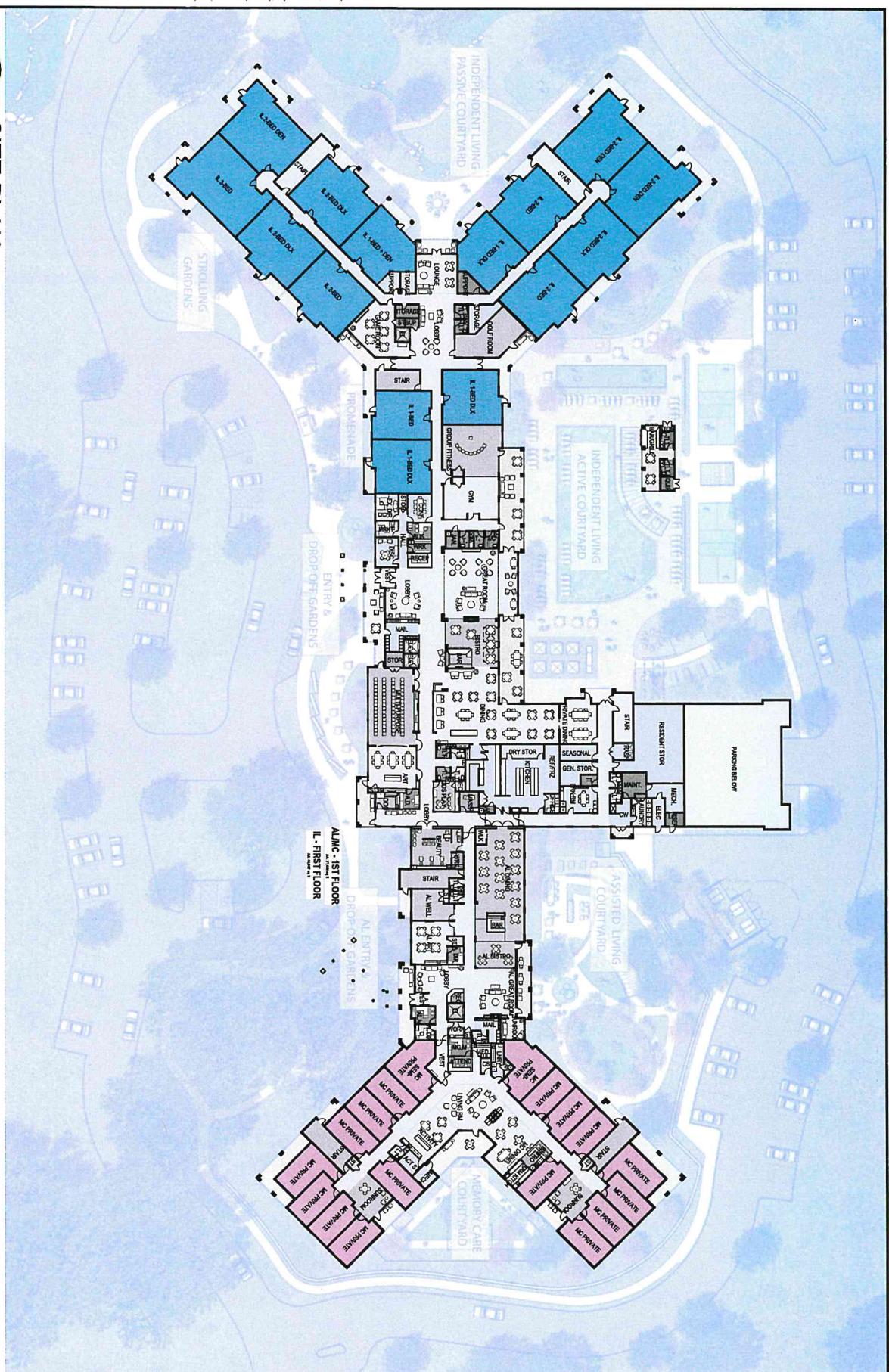
Icon Senior Housing
ASSOCIATION WITH

A1

SITE PLAN

SCALE: 1" = 50'

SCALE: 1" = 50"



SK5

09/21/2024
PROJECT NUMBER:
24010
SHEET TITLE:
SITE PLAN

而
四
方
之
物

SCHEMATIC DESIGN

**IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING**

HORSESHOE BAY, TX

pi architects
5010 Balcones Dr. Suite 200
Austin, TX 78731
P: (512) 231-1910
W: [w w w . p i a r c h . c o m](http://piarch.com)

II

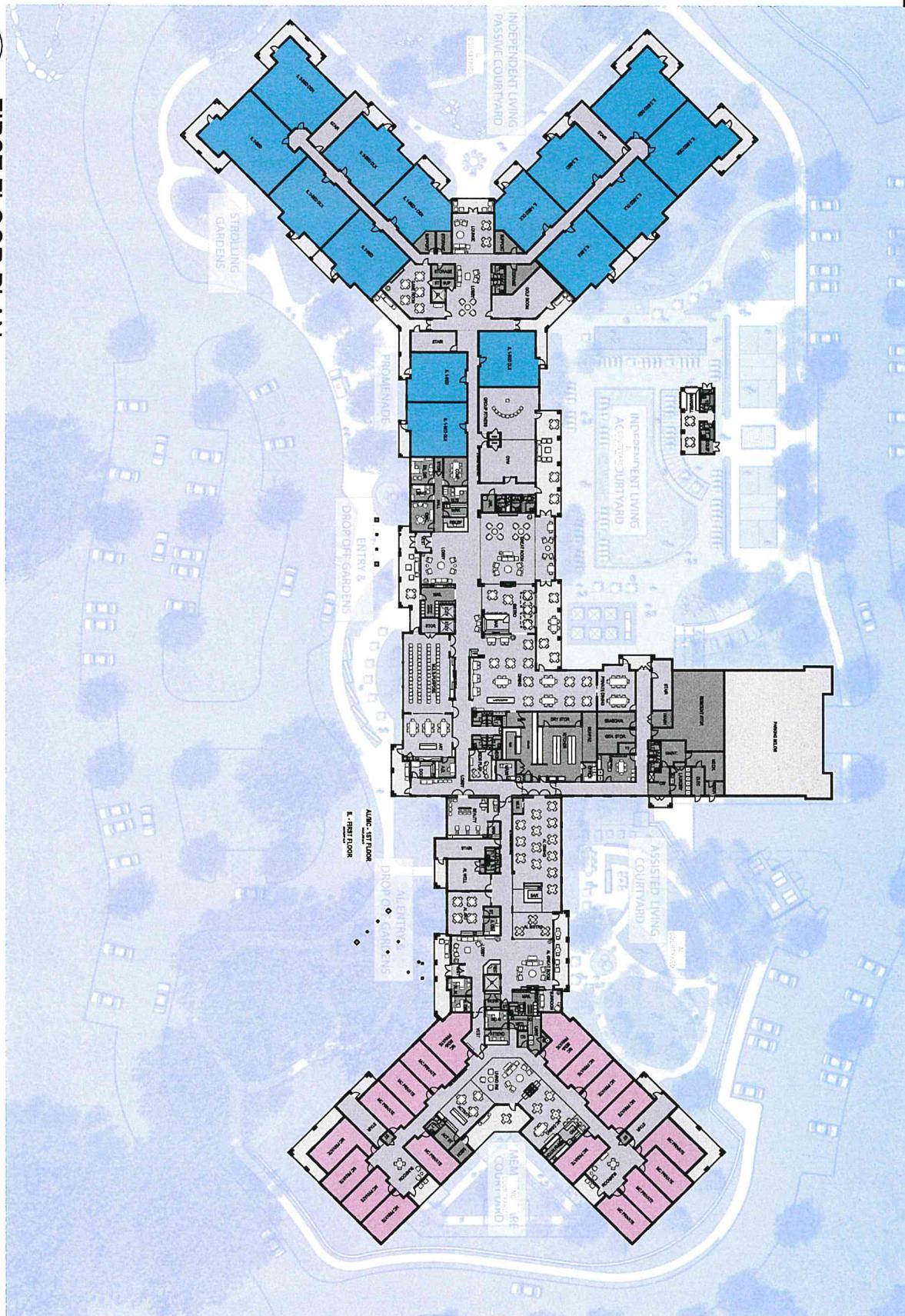
A1

FIRST FLOOR PLAN

SCALE: 1" = 50'

SCALE: 1" = 50"

0 20' 50' 100'



IL, AL, & MC AT HORSESHOE BAY FALCON SENIOR HOUSING

HORSESHOE BAY, TX

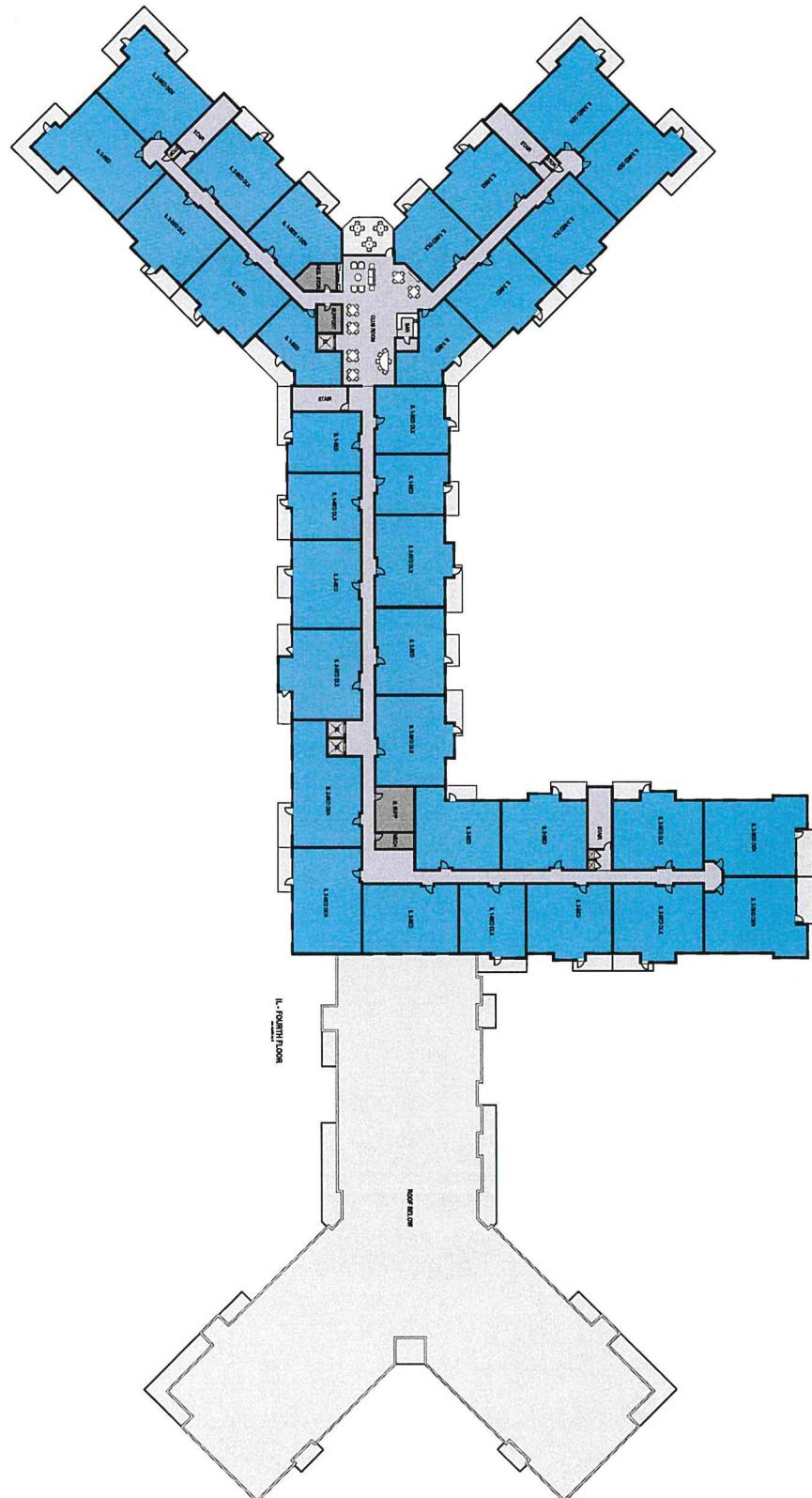
SK7
SHEET: 1
PROJECT NUMBER: 24010
SHEET TITLE: FIRST FLOOR PLAN
DATE: 09/21/2024

pi architects

A1

FOURTH FLOOR PLAN

SCALE: 1" = 50"



**IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING**

HORSESHOE BAY, TX

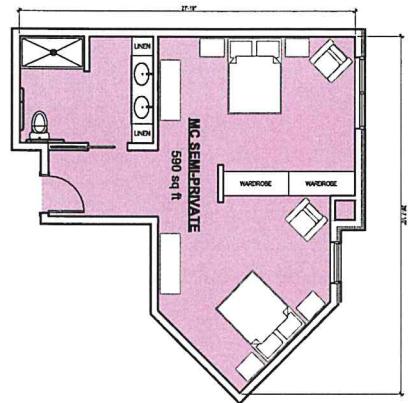
SK10
SHEET: 1
PROJECT NUMBER: 24010
SHEET TITLE: FOURTH FLOOR
PLAN
DATE: 09/11/2024

pi
pi architects
8010 Belmont, Dr. Suite 200
Austin, TX 78751
P: (512) 221-1910
www.piarch.com

A1

MC UNIT PLAN - SEMI-PRIVATE

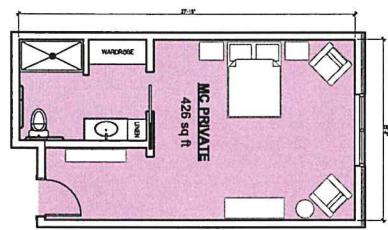
SCALE: 1" = 10'



A2

MC UNIT PLAN - PRIVATE

SCALE: 1" = 10'



IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING

HORSESHOE BAY, TX

SK11

DATE: 09/21/2024
PROJECT NUMBER: 24010
SHEET TITLE: MEMORY CARE -
UNIT PLANS

ISSUE: SCHEMATIC
DESIGN

REVISIONS:

2024 ARCHITECTS &
ENGINEERS, INC.

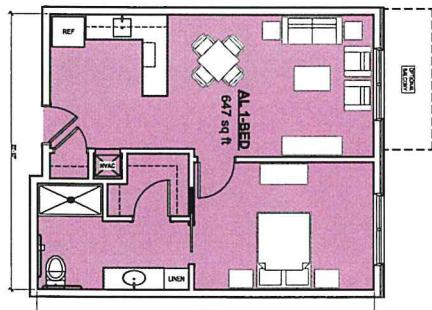
pi architects
KING STUDIO • 4th Floor • Suite 200
P.O. Box 121 • 221-1-1110
111 N. Main Street • P.O. Box 121
www.piarchitects.com

II

A1

AL UNIT PLAN - 1-BED

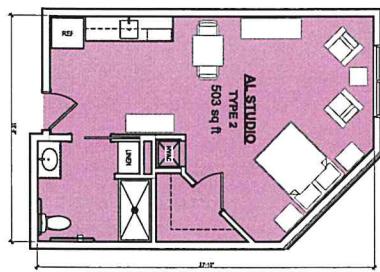
SCALE: 1" = 10'



A2

AL UNIT PLAN - STUDIO 2

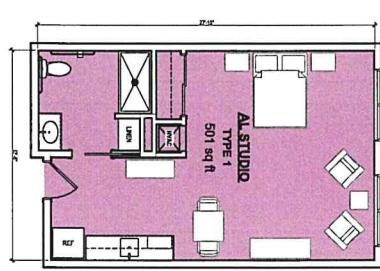
SCALE: 1" = 10'



A3

AL UNIT PLAN - STUDIO 1

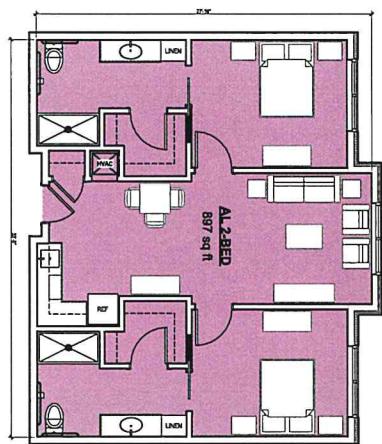
SCALE: 1" = 10'



B1

AL UNIT PLAN - 2-BED

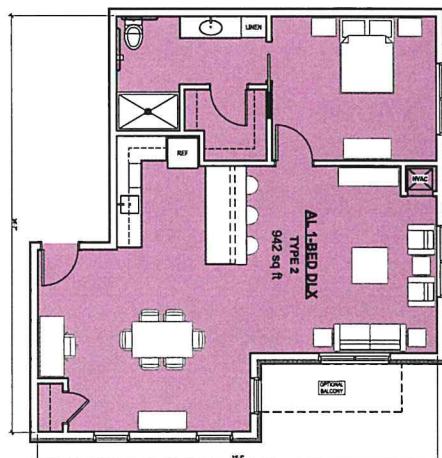
SCALE: 1" = 10'



B2

AL UNIT PLAN - 1-BED DLX2

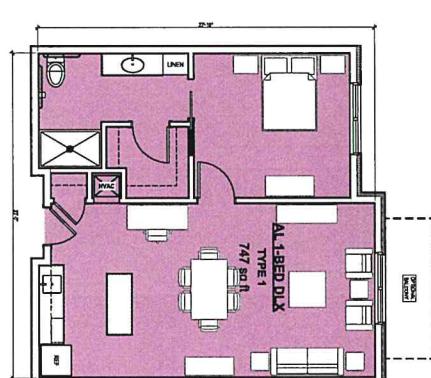
SCALE: 1" = 10'



B3

AL UNIT PLAN - 1-BED DLX 1

SCALE: 1" = 10'



**IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING**

HORSESHOE BAY, TX

DATE: 09/21/2024
PROJECT NUMBER: 24010
SHEET: SK12
SHEET TITLE: ASSISTED LIVING
UNIT PLANS

pi architects
1000 Main Street, Suite 200
Austin, TX 78701
P: (512) 221-1911
www.piarchitects.com

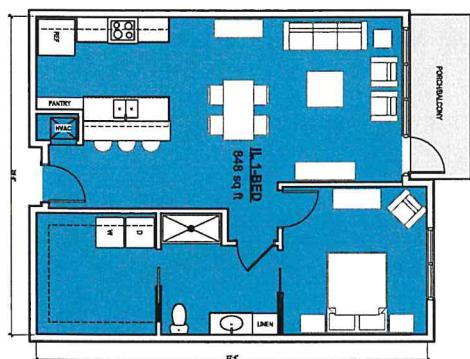
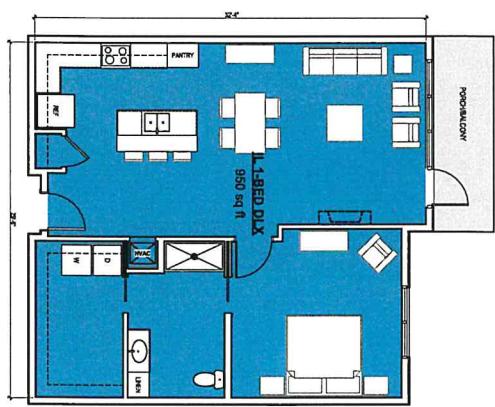
II

A1

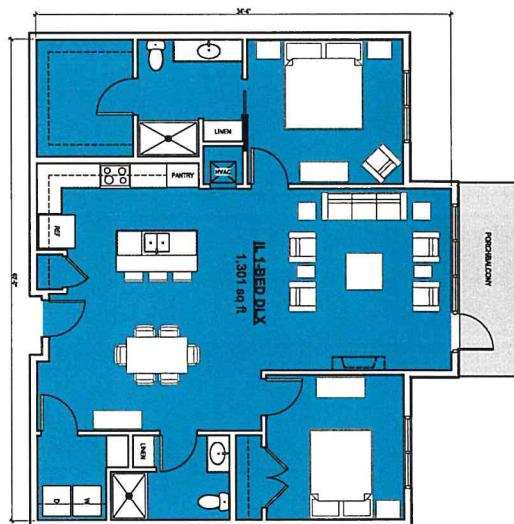
IL UNIT PLAN - 2-BED

A2 IL UNIT PLAN - 1-BED DELUXE
SCALE: 1" = 10'

A3 **IL UNIT PLAN - 1-BED**
SCALE: 1" = 10'



B3 IL UNIT PLAN - 2-BED DELUXE
SCALE: 1" = 10'



**IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING**

HORSESHOE BAY, TX

SK13

SHEET: 1

PROJECT NUMBER: 24010

DATE: 09/21/2024

SHEET TITLE: INDEPENDENT LIVING UNIT PLANS

SCHEMATIC
DESIGN
02024 PLANCHARTISTS &
ENGINEERS, INC.
REVISIONS:

enthusiastic • major planning
institutions • language enthusiasts

pi architects
8010 Balcones Dr. Suite 200
Austin, TX 78731
P: (512) 231-1910

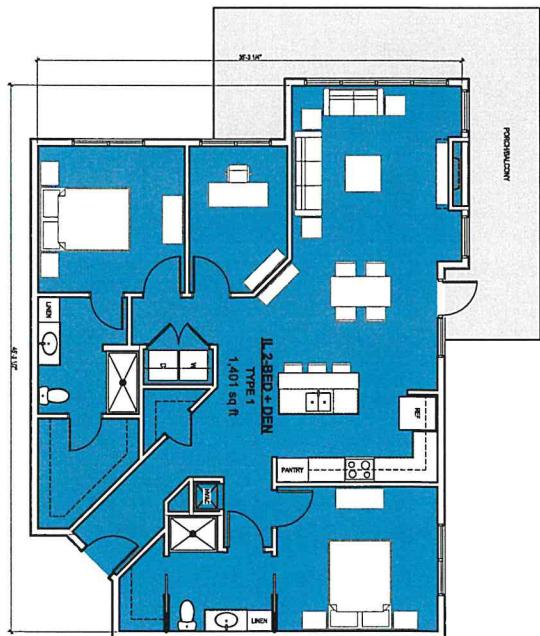
II

A1

IL UNIT PLAN - 2-BED + DEN 1

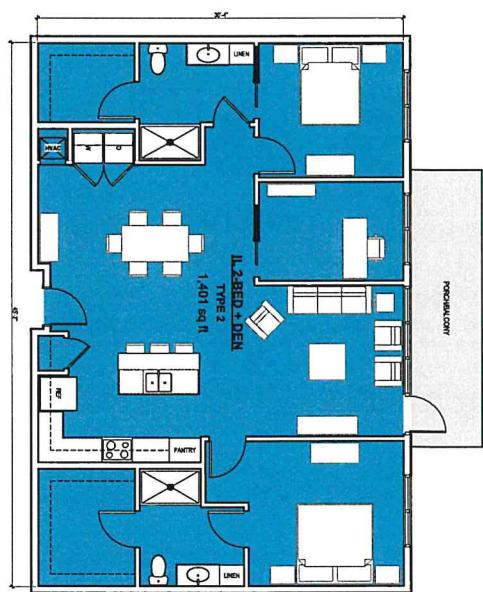
SCALE: 1" = 10'

SCALE: 1" = 10"



A3 IL UNIT PLAN - 2-BED + DEN 2
SCALE: 1" = 10'

SCALE: 1" = 10"



SK14

**INDEPENDENT
LIVING UNIT PLANS**

IL, AL, & MC AT HORSESHOE BAY FALCON SENIOR HOUSING

HORSESHOE BAY TX

II

pi architects

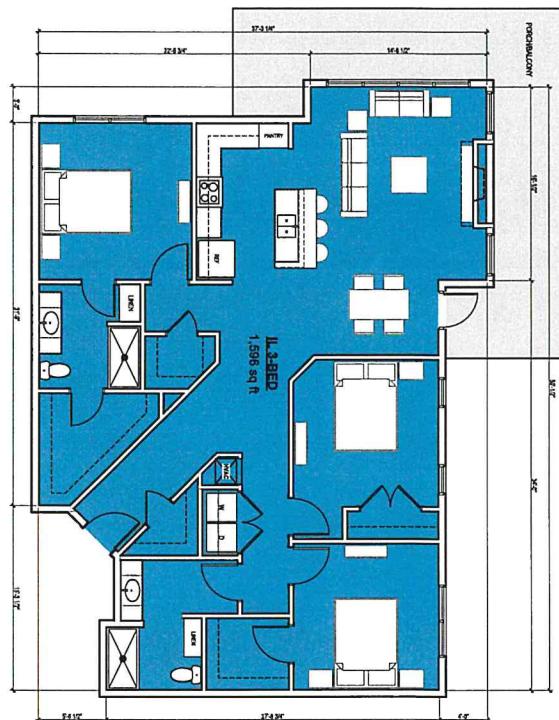
6010 Balcones Dr. Suite 200
Austin, TX 78731
P: (512) 231-1910
www.pierch.com

A1

IL UNIT PLAN - 3 BED

SCALE: 1" = 10'

SCALE: 1" = 10'



SK15

INDEPENDENT
LIVING UNIT PLANS

DATE:

DATE:

10

REVIEWS.

**IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING**

HORSESHOE BAY TX

LITERATURE + LANDSCAPE ARCHITECTURE

P: (512) 231-1990
www.pierch.com

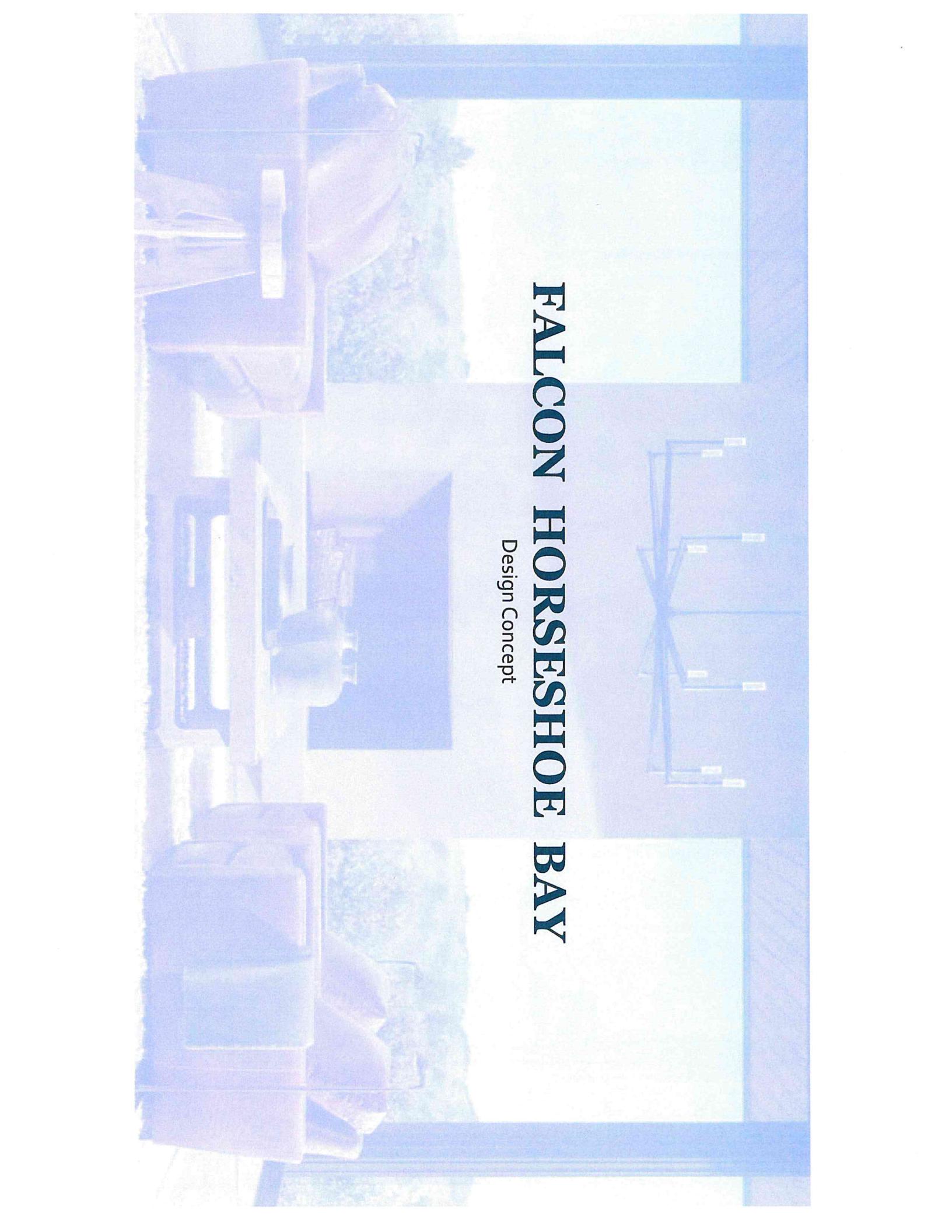
II



SK16	pi architects KING Associates, Inc., Suite 200 1000 Main Street, Suite 200 P.O. Box 12123, Dallas, TX 75212-1233 www.piarch.com
DATE: 09/21/2024 PROJECT NUMBER: 24010 SET NUMBER: FRONT ELEVATION	ISSUE: SCHEMATIC DESIGN 0224 PLANCHETTS & ENGINEERS, INC. REVISIONS:

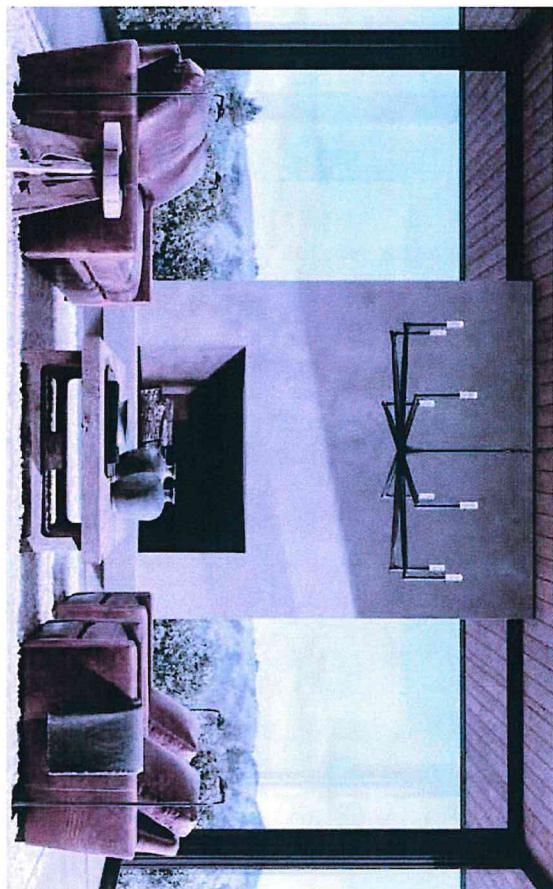
**IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING**

HORSESHOE BAY, TX



FALCON HORSESHOE BAY

Design Concept



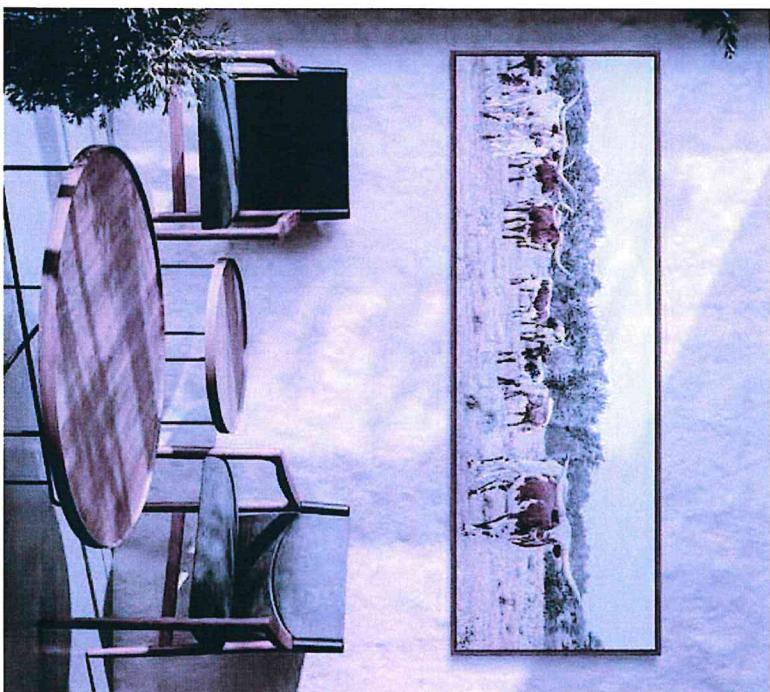
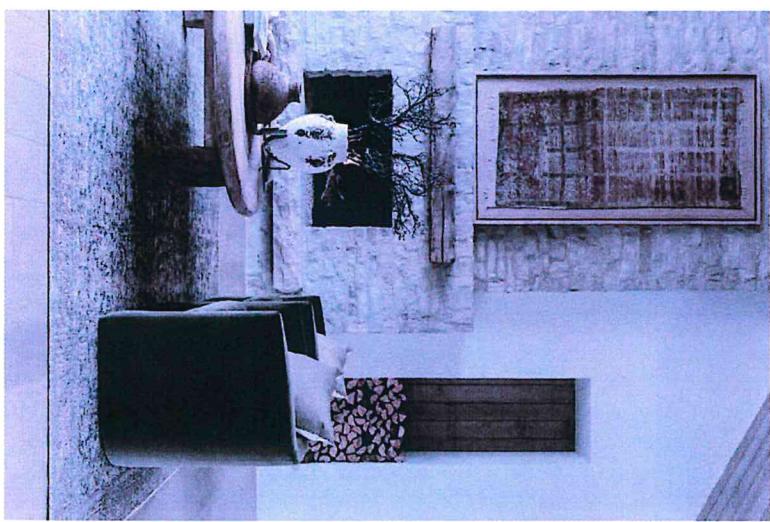
CONCEPT

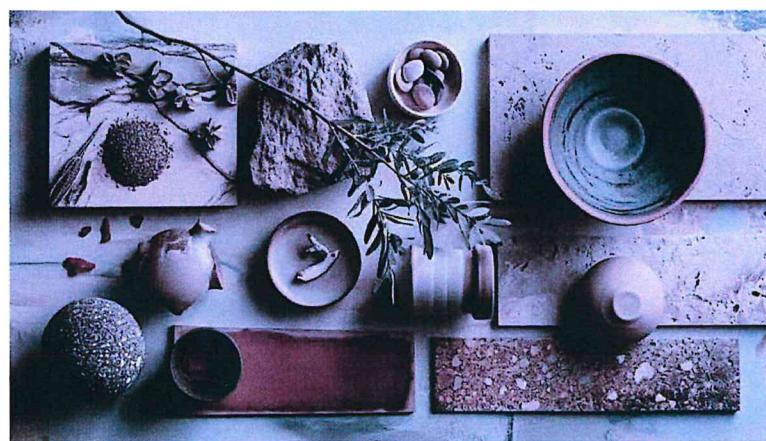
Nestled in the heart of Texas, the design concept for Horseshoe Bay embraces the essence of **Hill Country Elegance**.

Drawing inspiration from the state's rich history and its modern day place as a vibrant hub, the design seamlessly integrates hints of vintage **charm with contemporary aesthetics**, ensuring a space that feels both timeless and forward-looking.

HILL COUNTRY ELEGANCE | interior

- Familiar Materials and Motifs





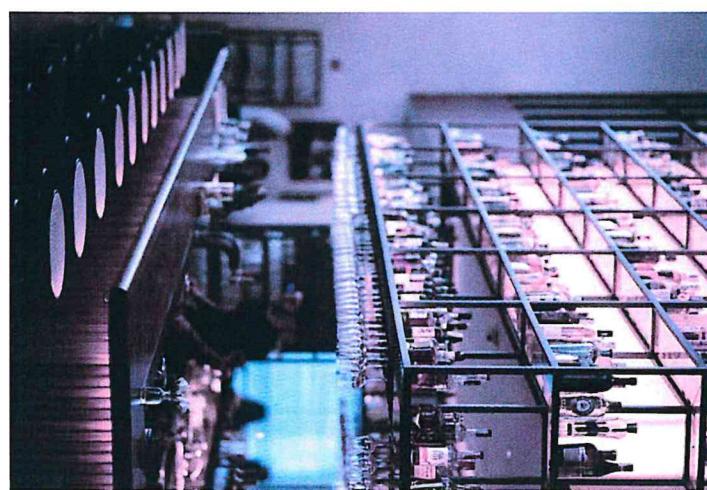
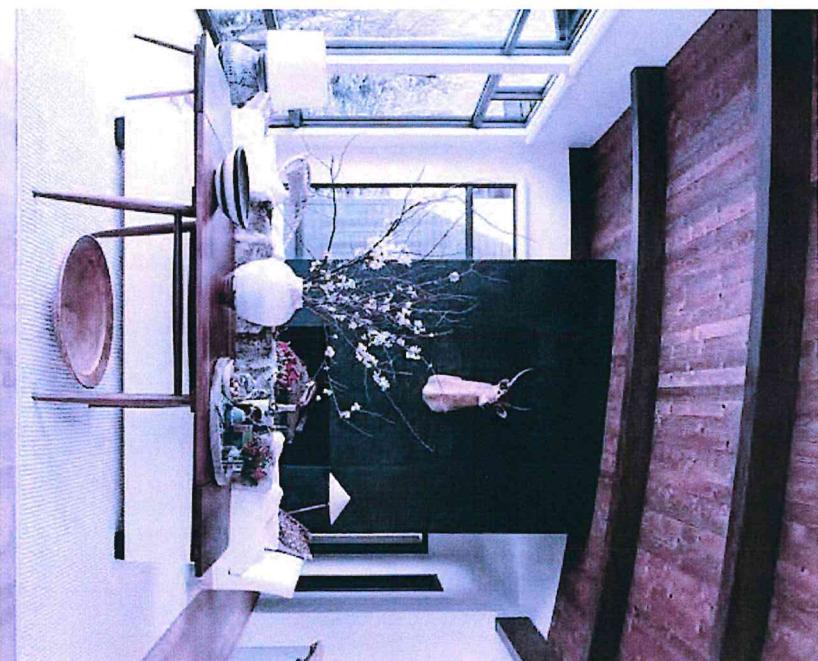
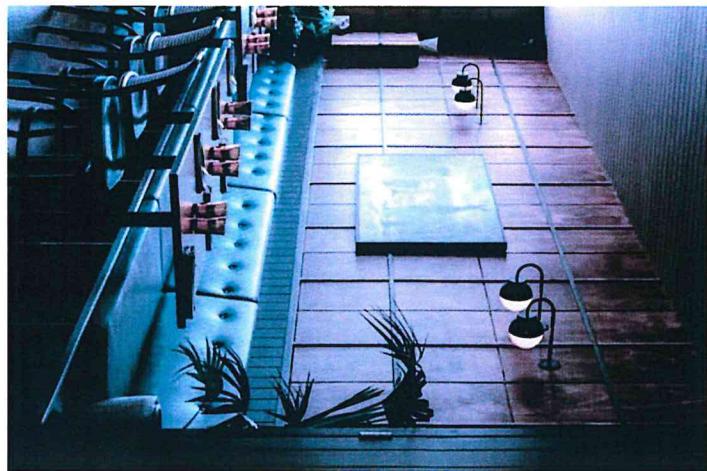
HILL COUNTRY ELEGANCE | interior

- Modern forms with vintage & historical touches



HILL COUNTRY ELEGANCE | interior

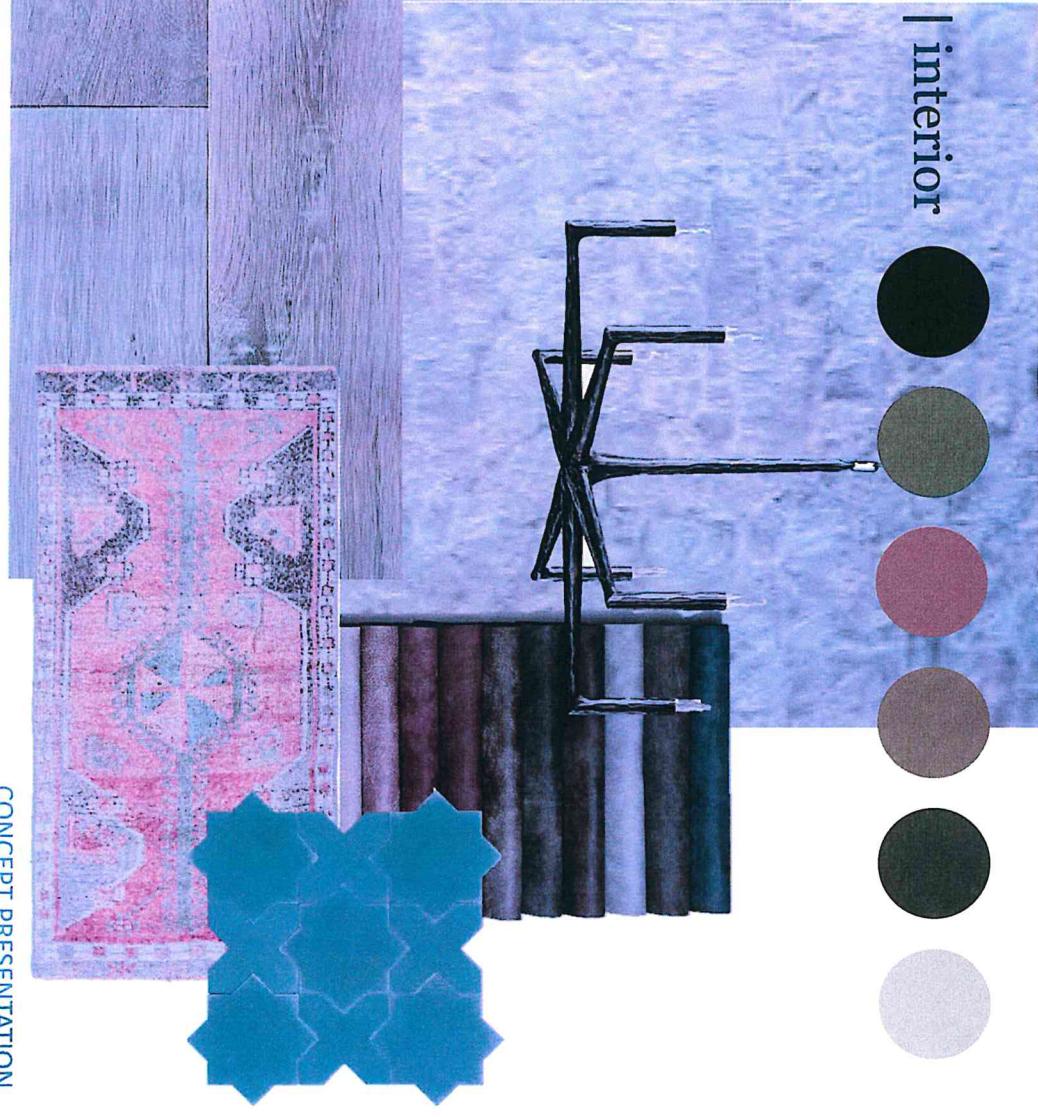
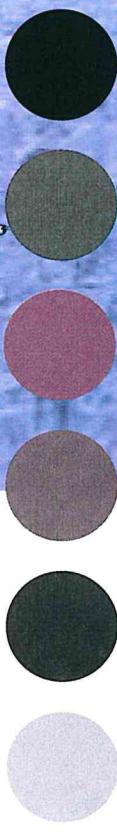
- Mix of large open areas and rich, cozy spaces
- Mix of metal & wood



HILL COUNTRY ELEGANCE

- Emphasis on natural materials & colors

| interior



pi architects

CONCEPT PRESENTATION