



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



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HORSESHOE BAY SENIOR LIVING

Site

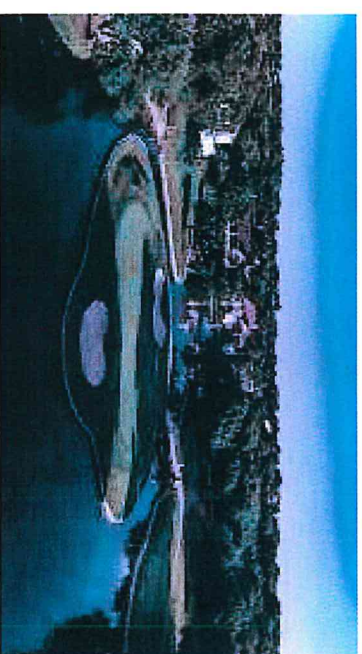
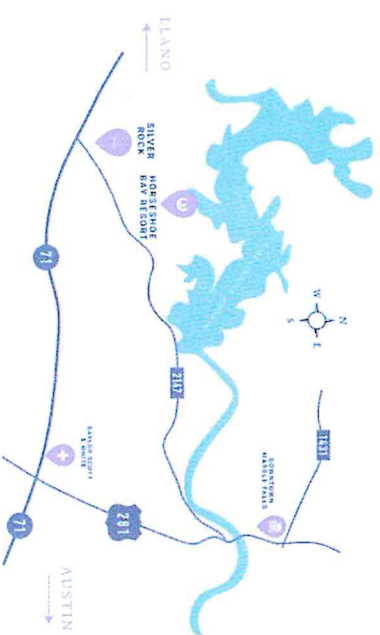
Horseshoe Bay is a premier golf resort destination community located approximately one hour west of Austin, Texas. Located on the shores of Lake Lyndon B. Johnson, the community features five championship golf courses considered among the best in the state, a marina, an extensive hotel-resort complex, 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

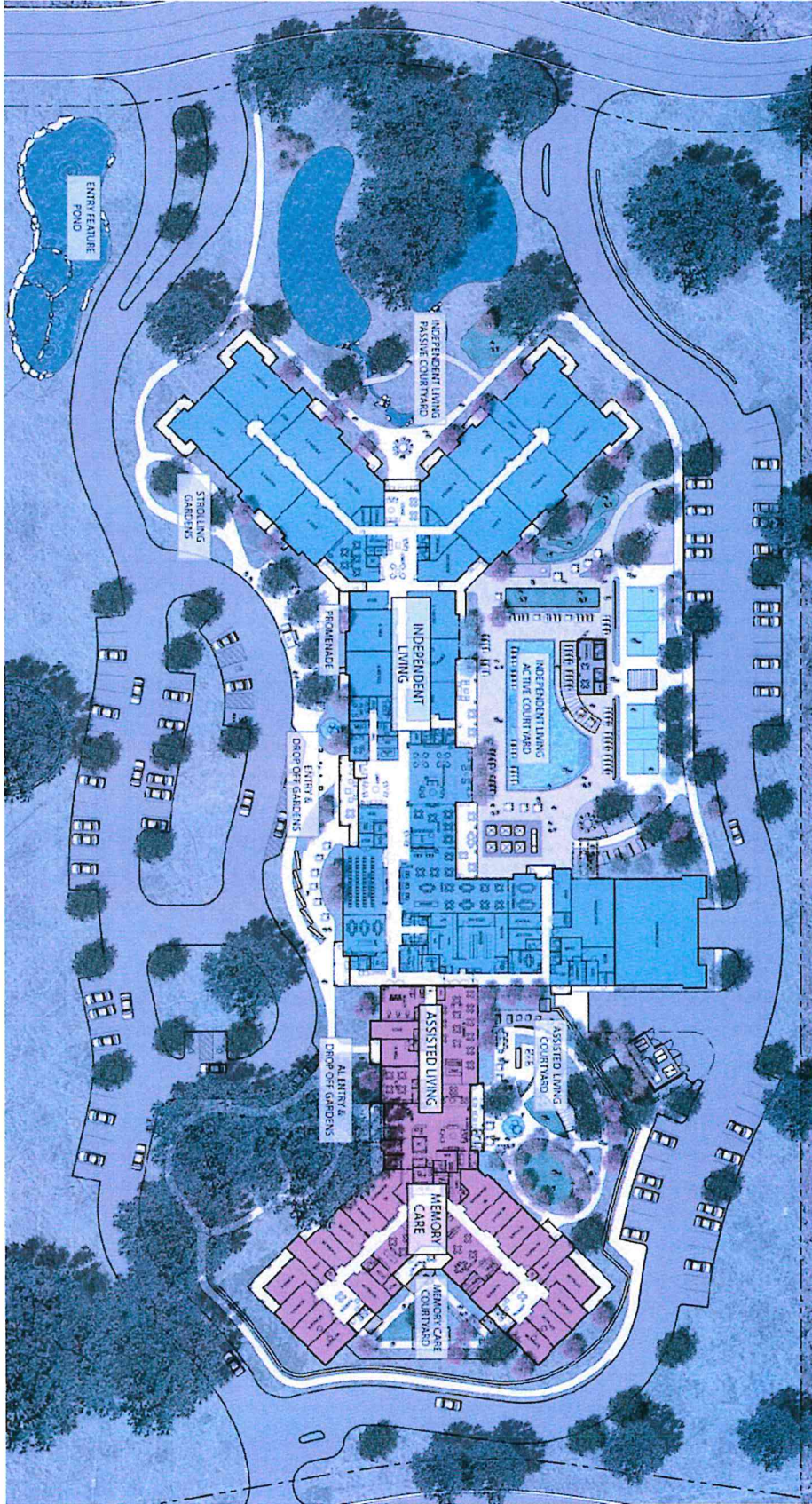
The community will be comprised of 114 independent living, 48 assisted living and 18 memory care units, and will be constructed with a robust amenities package consistent with its placement as a high-end product. Some of the amenities and common spaces being considered include: multiple dining venues, 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.

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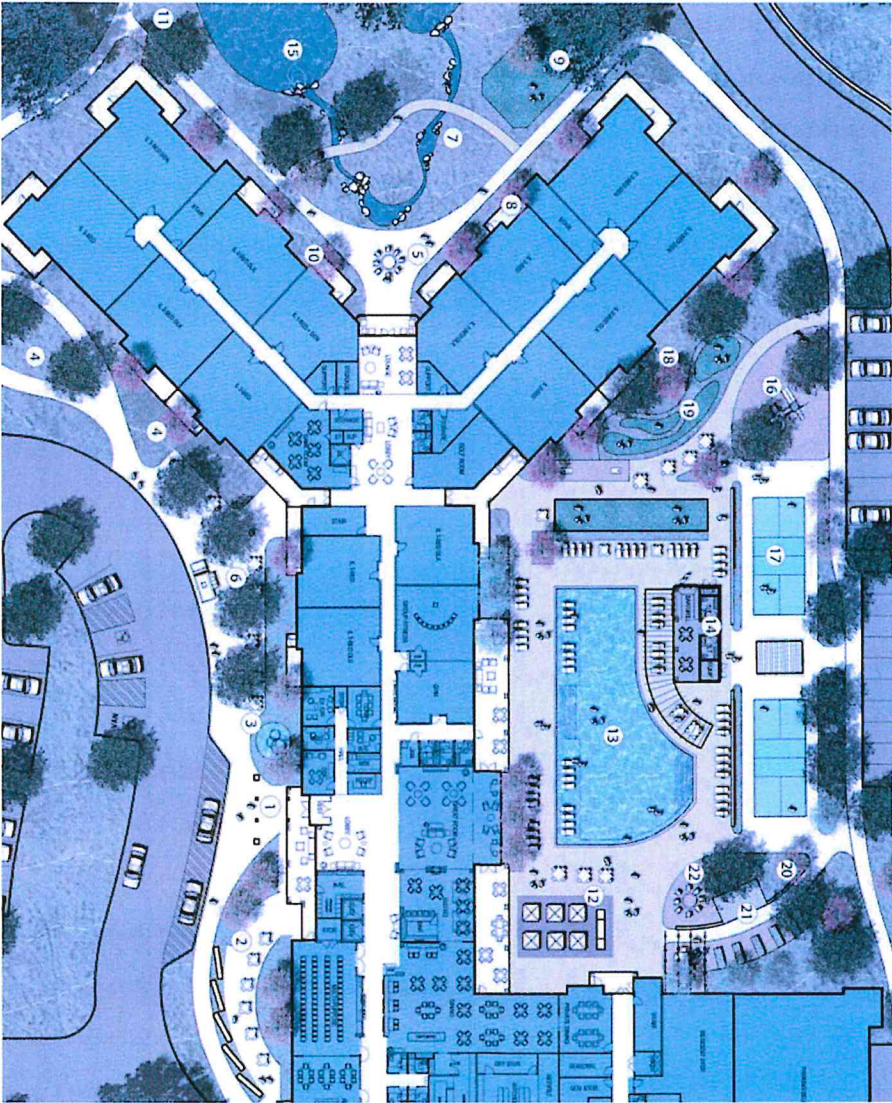
Site Plan






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HORSESHOE BAY SENIOR LIVING

Independent Living Site Plan and Amenities

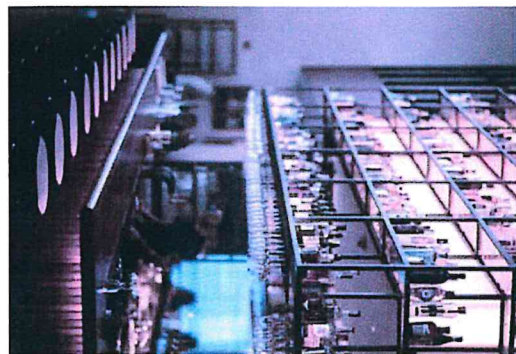
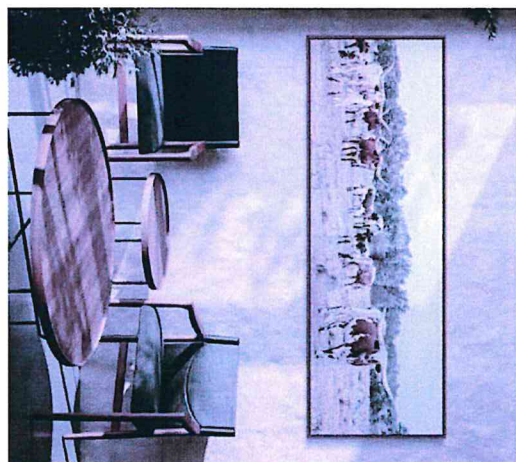
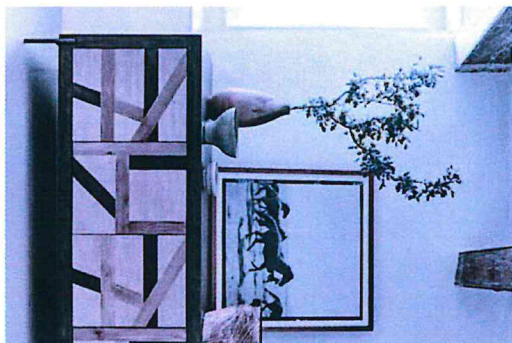




LEGEND	
1. Entry & Drop Off Gardens	12. Dining
2. Promenade & Public Mall	13. Pool
3. Water Feature	14. Lounge
4. Strolling Gardens	15. Amenity Water Feature
5. Activity Patio	16. Playscape
6. Food Truck Area	17. Pickle Ball
7. Natural Stream	18. Butler Garden
8. Rose Garden	19. Putting Green
9. Dog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

HORSESHOE BAY SENIOR LIVING

Design Concepts



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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 by 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:

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Roger Osborn

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

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IL, AL, & MC AT HORSESHOE BAY
FALCON SENIOR HOUSING
HORSESHOE BAY, TX
SCHEMATIC DESIGN
09/21/2024

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LA4	LANDSCAPE: AL/MC SITE PLAN	SK16	FRONT ELEVATION
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SK8	SECOND FLOOR PLAN	SK20	INTERIORS CONCEPT
SK9	THIRD FLOOR PLAN	SK21	INTERIORS CONCEPT
SK10	FOURTH FLOOR PLAN	SK22	INTERIORS CONCEPT
SK11	MEMORY CARE - UNIT PLANS		

CONDITIONED AREA

FIRST FLOOR	Area
AL/MC - 1ST FLOOR	21,468
IL - FIRST FLOOR	44,947
	66,415 ft²
SECOND FLOOR	
AL/MC - SECOND FLOOR	22,203
IL - SECOND FLOOR	48,865
	71,068 ft²
THIRD FLOOR	
AL/MC - THIRD FLOOR	22,203
IL - THIRD FLOOR	50,096
	72,301 ft²
FOURTH FLOOR	
IL - FOURTH FLOOR	49,962
	49,962 ft²
	259,746 ft²

IL UNIT COUNTS

UNIT TYPE	QUANTITY
IL 1-BED	13
IL 1-BED + DEN	4
IL 1-BED DLX	15
IL 2-BED	27
IL 2-BED DEN	24
IL 2-BED DLX	27
IL 3-BED	4
	114

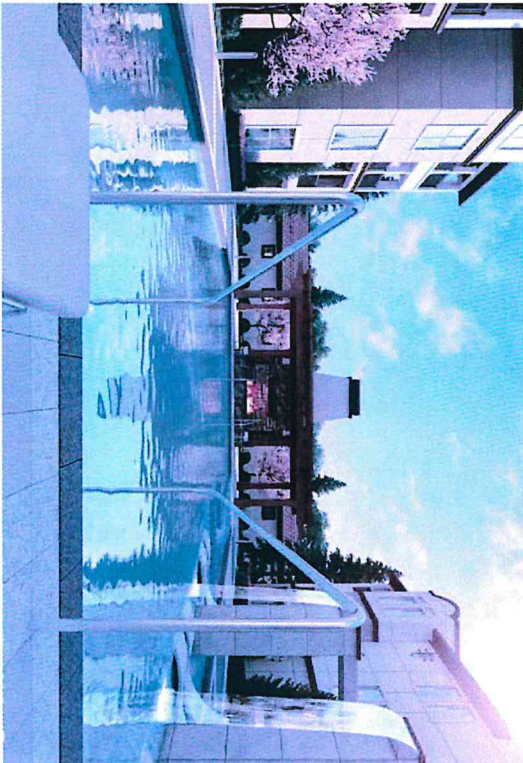
AL UNIT COUNTS

UNIT TYPE	QUANTITY
AL 1-BED	20
AL 1-BED DLX	16
AL 2-BED	4
AL STUDIO	8
	48

MC UNIT COUNT

UNIT TYPE	QUANTITY
FIRST FLOOR	
MC PRIVATE	16
MC SEMI-PRIVATE	2
	18





Concept Imagery
Horseshoe Bay Senior Living
Horseshoe Bay, Texas

PREPARED FOR
Falcon Senior Housing

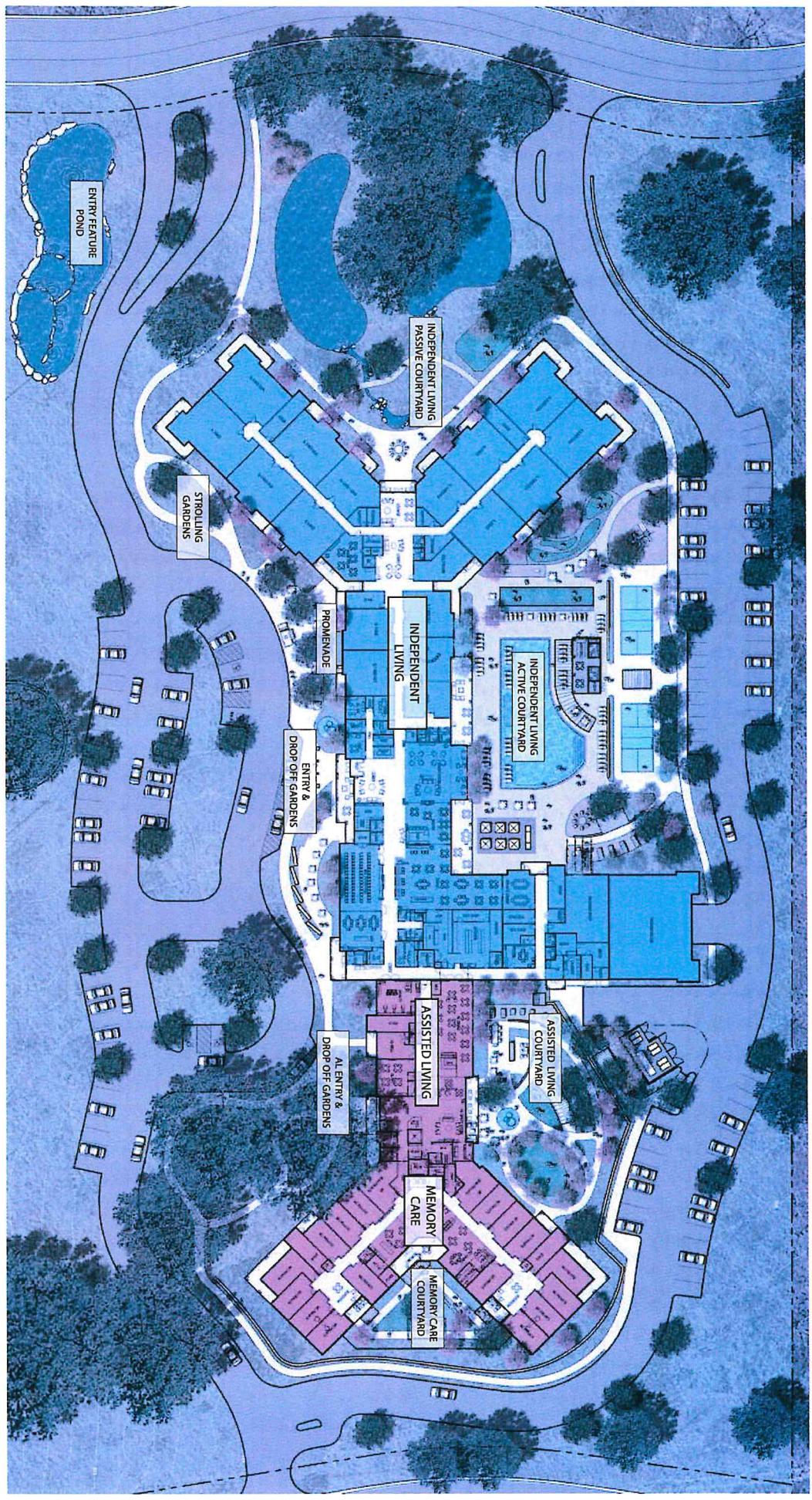
IN ASSOCIATION WITH
pi architects

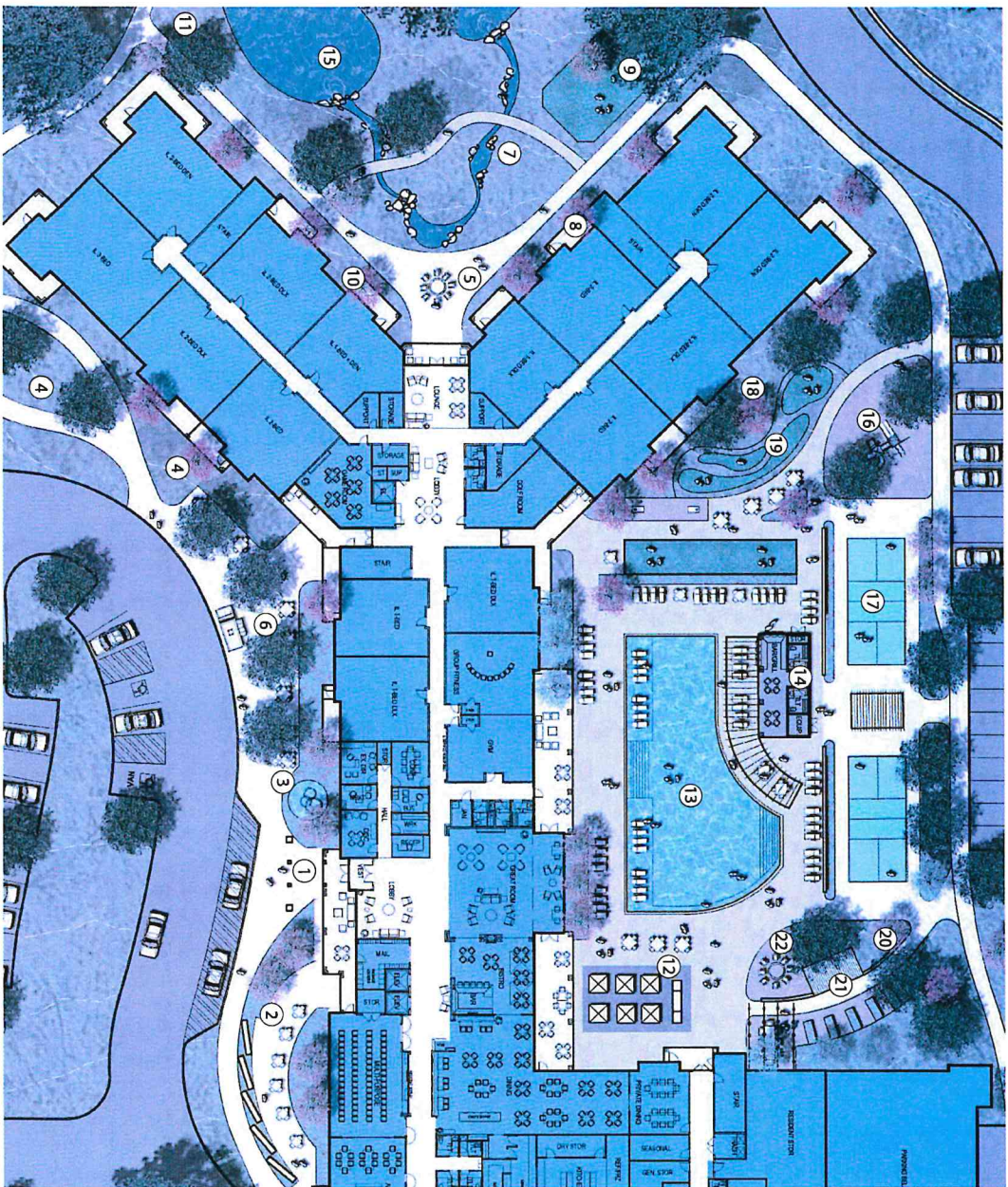
SCALE: 1"=60'
0' 30' 60'

NORTH

ISSUE DATE: September 4, 2024
All drawings are preliminary and subject to change.
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OVERALL LANDSCAPE SITE PLAN
Horseshoe Bay Senior Living
Horseshoe Bay, Texas





LEGEND

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

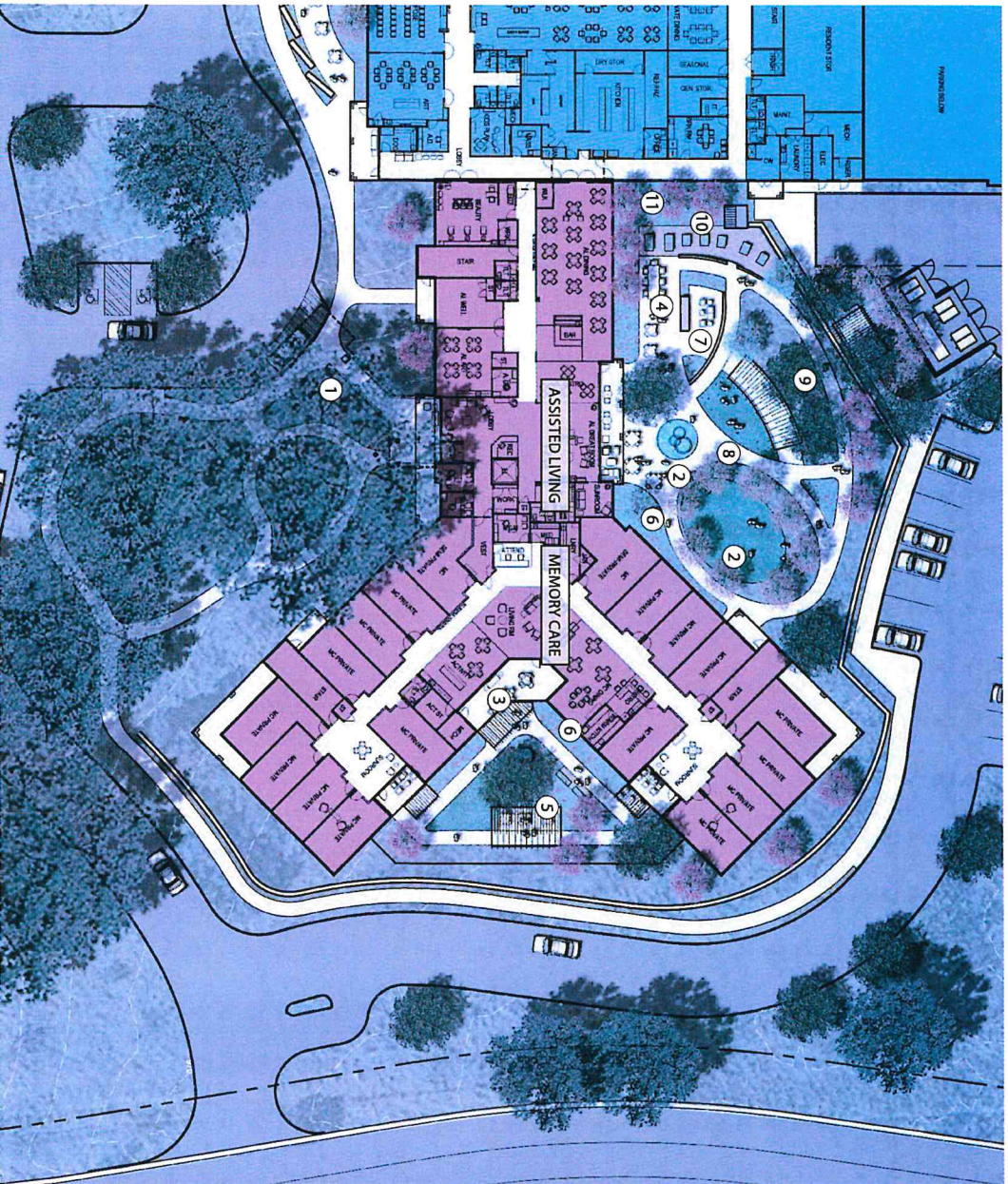


SCALE 1" = 40'
0' 20' 40'

ISSUE DATE: September 4, 2024
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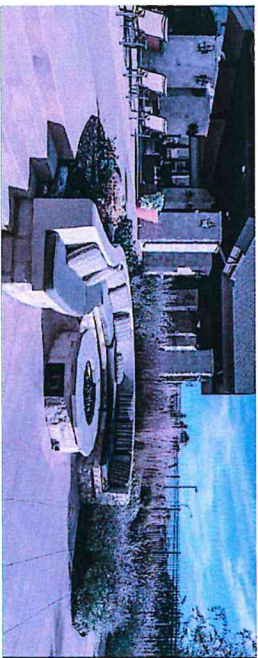


ASSISTED LIVING & MEMORY CARE
Horseshoe Bay Senior Living
Horseshoe Bay, Texas



LEGEND

1. Entry & Drop Off Gardens
2. Water Feature
3. Activity Patio
4. Dining
5. Destination Garden & Seating
6. Bird & Butterfly Garden
7. Bar & Lounge
8. Games & Community Lawn
9. Stroll Garden
10. Raised Bed Gardens
11. Buffer Garden



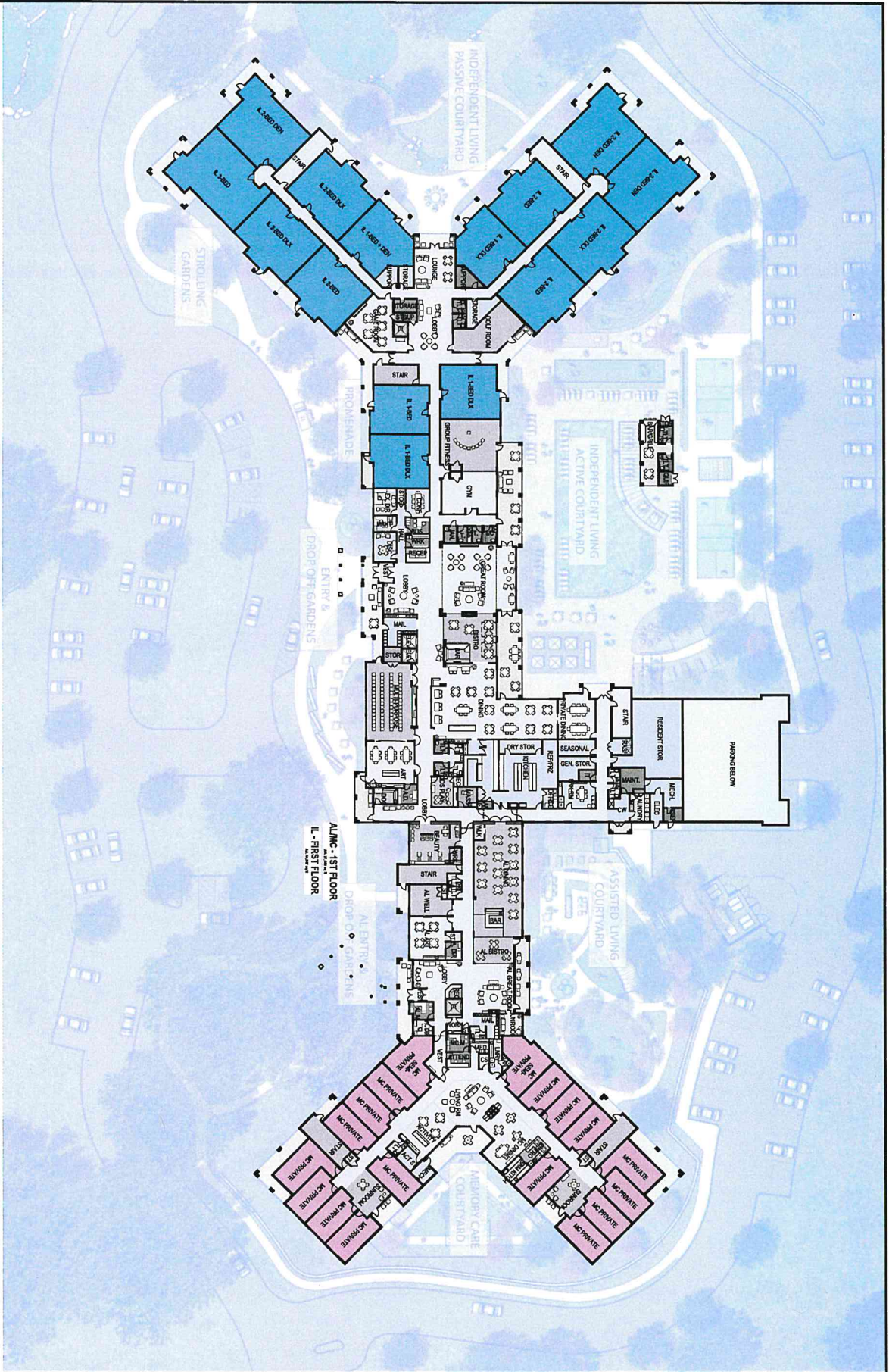
SCALE 1" = 40'
0' 20' 40'

ISSUE DATE: September 4, 2024
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A1

SITE PLAN

SCALE: 1" = 50'



II

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

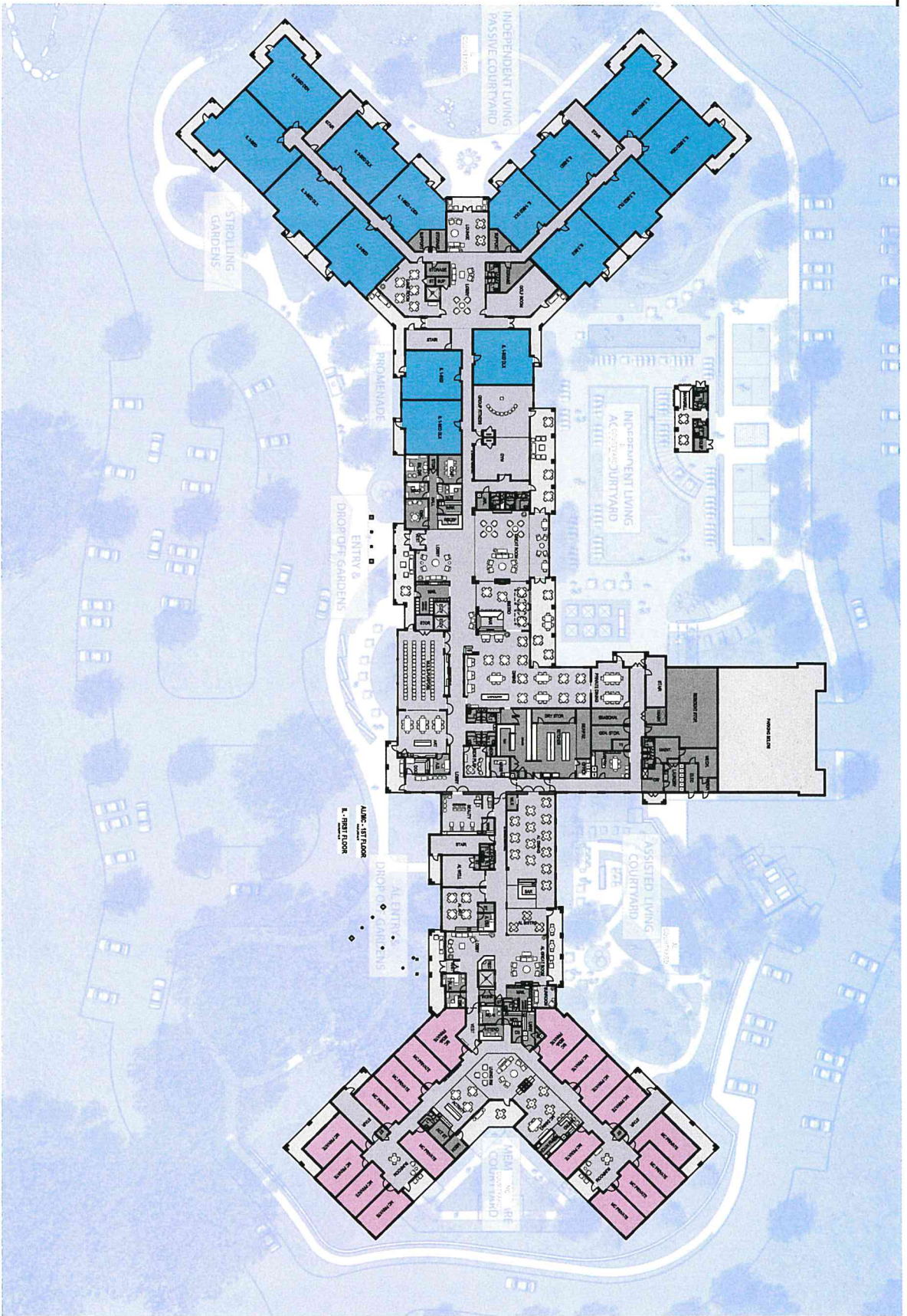
HORSESHOE BAY, TX

BASED ON
SCHEMATIC
DESIGN

GENERAL MANAGER
KIMBERLY, INC.

DATE: 09/27/2024
PROJECT NUMBER:
2010
SHEET TITLE:
SITE PLAN

SHEET
SK5



A1

FIRST FLOOR PLAN

SCALE: 1" = 50'



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HORSESHOE BAY, TX

CODE: SCHEMATIC
DESIGN

DATA: PLANNING &
DESIGN: INC.

REVISIONS:

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

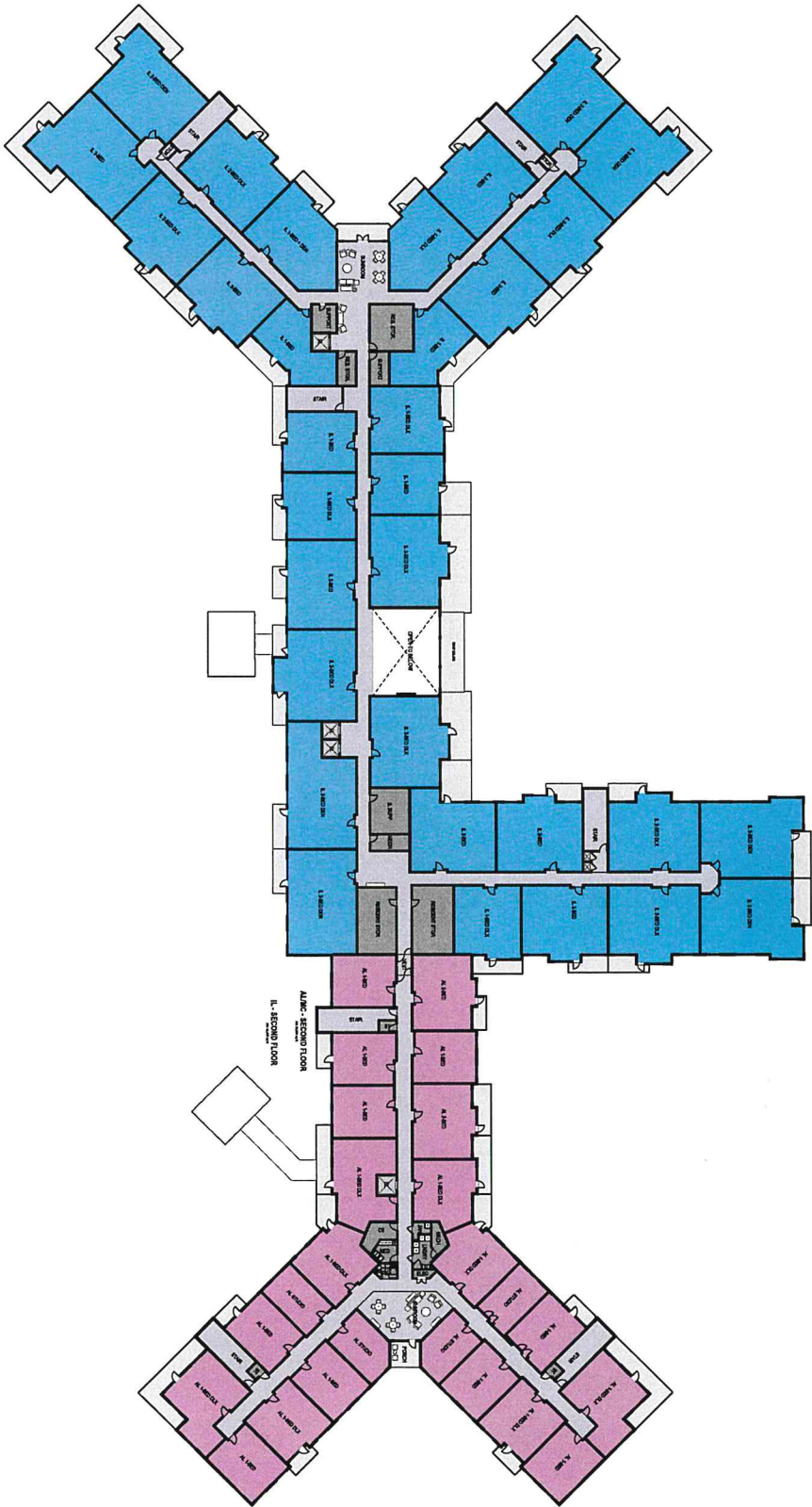
SHEET:

SK7

A1

SECOND FLOOR PLAN

SCALE: 1" = 50'



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HORSESHOE BAY, TX

DATE: 09/17/2024
PROJECT NUMBER: 24010
SHEET TITLE: SECOND FLOOR PLAN

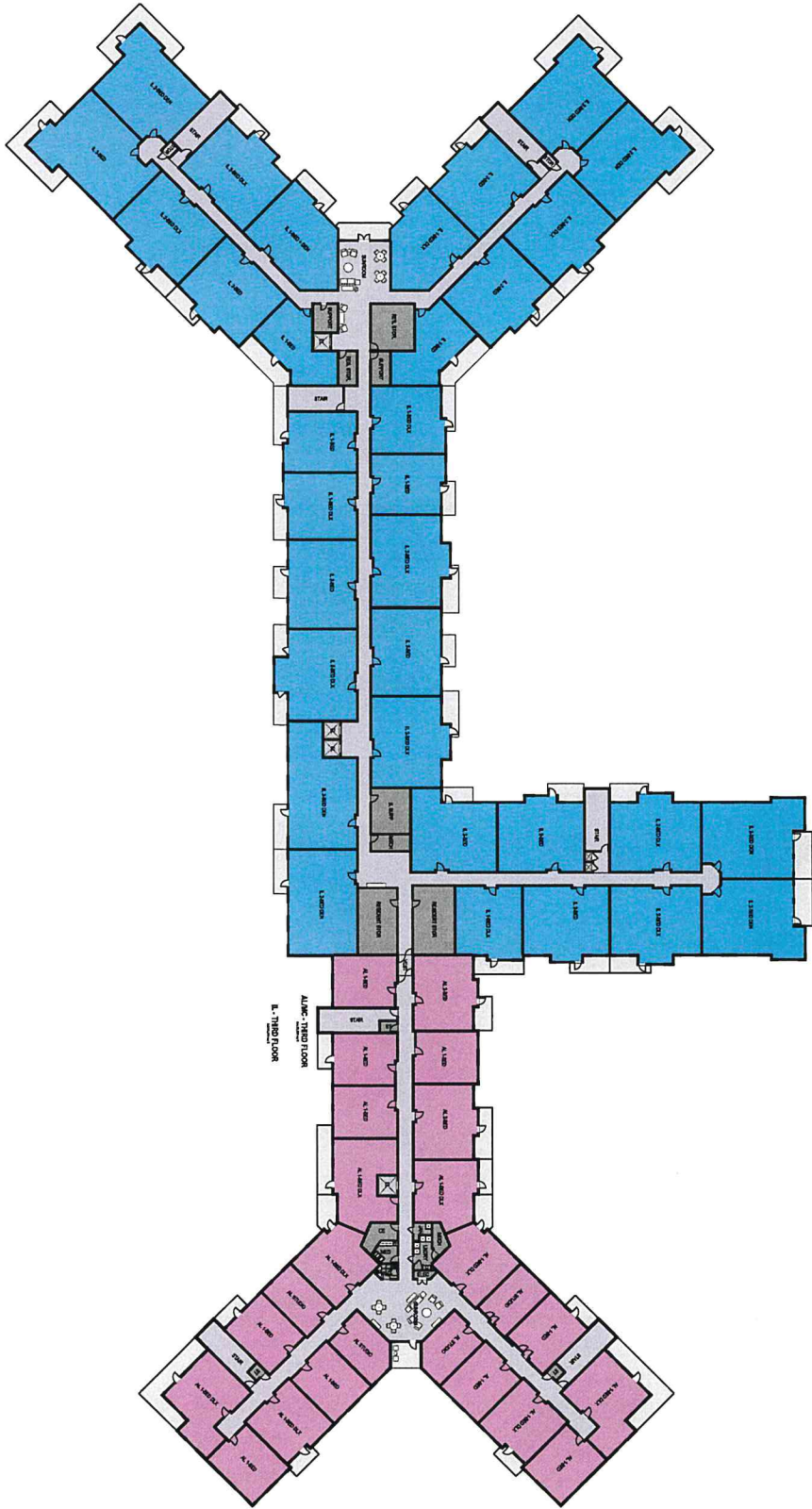
DESIGN MANAGER: J. MANCINI
REVISIONS:

SHEET: SK8

A1

THIRD FLOOR PLAN

SCALE: 1" = 50'



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HORSESHOE BAY, TX

BASE:
SCHEMATIC
DESIGN

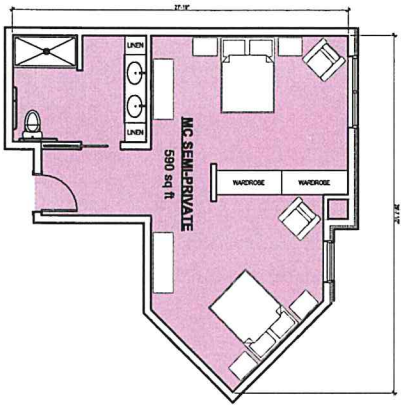
OSHA MANUFACTURE &
LABORATORY, INC.

REVISIONS:

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09/17/2024
PROJECT NUMBER:
24010
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THIRD FLOOR
PLAN

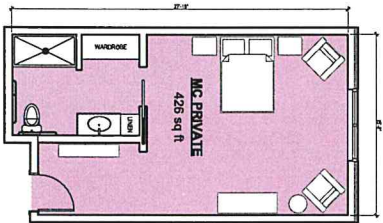
SHEET:

SK9



A1

MC UNIT PLAN - SEMI-PRIVATE
SCALE: 1" = 10'



A2

MC UNIT PLAN - PRIVATE
SCALE: 1" = 10'

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FALCON SENIOR HOUSING

HORSESHOE BAY, TX

DATE:
SCHEMATIC
DESIGN

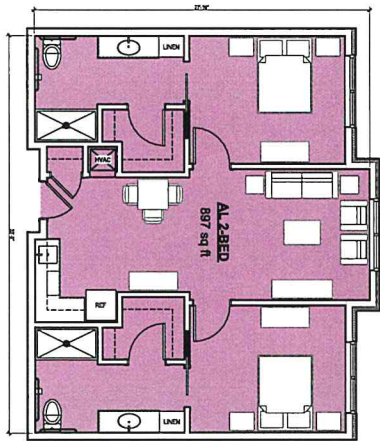
OSHA MANUFACTURER &
EXHIBITION, INC.

REVISIONS:

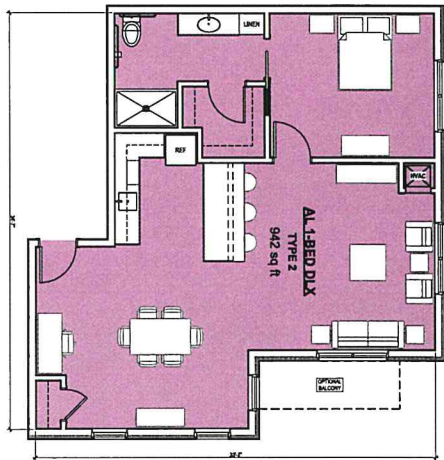
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PROJECT NUMBER:
SHEET TITLE:
MEMORANDUM -
UNIT PLANS

SHEET:

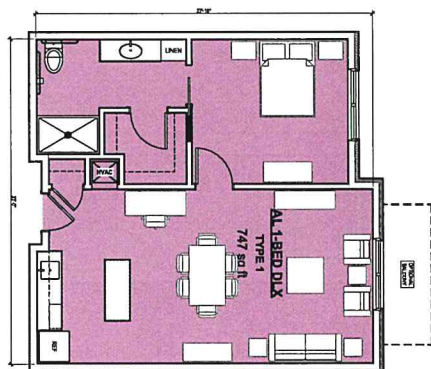
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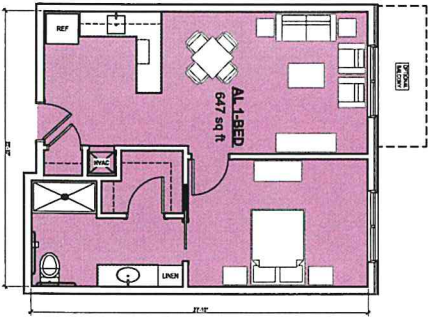
B1
AL UNIT PLAN - 2-BED
SCALE: 1" = 10'



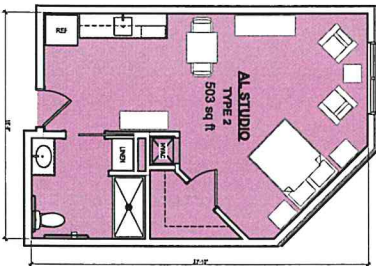
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AL UNIT PLAN - 1-BED DLX2
SCALE: 1" = 10'



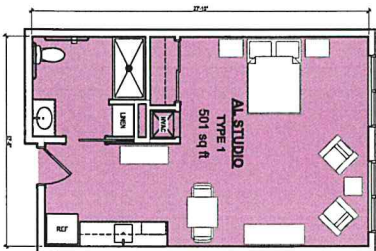
B3
AL UNIT PLAN - 1-BED DLX 1
SCALE: 1" = 10'



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'

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HORSESHOE BAY, TX

DATE:
SCHEMATIC
DESIGN

OWNER:
GOSIA MANAGEMENT &
DEVELOPMENT, INC.

REVISIONS:

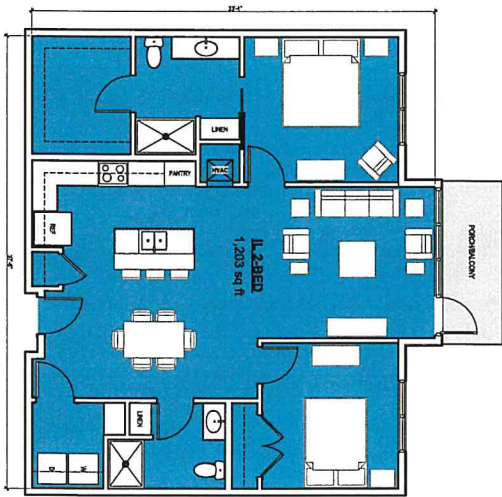
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AL & MC SENIOR LIVING
UNIT PLANS

SHEET:

SK12

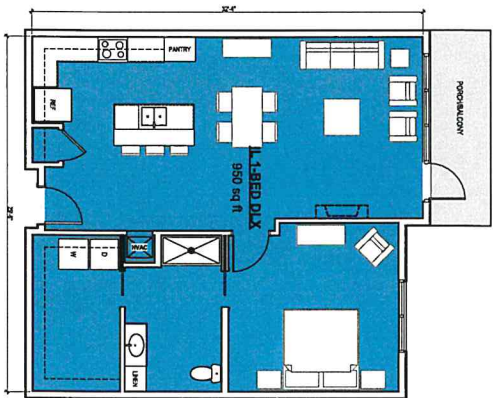
A1

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



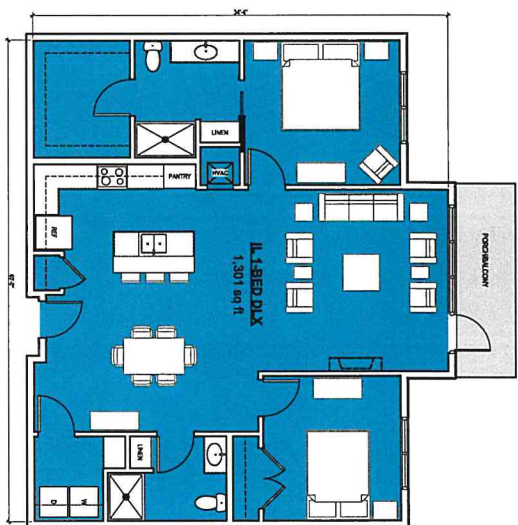
A2

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



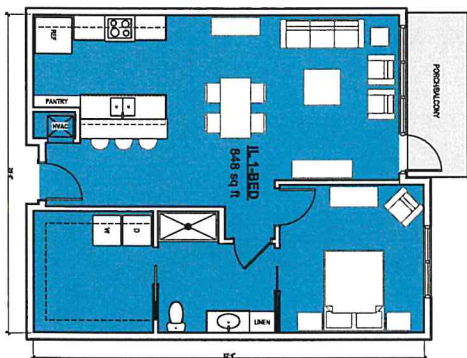
B3

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



A3

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



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HORSESHOE BAY, TX

SHEE
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DESIGN

OSHA PROJECTS &
DESIGN, INC.

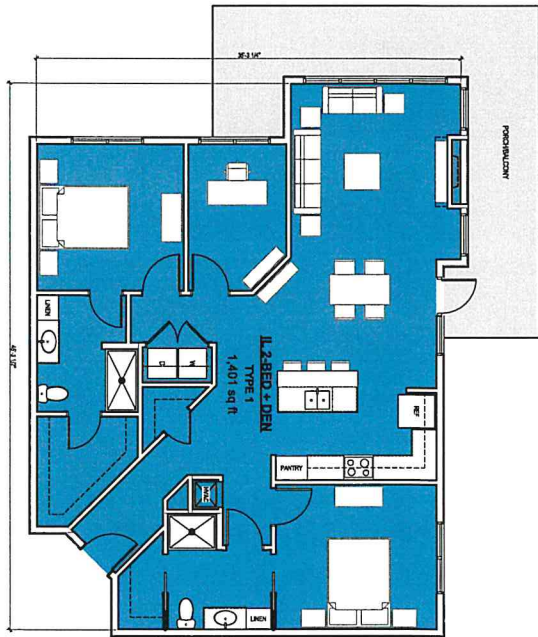
REVISIONS:

DATE: 09/17/2024
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LIVING UNIT PLANS

SHEET: SK13

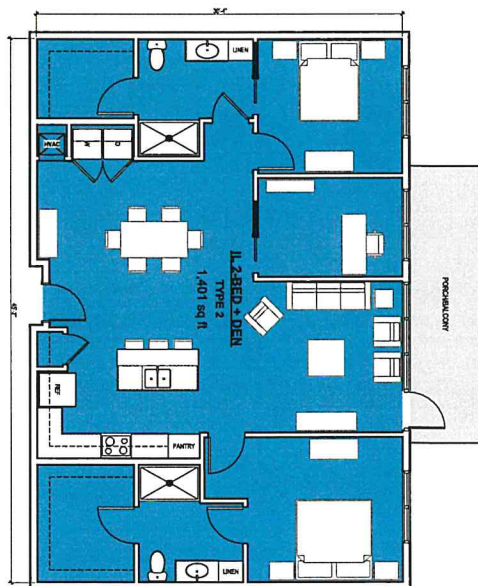
A1

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



A3

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



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HORSESHOE BAY, TX

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SCHEMATIC
DESIGN

DATA MANAGER &
ARCHITECT, INC.

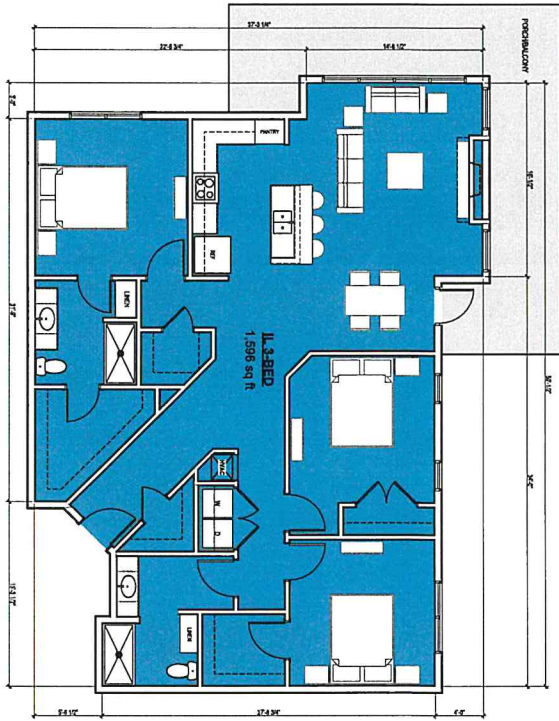
REVISIONS

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

SHEET: SK14

A1

IL UNIT PLAN - 3 BED
SCALE: 1" = 10'



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HORSESHOE BAY, TX

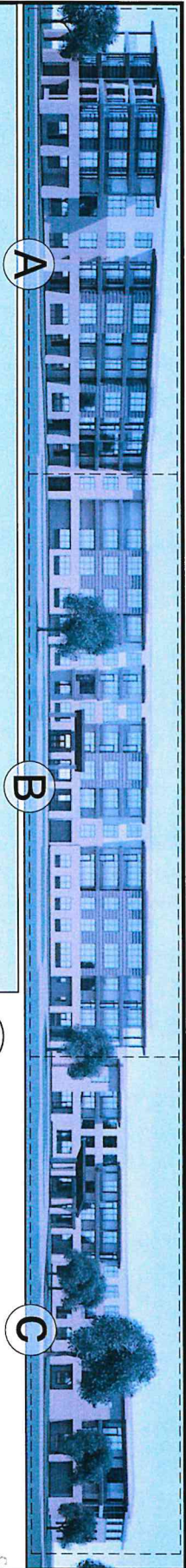
ISSUE
SCHEMATIC
DESIGN

OWNER
GERRI MANCINI &
ASSOCIATES, INC.

DATE
06/21/2024

PROJECT NUMBER
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SHEET TITLE
INDEPENDENT
LIVING UNIT PLANS

SHEET
SK15

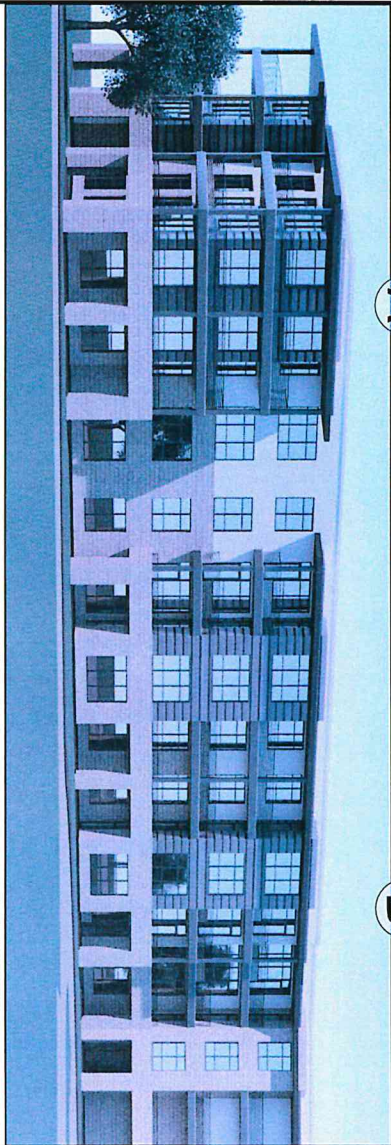


A

B

C

FRONT ELEVATION: OVERALL



A

FRONT ELEVATION: IL WEST WING



B

FRONT ELEVATION: IL

C

FRONT ELEVATION: AL/MC



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architectural rendering
rendering & visualization studio

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HORSESHOE BAY, TX

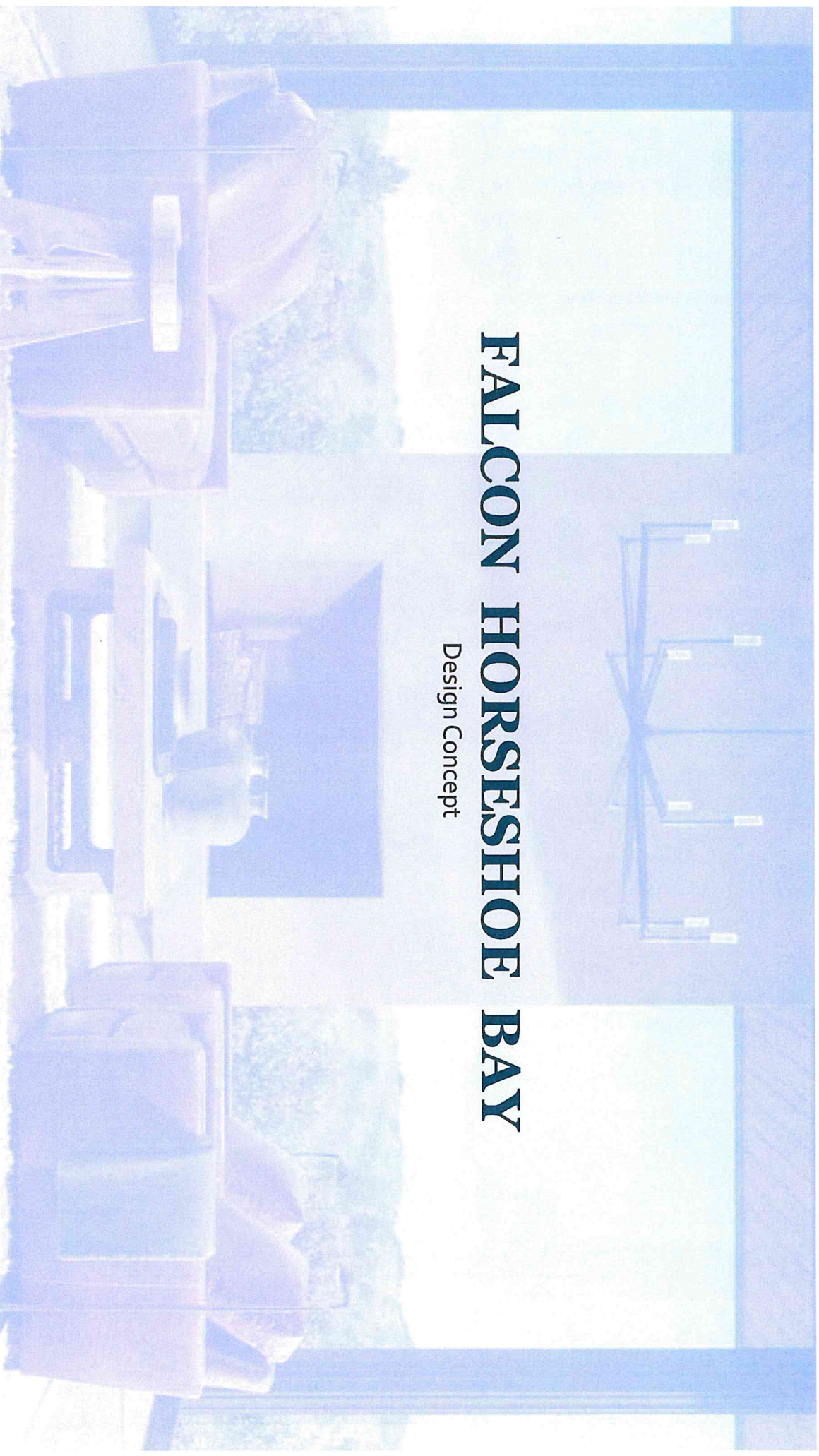
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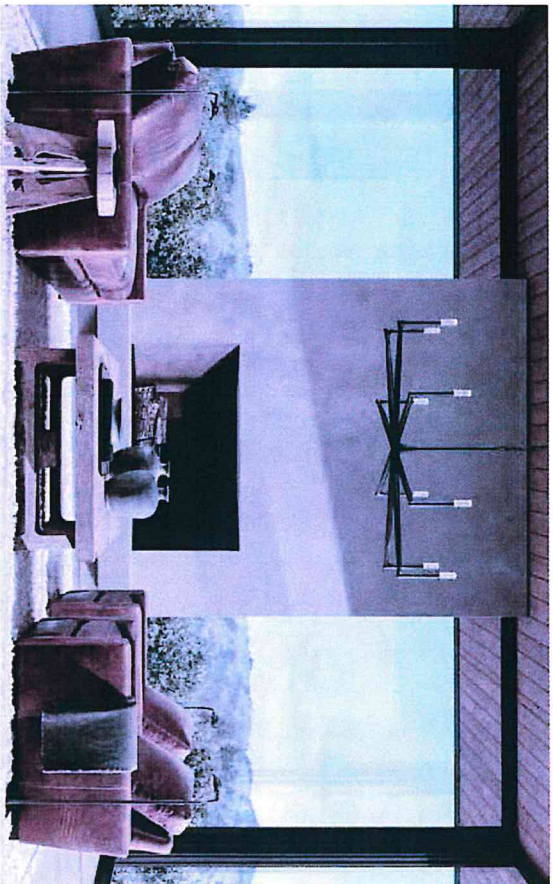
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Schematic
Design
DATE:
08/21/2024
PROJECT NUMBER:
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SHEET TITLE:
FRONT ELEVATION

SHEET:
SK16

FALCON HORSESHOE BAY

Design Concept





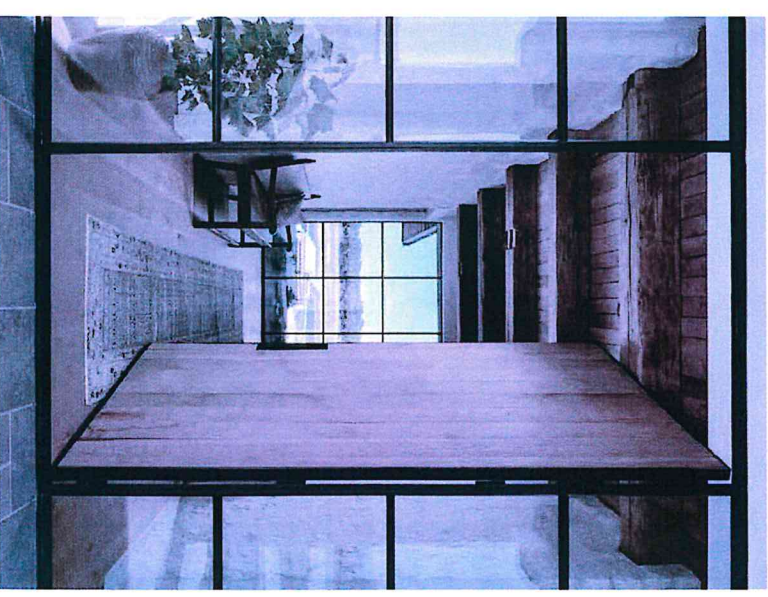
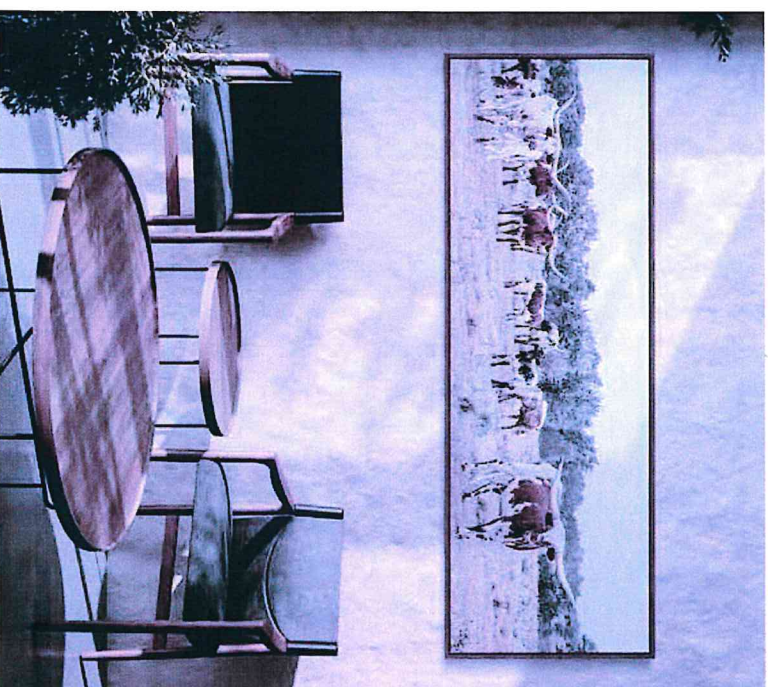
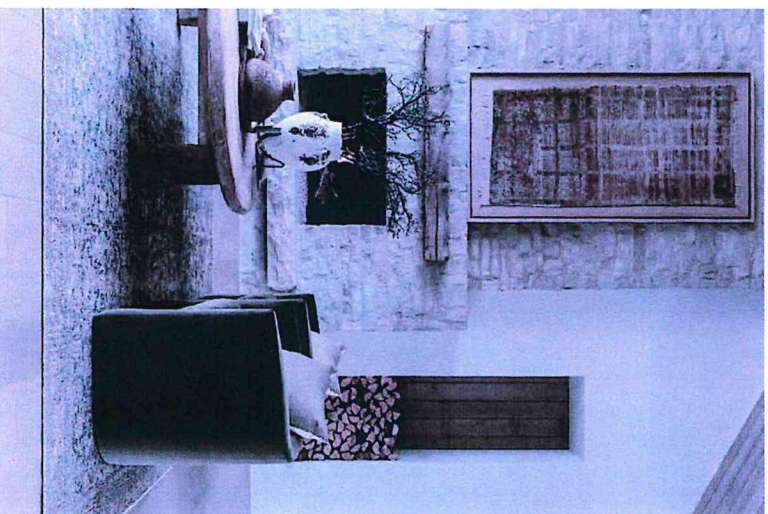
CONCEPT

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**.

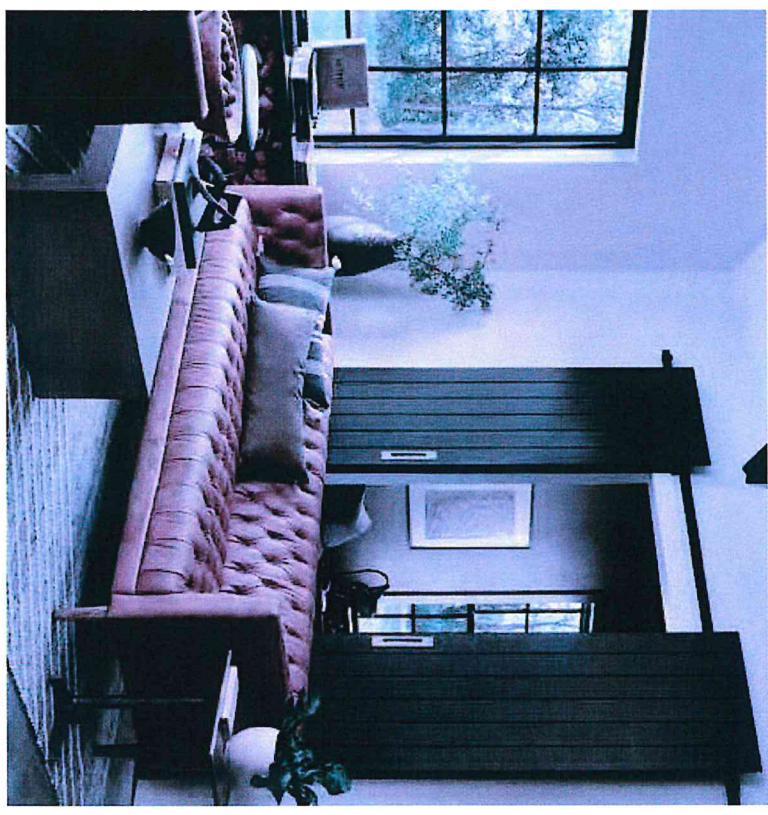
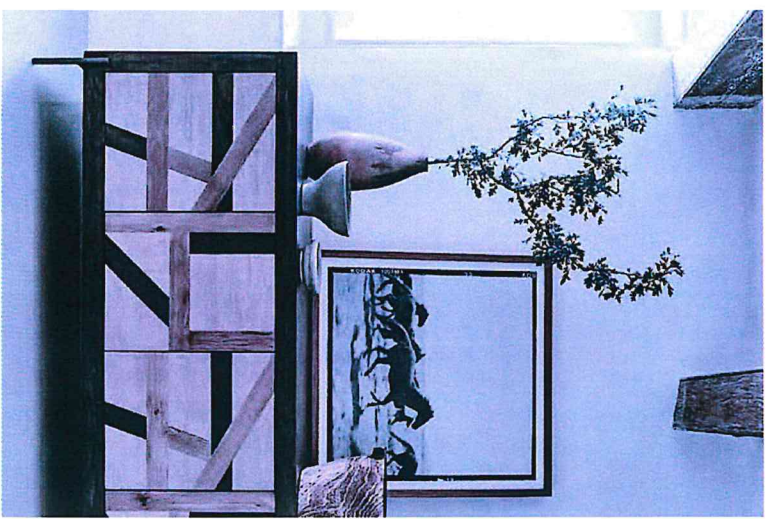
HILL COUNTRY ELEGANCE | interior

- Familiar Materials and Motifs



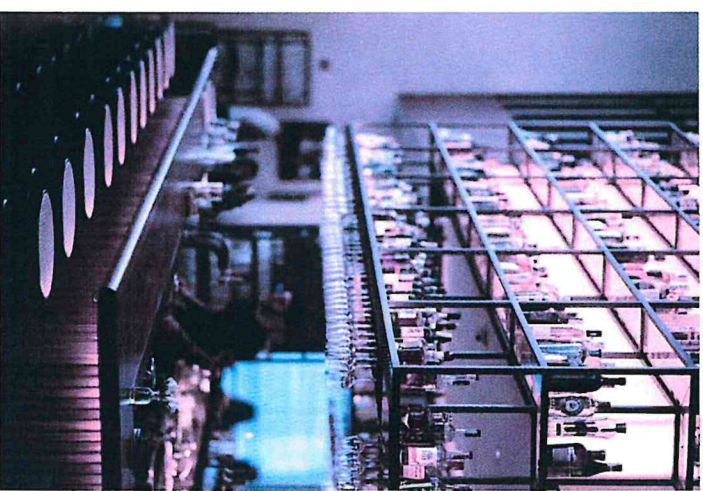
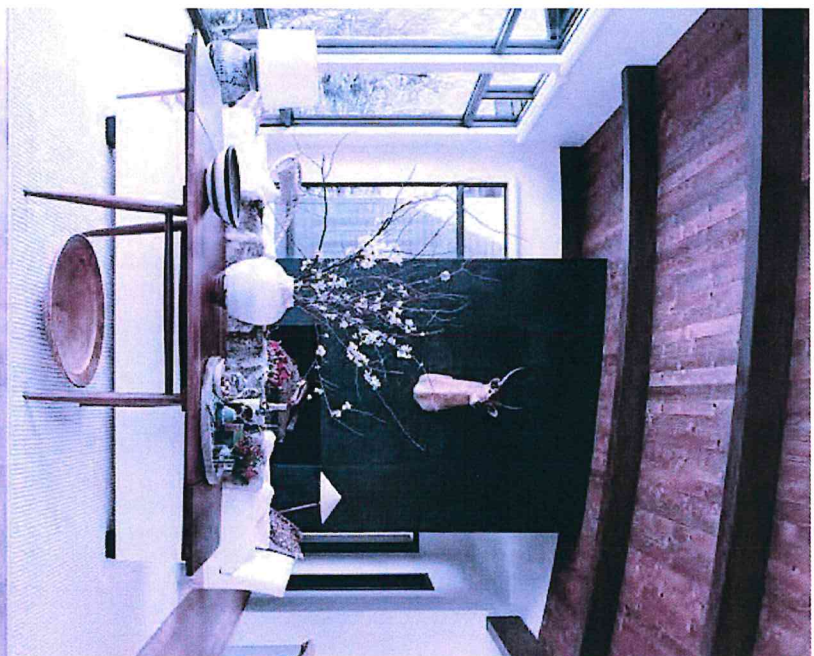
HILL COUNTRY ELEGANCE | interior

- Modern forms with vintage & historical touches



HILL COUNTRY ELEGANCE | interior

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

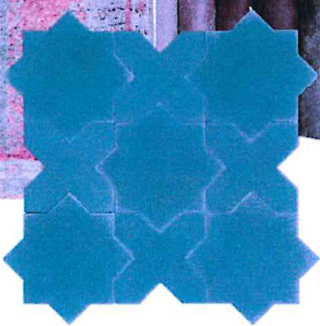
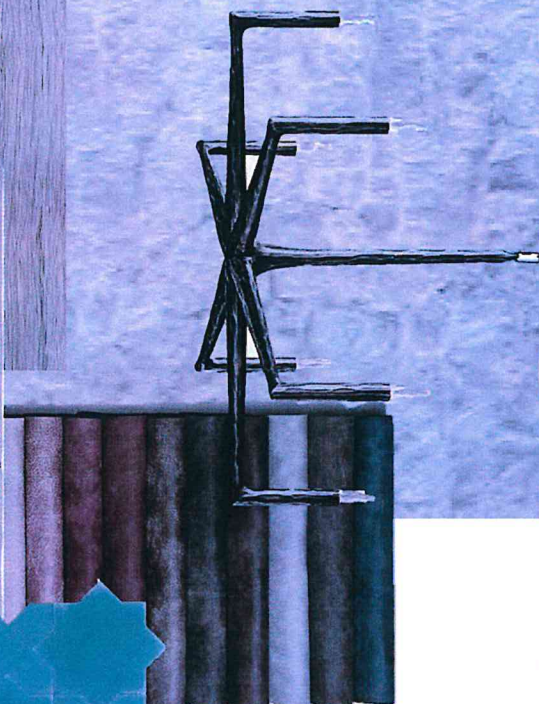
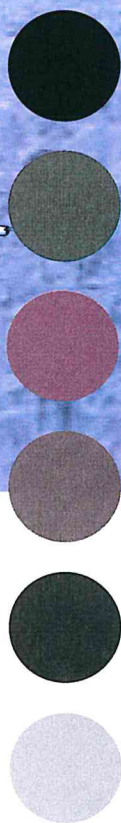
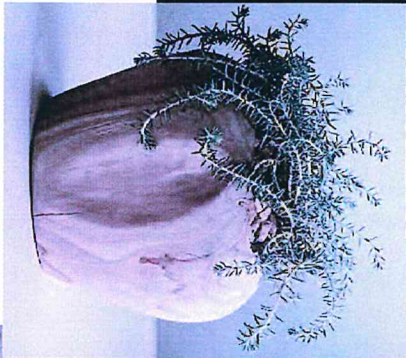
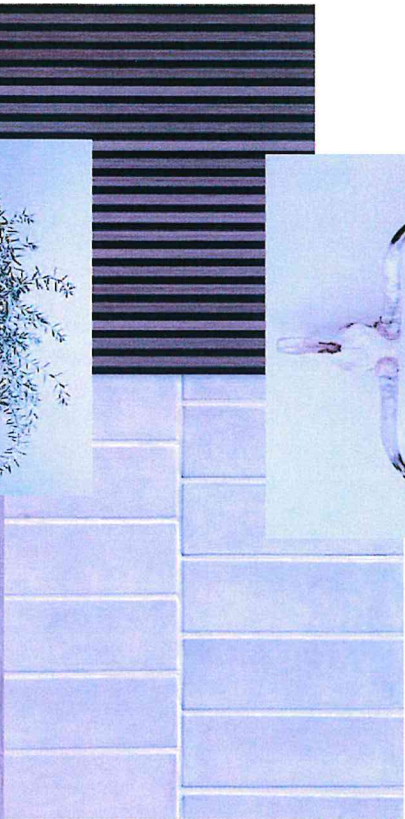


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CONCEPT PRESENTATION

HILL COUNTRY ELEGANCE | interior

- Emphasis on natural materials & colors



II
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CONCEPT PRESENTATION