



Neighborhood Commercial / Senior Housing & Care



Located adjacent to La Quinta, CA at the threshold of the most important corridor, into Vista Santa Rosa and to the Jacqueline Cochran Municipal Airport; Gateway Village is now offering Senior Housing opportunities. This exciting opportunity is targeting to provide 70, two bedroom cottages and 176 apartments.

Gateway Village presents Developers and Investors an opportunity in one of the fastest growing sectors (Senior Living and Care Facility). The Coachella Valley has been one of the most important retirement destinations in the country. With a population of over 20 million within 100 miles the demand for senior living will continue.



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A Neighborhood Community Center

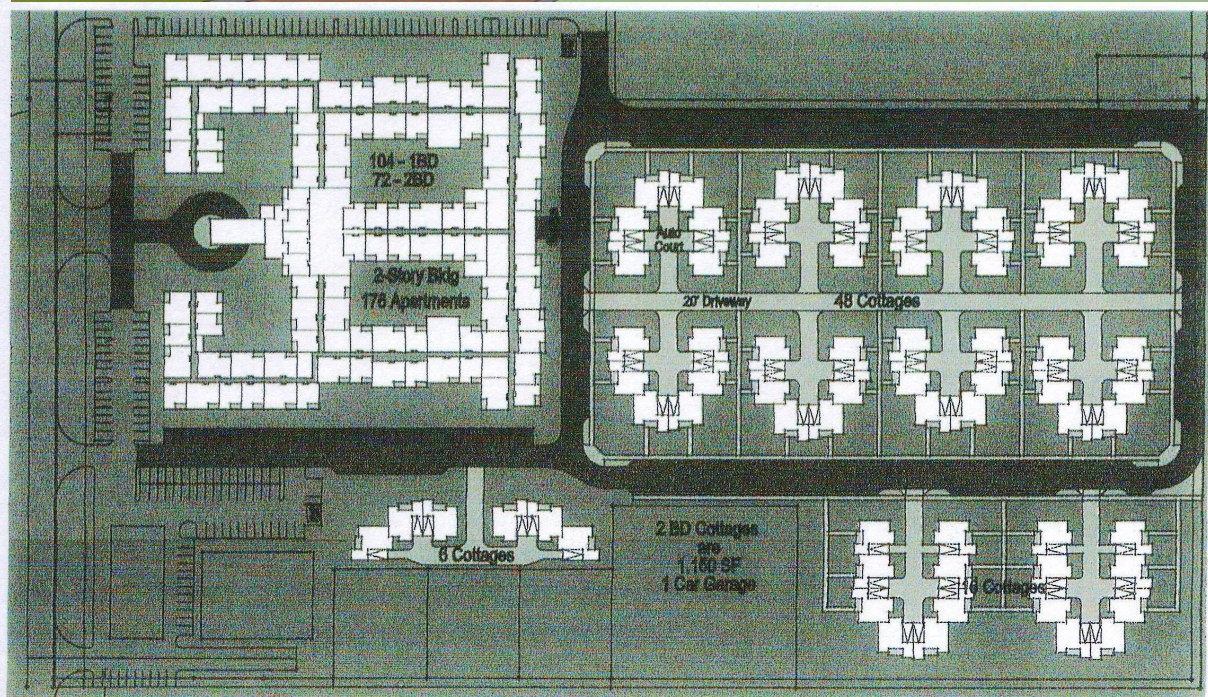


Proposed Senior Living Facility

Features:
70 / 2 Bedroom Cottages and 176 Apartments

A tasteful, Neighborhood Commercial Village with a Senior Living and Care Facility will create a strategic gateway to Vista Santa Rosa. The Assisted Living Facility garnered great support from the County Offices and the local community.

Monroe Street offers a direct route to US Highway 111 (5 miles north) and Interstate 10, approximately 7 miles north of the Gateway Village.



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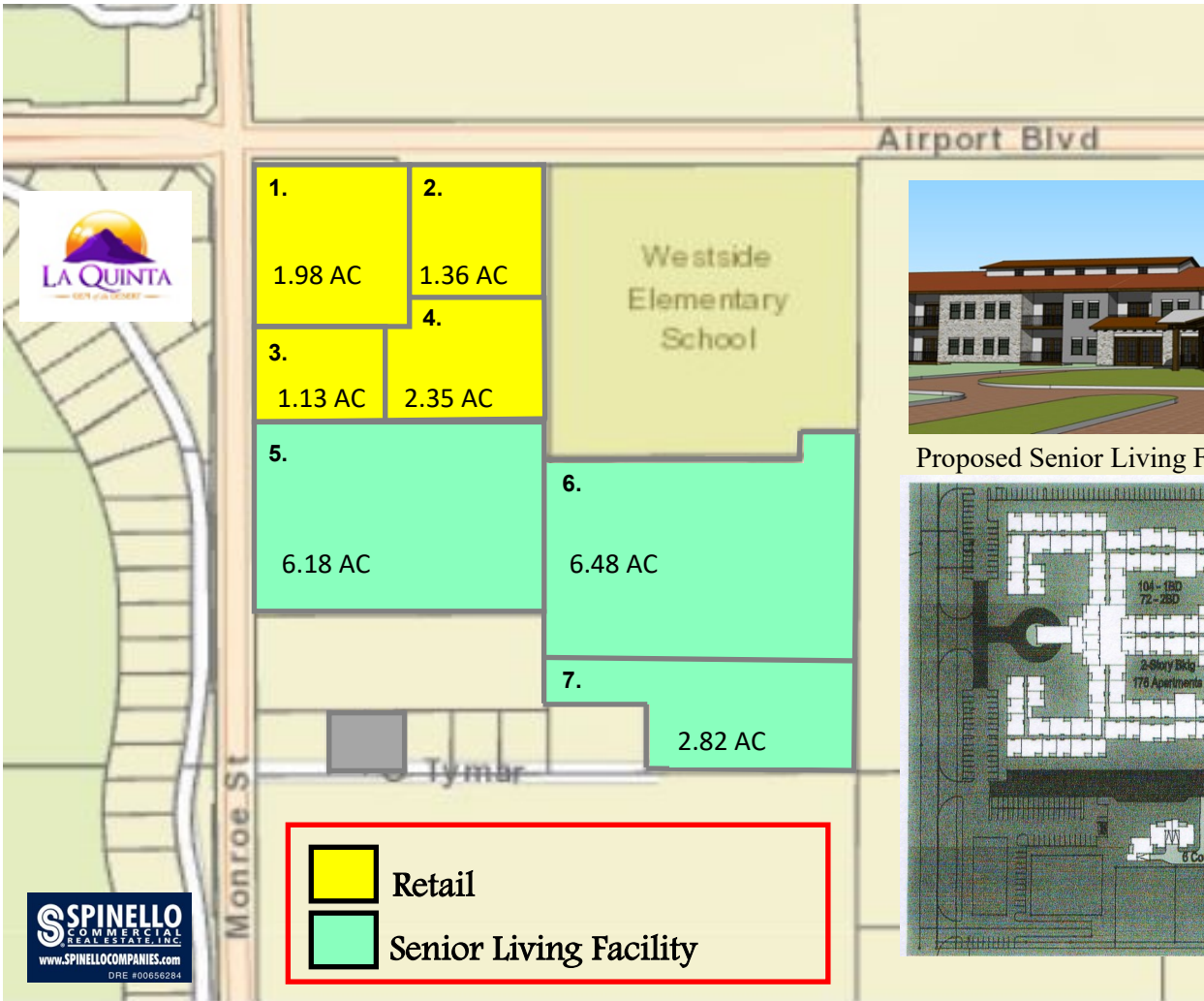
Preliminary Site Plan: Monroe Street and Airport Blvd. All items referred to above are subject to change.

The information contained herein has been obtained from sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

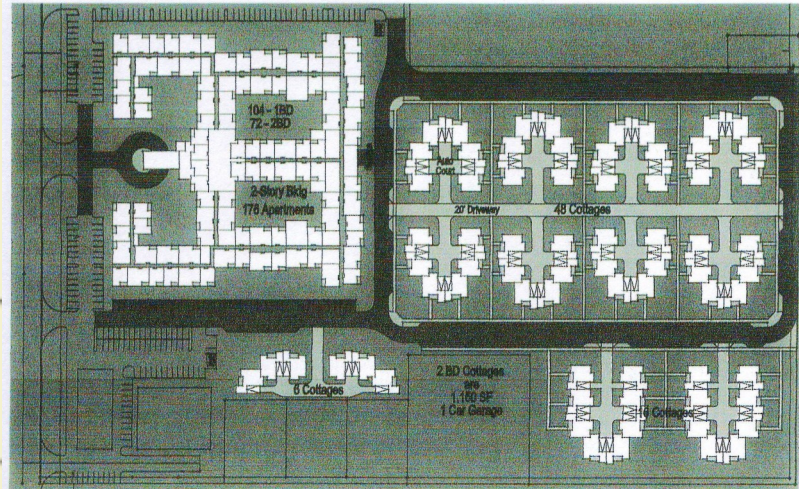


A Neighborhood Community Center

Entitled Project



Proposed Senior Living Facility



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Gateway Village

A Neighborhood Community Center offering opportunities for Gas / Convenience Store Operators/Retail /Fast Food Service/Pharmacy, Health Services, and adjoining Senior Living Facility



50th Avenue

Arco 5 miles from subject property

52nd Avenue

Airport Blvd



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Subject Property

Monroe Street to Hwy 111 and Interstate 10

Harrison Street

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**Gateway
Village**

Neighborhood Gas / Convenience Store Site Available



The project offer flexibility in design to fit the developers requirements

Gateway Village retail project has the advantage to be at the forefront of the retail growth for the subject trade area. Monroe Street offers a direct route to US Highway 111 and Interstate 10 and our intersection of Monroe Street and Airport Road is one of the main arterials to the Jacqueline Cochran Municipal Airport.

Gateway Village will have the opportunity to provide the residents and commuters goods and services that are currently not available in the referenced trade area. In addition, the property has positioned a Senior Assisted Living facility adjoining the retail portion of the property. PGA West, Hideaway, Madison Club, Palms Club, Andalusia, Greg Norman are neighborhood clubs that will benefit from Gateway Village, as will the Polo grounds with major events like Stagecoach and Coachella Fest are close to Gateway Village. Gateway Village also benefits from being adjacent to Westside Elementary School, and the community traffic it creates.



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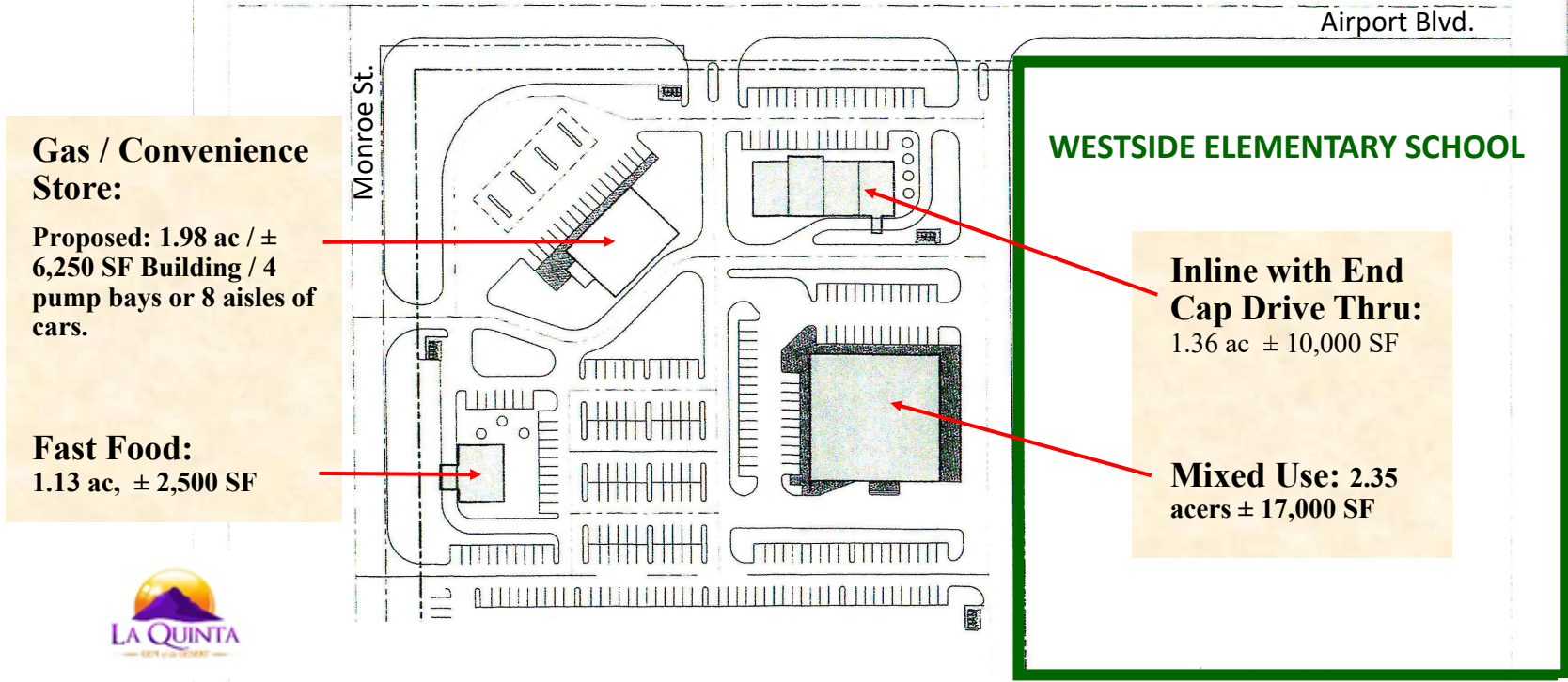
Serving La Quinta and surrounding communities



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Retail, Fast Food, Pharmacy & Gas / Convenience Store Sites Available Entitled Project



Senior Housing 70/2bd Cottages, 176 Apartments (Adjacent Parcels, see additional pages)
Preliminary Site Plan: All items referred to above are subject to change to accommodate specific operators requirements.

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Gateway Village: An exiting new “Retail” development that includes a “Senior Living Facility”. This well positioned development provides convenient services to the local communities, exclusive Country Clubs, Polo Grounds and the world famous music festivals named “Coachella Fest” and Stagecoach”