

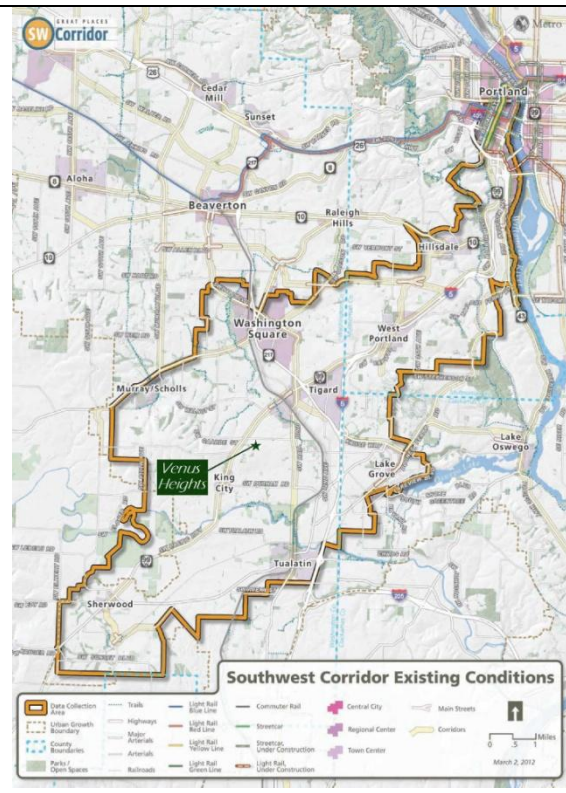
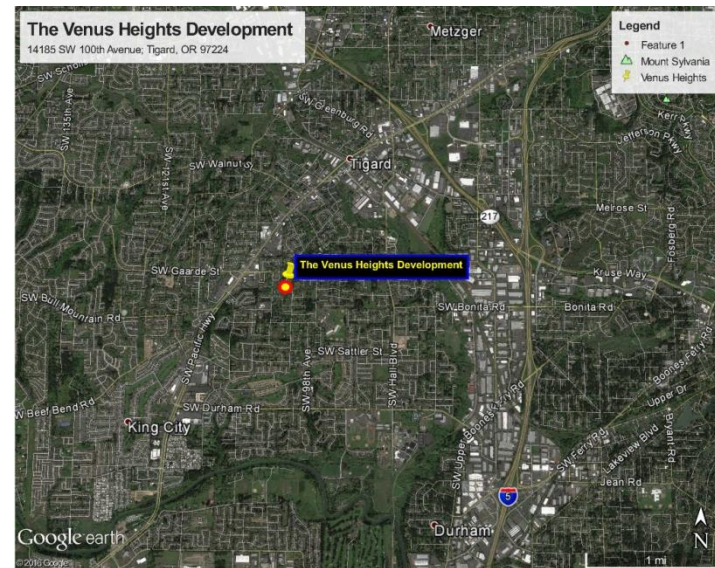
FOR SALE

82 to 125-occupant RCF & Alzheimer/Memory Care Facility Development Property

PROPERTY FEATURES

- Oregon DHS Approved Site for up to 125 RCF & Memory Care “Private Pay” & “Mid to Upper-Middle Income” Tenants
- Centralized SW Corridor location
- Blocks from, and fully ADA accessible to, the State Hwy. 99W Major Arterial
- 3-Story Zoned Site w/expansion poss.
- Last Mt. Hood & Valley View Lot along Hwy. 99W corridor w/ ≥R-12 Zoning
- In 2013 - Forbes “Top 10” Growth Cities & Current “Top US” Property Value Growth
- Pent-up Demand in a Underserved Area
- High Market Entry Barriers for others
- Reliable and Affordable Public Utilities
- Safest County and City in region
- Land Cost per Occupant \$12,800 - \$14,600

List Price: \$1,199,000 USD



BASIS OF CONCEPTUAL DESIGNS & FINANCIALS: †

671 – 735 square feet per occupant/bed Average Design Basis

- 82-occupants Total Rental & Common/Circ. SF = 31,200 & 23,871**
- ALF/RCF Private Studio; 300-350 SF; \$2,950 - \$2,995/month
- ALF/RCF Private Deluxe Studio; 400 SF; \$3,350 - \$3,395/month
- ALF/RCF Private 1 BR; 450-475 SF; \$3,950 - \$3,995/month
- ALF/RCF Private 1 BR Suite; 500-550 SF; \$4,350 - \$4,395/month
- ALF/RCF Private/Couple 2 BR; 650-700 SF; \$4,950 - \$6,495/month
- RCF/MCC Private Studio; 275-325 SF; \$4,850 - \$4,950/month
- RCF/MCC Private 1 BR; 325-350 SF; \$4,950-\$5,695/month
- RCF/MCC Shared Suite; 225 SF each; \$4,250-\$4,295/month

- 125-occupant Total (includes 101-occupants similar to above with 51,250 SF Rental & 40,694 SF Comm./Circ.= Total Bldg. 91,944 SF)**
- 24 each 400 SF Complex RCF/MCC Special Care Private Rooms
- 6 ea. Adv. Level 5; \$5,995/mo. 6 ea. Adv. Level 6; \$6,995/mo.
- 6 ea. Adv. Level 7; \$7,995/mo. 6 ea. Adv. Level 8; \$8,995/mo.

† Please Note: Additional details for the alternate concept facility development “Models” depicted herein are available upon request. The Comprehensive Development Pro Forma & Financials are also.

ECONOMIC SUMMARY:

Total Monthly Revenues:

- 82-occupant build-out = \$326,500 & \$333,350 w/parking fees
- 125-occupant build-out = \$587,260 & \$611,825 w/parking fees

Estimated Property Purchase, Development & Build-out costs:

- 82-occupant Facility = \$15M (incl. Reserves, Closing Costs, etc.)
- 125-occupant Facility = \$18M (incl. Reserves, Closing Costs, etc.)

Estimated NOI/ROI from the Completed Facility:

- 82-occupant Facility = P&L M-M Forecast (Call for more details)
- 125-occupant Facility = P&L M-M Forecast to be in the area of 40%

FOR MORE INFORMATION, OR TO MAKE AN OFFER, PLEASE CONTACT ME AT:

Cell: (503) 819-7898

Email: RobRuedy@yahoo.com

All information furnished regarding property for sale, lease, or financing are from sources deemed reliable, but no warranties or representation are made to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other conditions prior to sale, lease, financing, withdrawal, or otherwise without notice. No liability of any kind is to be imposed on the seller herein. Note: This is not an offer to buy or sell securities, and risk has been mitigated wherever possible.

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SITE LOCATION:

14185 SW 100th Avenue
Tigard, OR 97224

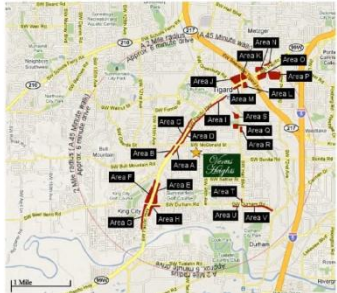
FOR ADDITIONAL INFORMATION:

Rob Ruedy – Property Owner/Seller
Cell: (503) 819-7898
email: RobRuedy@yahoo.com

*"Venus Heights" in Tigard, Oregon
"Community Living" and "A Great Place to Invest!"*

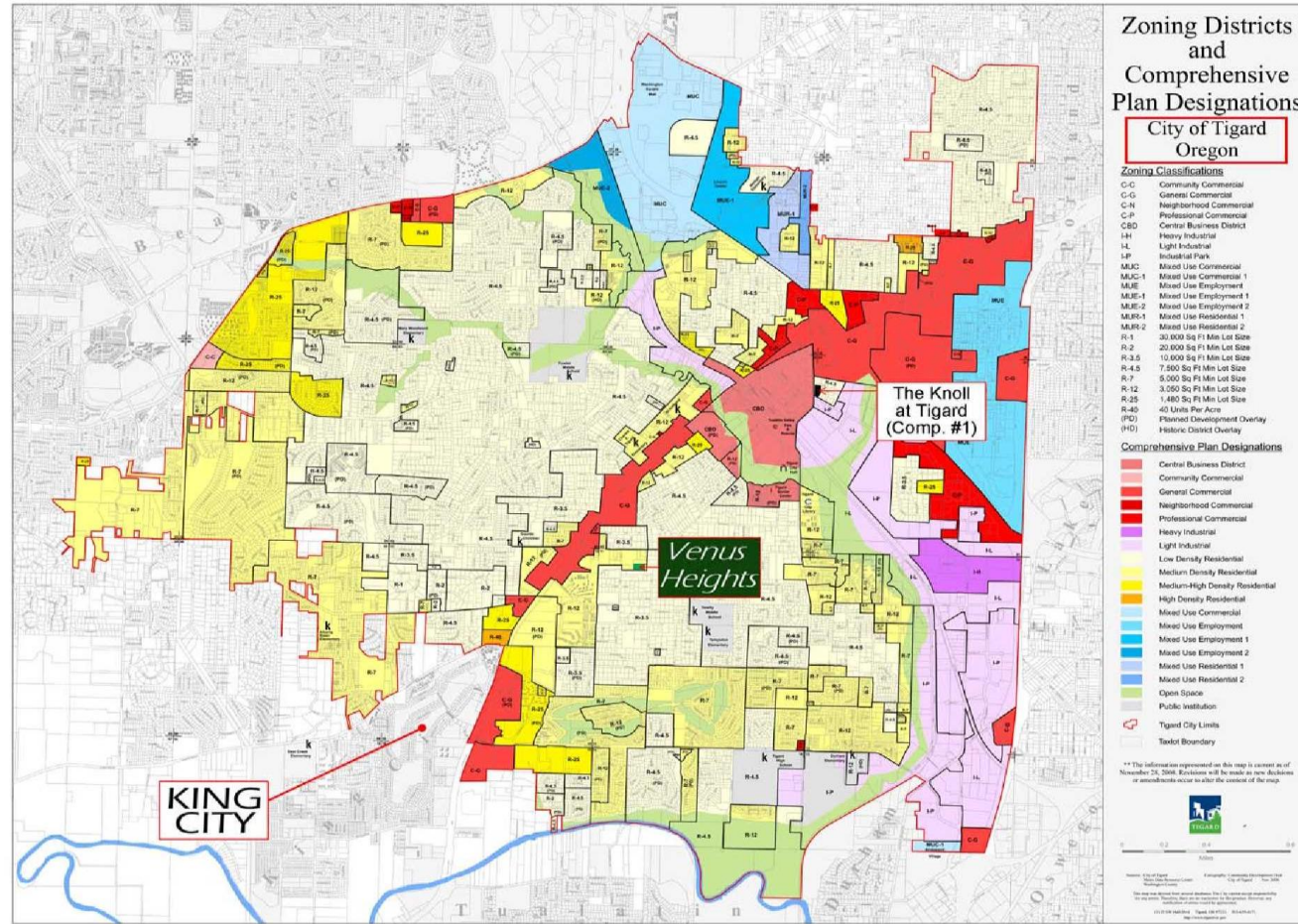
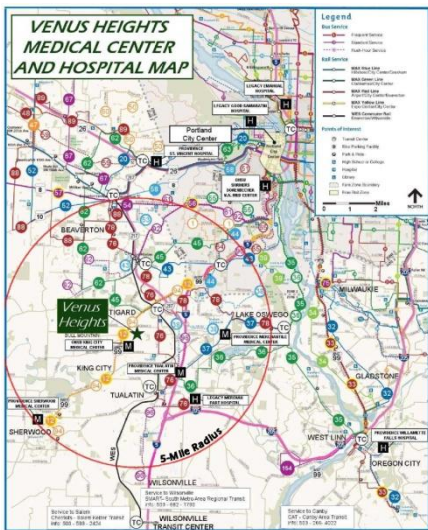
*Local Amenities, Venues & Commerce
available to the "Venus Heights" Project
location remain consistent with the
"20-Minute (or Less) Neighborhood" concept.*

Virtually everything at your fingertips within minutes!



To express interest, potential buyers/JV Partners should contact
Rob Ruedy at (503) 819-7898 or via Email at: RobRuedy@yahoo.com

**EQUIDISTANT TO MOST MAJOR
HEALTHCARE PROVIDERS IN SW PDX**



City of Tigard Comprehensive Zoning Map
with the "Venus Heights" Development Shown.

2016 DEMOGRAPHICS & HIGHLIGHTS:

- Long-term 15,000+ "Independent Living" age 55+ population base
- Less than 1.8% available land ≥R-12 remaining in Tigard/KC
- 55,071 to 91,944 SF 3-Story Build-out potential with View-lines!
- Property is "Entitlement Process" and Development ready
- Numerous Senior Care "Lease-Back Operators" identified
- Walgreen's 24-hour Pharmacy 5-blocks away
- Lowest Land Use & Development cost parcel per occupant.
- Frequent Public Transit & Private Transportation Corridor nearby
- Full 104-page 'compelling' Market Study, OR DHS Approval Letter, and Competing Facility 'Land Value Comps' available
- Quiet/Serene, Upper-Middle Class neighborhood setting
- 167' (min.) of Street frontage & visibility on SW 100th Avenue
- Twelve "Exit Strategies" Currently Identified for Buyer-Investors, JV Partners, Developers, Private Equity Co's and Owner/Landlords

