



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Longmont Development Site

2.83-Acre Parcel Entitled for a 56-Unit Memory Care Community
Longmont, Colorado

Offering Memorandum

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The recipient of this Offering Memorandum ("Reviewer") shall not rely on any representations or warranties made by Blueprint; provided that the foregoing shall not disclaim any liability based on the gross negligence, bad faith or willful misconduct of the Company. In addition to statements of historical fact, this Offering Memorandum contains forward-looking statements. The presentation of future results found in these statements is subject to a number of risks and uncertainties that could cause actual results to differ materially from those reflected in such statements. Reviewers are cautioned not to place undue reliance on these forward-looking statements, which reflect the Company's analysis only as of the date hereof. Without limiting the generality of the foregoing, words such as "may", "will", "expect", "believe", "anticipate", "intend", or "could" or the negative variations thereof or comparable terminology are intended to identify forward-looking statements. The Company and Blueprint undertake no obligation to revise these forward-looking statements to reflect events or circumstances that arise after the date hereof.

This information has been obtained from sources believed reliable. Any projections, opinions, assumptions, or estimates used should be considered speculative and do not represent the current or future performance of the property. The actual financial performance will be affected by a wide variety of factors, known and unknown, the effects of which are impossible to predict. Presentation of any financial information should be in no way construed as a representation, guarantee, or warranty of any particular financial result, nor as a material inducement to invest in Company or the projects.

Reviewers are not to construe the contents of this Offering Memorandum as legal, business or tax advice. Each Reviewer should consult his own attorney, business adviser and tax adviser as to legal, business, tax and any other related matters concerning this Offering Memorandum. Reviewers are urged to request any additional information they may consider necessary in making an informed decision. This statement supersedes in its entirety any information of a general nature concerning the Company and/or the properties that may have been previously furnished for the sole purpose of general orientation to the business economics of the proposed projects and not for the purpose of offering securities. Reviewer, by accepting delivery of this Offering Memorandum, agrees not to modify the contents, and Reviewer agrees to return it and any enclosed documents to the Company or Blueprint if the Reviewer does not agree to purchase this project or upon demand by Company or Blueprint.

REAL ESTATE NOTICE

Blueprint is a licensed real estate broker in the State of Colorado and all real estate activities relating to this offering are being handled by Blueprint. All questions regarding the real estate transaction should be directed to Mark Riso of Blueprint pursuant to Colorado state law.

PRESENTED BY:

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BROKER OF RECORD:

MARK RISO

Colorado Real Estate Broker &

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Broker

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Blueprint Healthcare Real Estate Advisors (“Blueprint”) establishes the following process overview for the offering of **Longmont Development Site**, and interested parties are required to adhere to the process outlined below. The real estate owner (the “Company”) has engaged Blueprint as exclusive advisor to represent the Company in the divestment of the offering presented herein. All offers will be reviewed and considered by the Company as submitted via email to Blueprint representatives listed below:

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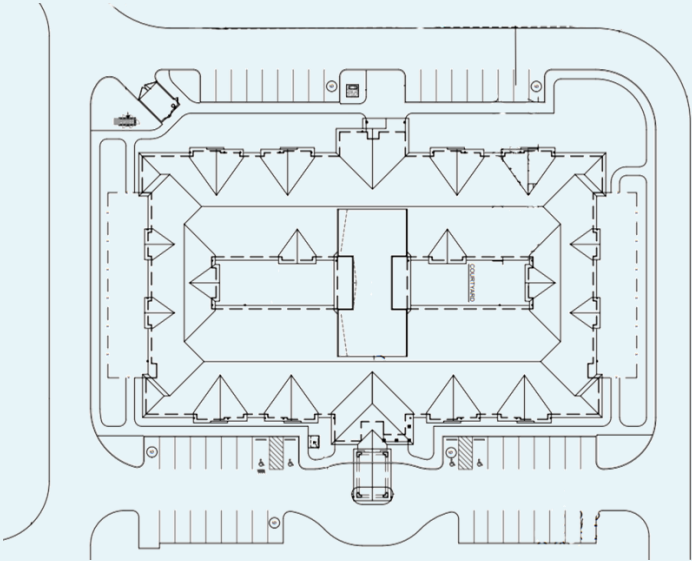
Interested parties must include the following factors in their offer submissions:

- A company bio or business background. The suggested demonstration of qualifications should include an overview of relevant transactional experience in senior living and/or healthcare real estate investments and other related assets under management, along with financial (both debt and equity) qualifications.
- It is encouraged that interested parties include the key assumptions and basis for their valuation, along with details on strategy to secure debt and equity financing to close the transaction.
- An overview of the proposed transaction structure along with an indication of the estimated timeframes to negotiate a definitive purchase agreement, conduct due diligence, and consummate a transaction.
- Required in any and all offers will be a summary of the capital structure including the anticipated sources for financing the transaction (i.e. lending institutions) as well as a list of potential equity sources, if applicable. Evidence of equity funds available for immediate deployment is highly encouraged.
- Any additional conditions or contingencies necessary to consummate the transaction. For example, offers should include the prospect’s necessary level of review by senior professionals or investment committees in order to transact and the timing of further review and approvals.
- During the process, any and all exchanges of information, whether verbal or electronic, will be coordinated through and facilitated by Blueprint. Interested parties are not permitted to and shall not under any circumstances contact the Company, the community, nor the community’s staff, employees, or personnel, the Lessee, or parent company of Lessee, prior to offer submission and without the express prior written approval of the Company. Unauthorized contact or tours will not be tolerated and will eliminate interested parties from the bidding process.

Longmont Development Site

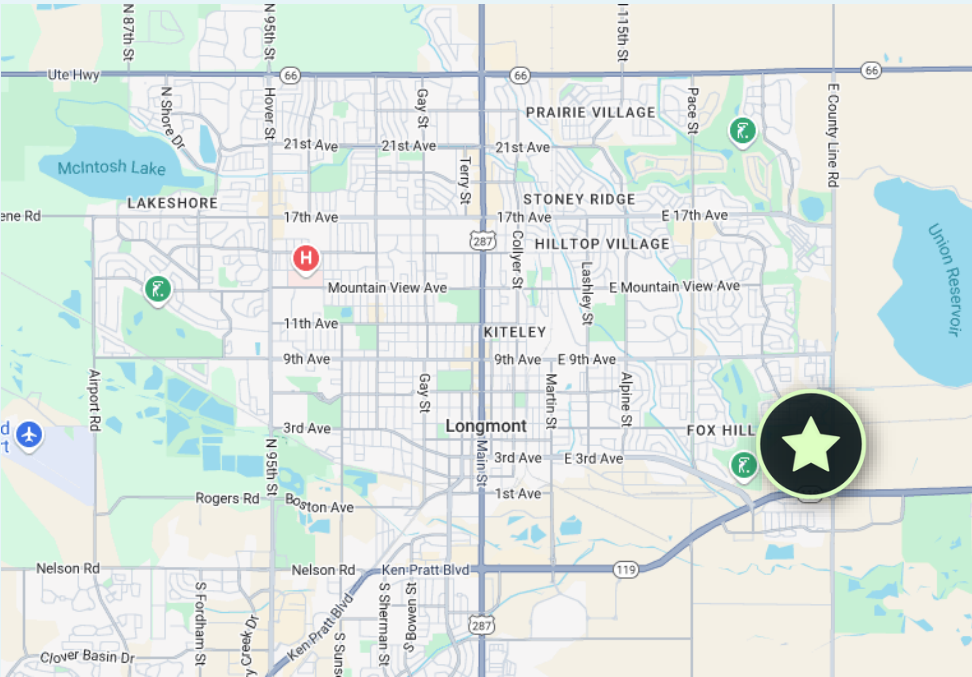
OFFERING OVERVIEW

DEVELOPMENT SITE BLUEPRINT



COMMUNITY HIGHLIGHTS

- Blueprint is please to present the offering of Longmont Development Site, a 2.83-acre parcel entitled for a 56-unit memory care community located in Longmont, Colorado
- Situated a quarter mile from UCHealth Longs Peak Hospital and surrounded by newly developed apartment complexes, the site benefits from strong senior housing demand drivers including an adult child median income of \$130,859 and 2,462 residents age 85+ within 7-miles, a demographic expected to grow 23.9% over the next five years
- Accordingly, given the area's strong senior housing demand and very limited competition within a 7-mile radius, a standalone memory care community has the potential to achieve stabilized occupancy of 90% and generate approximately \$1.85 million in EBITDAR, translating to a 34% operating margin
- Longmont Development Site is being offered with an undefined asking price, unencumbered by any property-level debt



COMMUNITY SPECIFICATIONS

Property Name:	Longmont Development Site
Address:	1800 Cowles Avenue Longmont, CO 80504
County:	Boulder County
Zoning:	Residential Mixed Neighborhood (R-MN)
Care Type:	Memory Care
Total Units:	56 Units
Total Parking:	54 Spaces
Total Lot Size:	2.82 AC
Proposed Building Size:	36,202 Sq. Ft.
Number of Stories:	One (1)
APN:	R0616402, R0616401

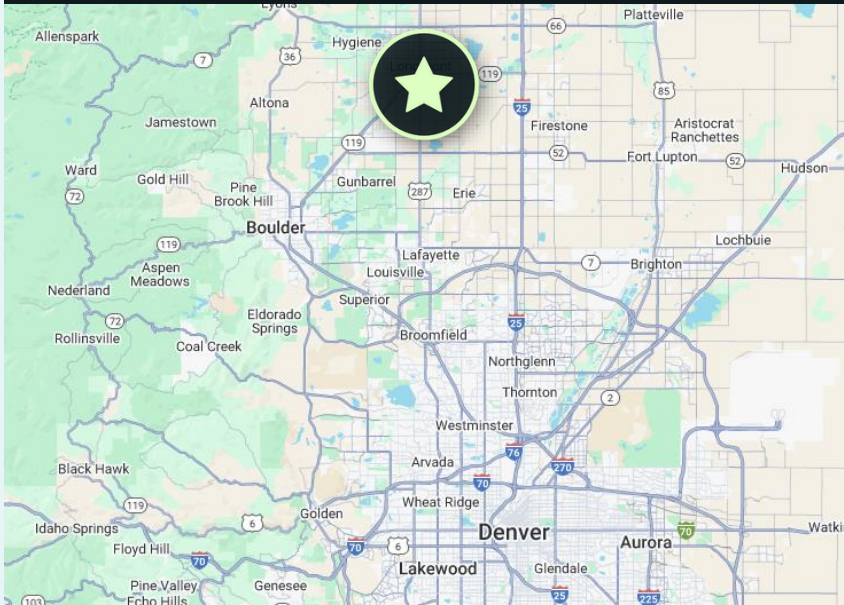
Longmont Development Site

PROPERTY DETAILS

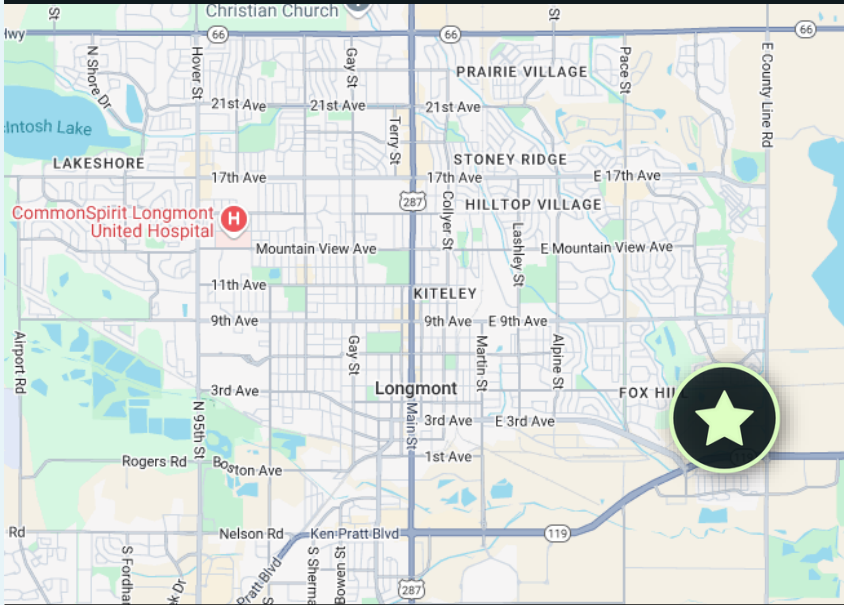
Longmont Development Site
Lot Size: 2.83 Acres
Proposed Building Size: 36,202 Sq. Ft.
APN: R0616402, R0616401

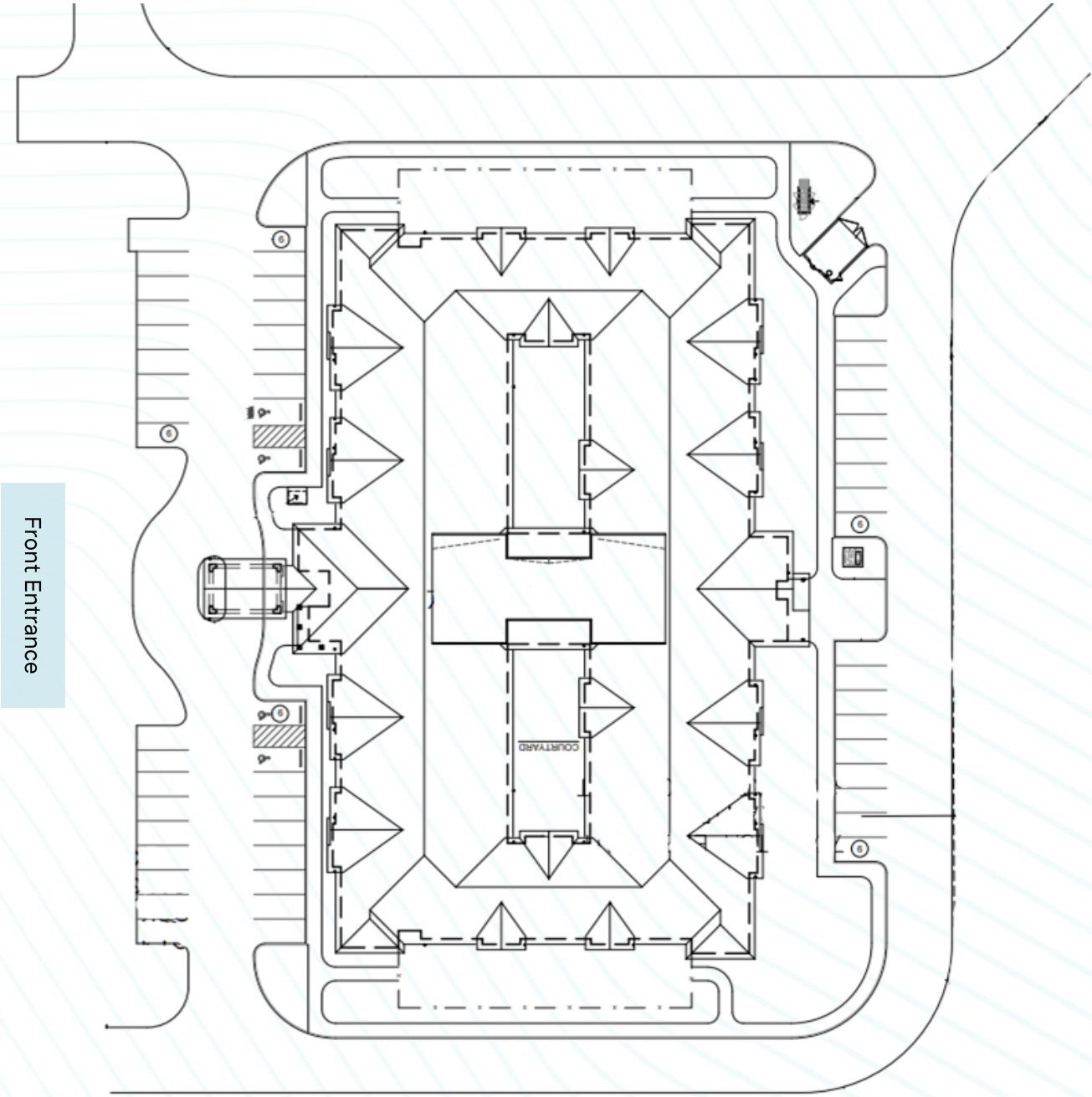


REGIONAL MAP



LOCAL MAP







Front Elevation



Side Elevation



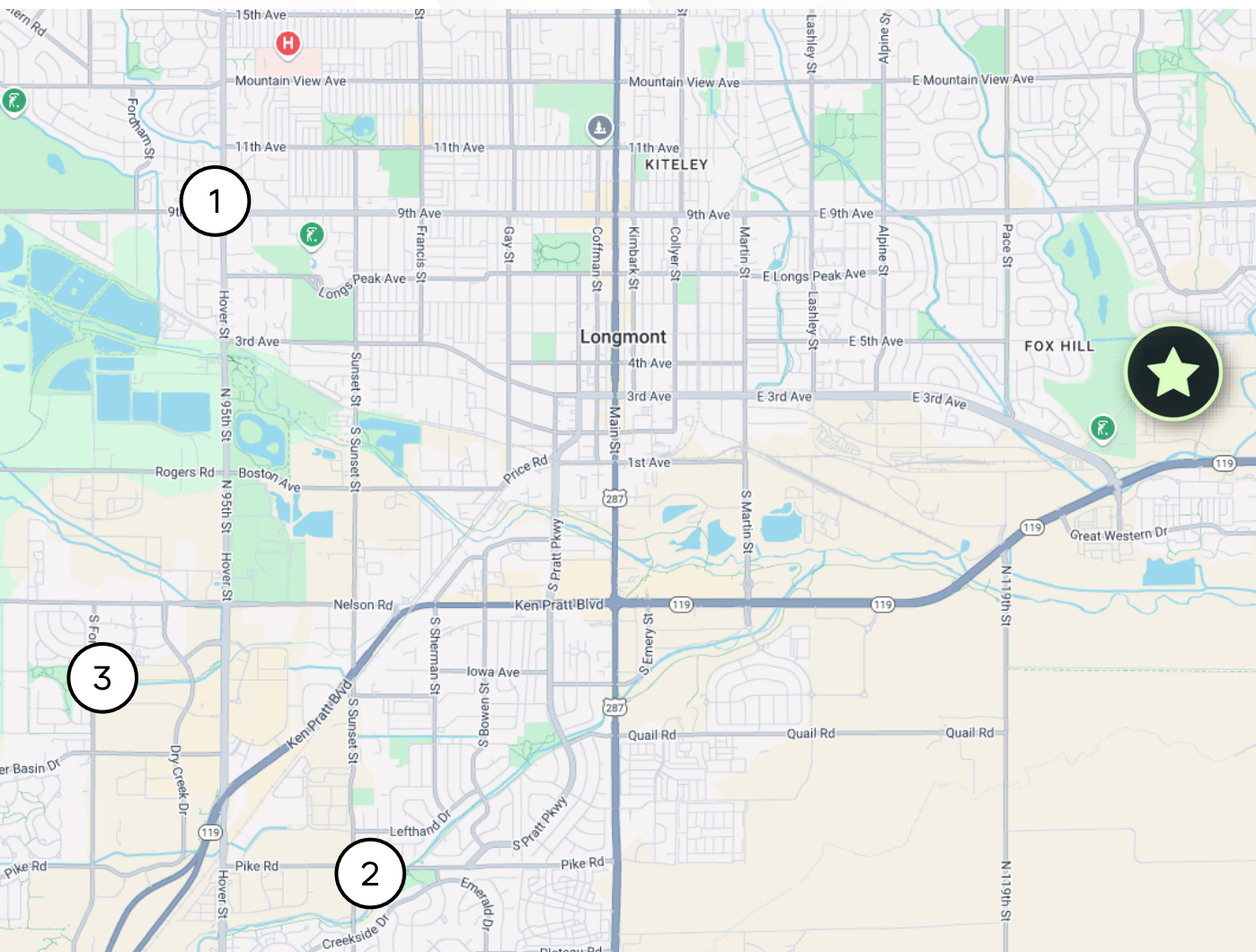
Rear Elevation

Longmont Development Site

MARKET OVERVIEW



SENIORS HOUSING COMPETITIVE OVERVIEW



➤ Competitors consist of seniors housing communities with memory care inventory within a 7-mile radius of the subject

COMMUNITY NAME	MILES	CITY	UNIT MIX	YEAR BUILT	OPERATOR	OPERATOR PROFILE
① Atria Longmont	3.8	Longmont	66 IL 44 AL 15 MC	2009	Atria Senior Living	National
② Balfour Longmont	4.2	Longmont	68 AL 32 MC	2020	Kisco Senior Living	National
③ AltaVita Senior Residences	4.3	Longmont	83 IL 62 AL 56 MC	2000 2010	AltaVita	Local



2,462

85+ Population 2025
7 Miles



23.9%

Age 85+ 5-Year Growth Rate
7 Miles



\$130,859

Median Income Age 45-64
7 Miles



\$640,809

Median Home Value 2025
7 Miles

NIC MAP Vision

LOCAL POPULATION

	3-Miles	5-Miles	7-Miles	MSA
Total Population 2025	53,915	97,159	144,102	326,554
75+ Population 2025	4,037	8,188	10,449	24,405
85+ Population 2025	849	2,027	2,462	6,021

GROWTH RATES

	3-Miles	5-Miles	7-Miles	MSA
5-Year Population Growth Rate	3.8%	2.9%	4.4%	0.5%
75+ 5-Year Growth Rate	27.2%	24.3%	27.9%	24.6%
85+ 5-Year Growth Rate	27.6%	19.7%	23.9%	19.6%

LOCAL INCOME

	3-Miles	5-Miles	7-Miles	MSA
Median Household Income 2025	\$100,329	\$101,087	\$106,786	\$112,500
Median Income Age 45-64 2025	\$116,146	\$122,561	\$130,859	\$157,143
Median Income Age 75+	\$58,750	\$57,031	\$57,328	\$61,615

WEALTH METRICS

	3-Miles	5-Miles	7-Miles	MSA
Median Home Value 2025	\$605,802	\$616,319	\$640,809	\$860,323
Median Home Value 2030	\$687,500	\$700,581	\$719,269	\$952,381
Home Value 5 yr. Growth Rate	13.0%	14.0%	12.0%	11.0%



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