2017

Grand Legacy Village
Planned Luxury 55+ Five Star Resort
Fort Myers, Florida

Christian Companies, LLC
Healthcare Consultant

Information Prepared by-

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You Tube Video of property

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Project Description: Imagine enjoying a glass of wine in the evening, or a cup of coffee in the morning from your window overlooking a private and secluded village-like setting among mature trees, the riverfront lagoon and the preserve. Now you can! Grand Legacy Village offers this and much more with its continuum of care campus commencing with Active Adult Living and a continuum of care down to Skilled Nursing. Located on the Orange River with boat access to both the Gulf and the Atlantic, residents here can enjoy a high-end lifestyle that offers waterfront and/or preserve views from every residence, retail shopping and dining in the riverfront village, and Lee County acclaimed historical landmarks, all in a golf cart and pet friendly community.

Project Highlights:

- Property is zoned as CPUD with approved Development Order as a Continuing Care Facility with multiple phased development. Phase I is planned as 175 Independent, Assisted and Memory Care units, and future phases of Assisted, Memory and Nursing care.
- Development Order approved for a Senior Living Community on 14 acres zoned for up to 490 units on the Orange Riverfront with a four-acre private preserve.
- The Village amenities will include an activity center, ice cream parlor, beauty parlor, library, fitness center, "resort-style" pool, manicured landscape surrounding walking trails, historical landmarks and access to the lighthouse, all of which are golf cart accessible.
- Continuum of care campus setting with on-site clinic, Independent Living, Assisted Living, Memory Care, potential for Skilled Nursing, all within close proximity to Lee Memorial's 80,000 square foot outpatient medical center and Lee Memorial Hospital System's 360 bed Gulf Coast Hospital.
- Project is fully entitled making it shovel ready and includes development order, traffic studies, architecturals, market demand study, dredging, electrical, and parking.
- The Project is located in Lee County, Florida, the fourth most densely populated senior community in the state as predicted by the 2015 University of Florida's Bureau of Economic and Business Research study that forecasts that over 43% of the total population will be 55 years and older starting in 2018.
- Central location right off Interstate 75 and Highway 80 in Fort Myers, Florida near Southwest Florida International Airport, Miromar Outlets, Gulf Coast Town Center and Coconut Point shopping, sports complexes such as Germain Arena and Red Sox's Fenway South, State Parks, Koreshan Park, performing arts centers and museums.
- Adjacent to a contiguous four-acre parcel that is zoned for 80 marina slips, and 17,000 square feet of retail, shopping, dining and office space (available for separate purchase).

Project Due Diligence List:

1. Owner's Title Policy evidencing ownership of Grand Legacy Village including Grand Legacy Village Senior Living approvals, one half mile 10' wide boardwalk, and four-acre private preserve on the waterfront.
2. Dimensioned architectural concept plans including floor plans
3. Zoning ordinance conferring all entitlements and the already in place Development Order
4. Engineering plans:
   a. ALTA property survey with copies of all recorded instruments shown
   b. Environmental study
   c. Endangered Species report
   d. Tree Survey
   e. Soils Survey with Structural Recommendations
   f. Current information on FEMA survey
5. Copy of Limited Development Order (LOD 2007-00353)
6. Copy of Development Order of eastern portion of property (DOS 2008-00110)
7. Any Agreements with Florida DOT regarding site
8. Traffic Study
9. Any Utility Agreements with Lee County or any other governmental agency
10. Utility studies
11. Reports from governmental agencies since enactment of zoning or 2007-2008
12. Development Orders that would amend, alter or otherwise impact prior approvals

Why Grand Legacy Village?

Simply put, the demand in this location for Senior Housing far exceeds the supply. There is limited competition within several miles of this project's location and no other senior facilities can offer the enclave habitat of Grand Legacy Village. Only Grand Legacy Village along the Orange River can offer a serene and secluded village-like setting with a continuum of care campus and programs for senior residents as they age in place with boat access, a private park preserve, and an enchanting lighthouse. Grand Legacy Village provides the opportunity for your company to enter this regional senior housing market to offer world class village amenities and services for seniors of all ages and acuity levels. We invite you to contact our office for more information.

Respectfully Submitted,

Liri Basha, Director of Marketing and Client Relations
Linda Steinbacher, Market Analyst

INTRODUCTION

OVERVIEW

Grand Legacy Village is a proposed up to 490-bed Independent, Assisted, and Alzheimer's Living, as well as Skilled Nursing Continuing Care Campus located on the Orange River with views of the Caloosahatchee River in Fort Myers, Florida, the retirement capital of the world.

GRAND LEGACY VILLAGE FRONT RENDERING

PROPERTY DETAILS

Property Size: 14 acres of land in pristine environs situated on the Orange River with a contiguous waterfront parcel containing a four acre private preserve, historical sights, and a lighthouse.

Property Owner: Steamboat, LLC and Leeward, LLC

Beds/Units: Planned up to 490-bed dwelling units a wellness clinic and a supportive care campus that is zoned as CPUD for Independent and Assisted Living, Memory Care, and Skilled Nursing as a Continuing Care Facility

Development Year: 2018

Price: $11,000,000 which includes all entitlements such as land, zoning, engineering, architectural, and any related third party studies.

LOCATION

Grand Legacy Village is conveniently located near all major hospital systems. More specifically, it is within the immediate vicinity of Lee Memorial Health System and is approximately four miles from an 80,000 square foot medical office building and cancer center operated by Lee Memorial. The site is also near Fort Myers Beach, Miromar Outlets, Gulf Coast Town Center and Coconut Point shopping, not to mention a wide range of restaurants from world-class dining to casual experiences.

Sports complexes such as Germain Arena and Fenway South, home of the Red Sox, are also close by.
Moreover, Southwest Florida International Airport is only 10 miles away, and the region boasts numerous State Parks, golf courses, hotels, historical sites and attractions such as Edison Ford Winter Estates, Koreshan Park, Naples Zoo, performing arts centers and museums.

The site is located on the Orange River with views of the Caloosahatchee River and boat access to both the Gulf of Mexico on the west coast, as well as the Atlantic on the east coast. It is also located just off Interstate 75 and is close to other major highways such as US 41. The site is easily accessible yet secluded on a 14-acre campus that is lush with a preserve, natural landscape, and historical lighthouse which provide a very tranquil environment.

The property offers a buyer an opportunity to create a market presence in Lee County by acquiring this quality asset and entitlements, such as zoning, engineering, and the property which is located on a preserve. This property location serves a regional presence in Southwest Florida and is easily accessible via US 41, but is located at the intersection of Highway 80 (Palm Beach Boulevard) and Interstate 75. The site location is on one of the few highways in the State of Florida that transports locals from coast-to-coast. It is close to major dining, shopping, hospitals, beaches, historical landmarks, sports complexes, and other such amenities that draw millions of tourists to warm and sunny Florida each year.

GRAND LEGACY VILLAGE - PROJECT AMENITIES

- 24-hour care
- Inpatient therapy
- Independent, Assisted, and Alzheimer's Living
- Adult day services
- Respite and supportive care
- Nutritious meals
- Weekly games
- Outings (shopping & lunch bunch monthly)
- Daily devotions / prayer groups
- Exercise classes

Enhanced Services and Views:
- Risk reduction/prevention model of care
- Development of a detailed social, emotional, and physical injury history
- Early identification and intervention of dysfunctional behavior
- Supportive caregivers and staff

- Educational staff that teach family and caregivers
- Maintain a 24-hour call status by management and care practitioners
- Individual service care plan
- Supervision and frequent assistance with personal care
- Assistance with dressing and bathing (hands on)
- Daily assistance to the dining room
- Occasional incontinent care
- Manicured landscape with multiple views
- Fitness, arts & crafts center, and library with an abundance of natural light
- Activity and utility rooms, with ice cream and beauty parlors, resort pool and lighthouse
- Scenic views of Grand Legacy and a four-acre park with a gazebo and walking trails

GRAND LEGACY VILLAGE RENDERING FROM ISLAND

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GRAND LEGACY VILLAGE INDIGENOUS PARK LAYOUT RENDERING

Grand Legacy Village offers unmatched amenities that no other competitors in the region offer, such as a private preserve/park, river views, and the serenity of a large campus surrounded by luscious landscaping. More importantly, developing such a unique lifestyle campus for aging seniors is not only pleasant, but will be necessary to meet the current unmet demand for senior housing that is expected to boom over the next two to three decades.

4—Acre Private Park
Many wide walking paths
Amphitheater
Moss hanging from 200+ year old trees
Bring back Florida of yesteryear!

SUPPORTIVE STUDIES

Counties within the State of Florida budget annual expenses based on past, current, and forecasted needs. In order to establish accurate budgets, most counties within the State of Florida utilize data that is prepared by credible state funded agencies, such as the University of Florida's Bureau of Economic and Business Research. The Economic Development Council for Lee County where this property is located utilizes UF's annual studies as prepared by BEBR to evaluate the needs of its community. In a study published in late 2014, Lee County EDC extracted analytical data from this very study and published the following statistics:

LEE COUNTY SENIOR POPULATION PROJECTIONS

	2010		2015		2020		2030		2040	
TOTAL POPULATION	618,754		673,826		758,621		911,479		1,044,323	
Age 55 - 64	87,192	14.09%	99,431	14.76%	112,935	14.89%	113,414	12.44%	126,979	12.16%
Age 65+	145,106	23.45%	149,274	22.15%	198,353	26.15%	217,833	23.90%	241,150	23.09%

(Extracted from the Bureau of Economic and Business Research at the University of Florida, Florida Population Studies, 2014). This study can be provided upon request.

University of Florida Population Projections for Seniors from 2010-2040
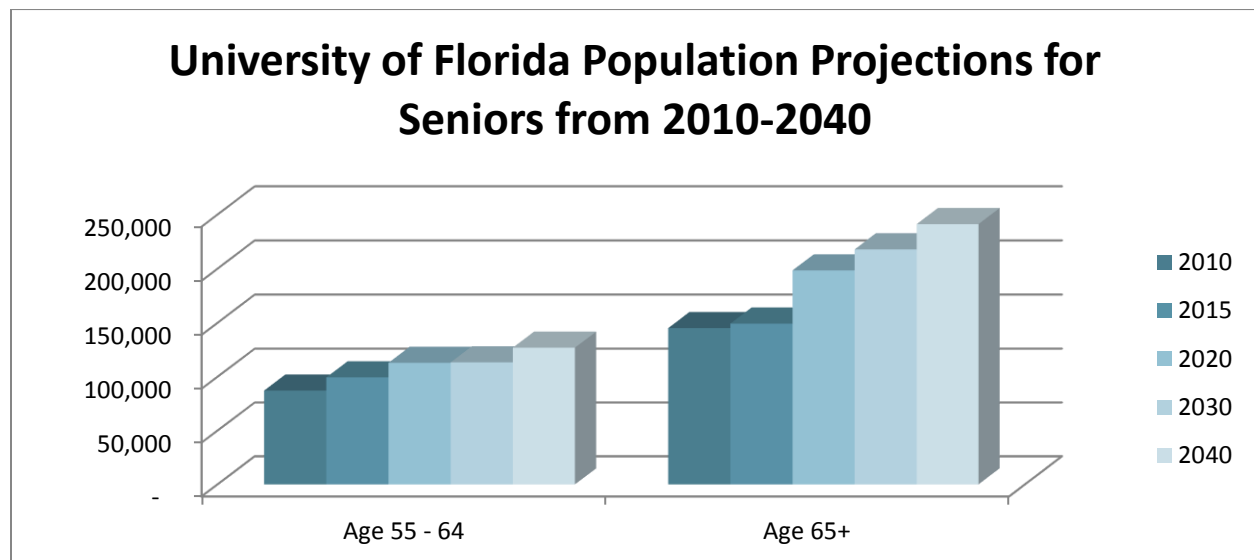
These figures overwhelmingly support the need for additional Senior Housing and care programs for seniors as they age in place. Not only will the senior population make up more than 1/3 of the total population in Lee County by next year, but by 2030, the number of seniors between ages 65 and 79 will make-up almost 47% of the County's total population, putting Lee County in the fourth position for the most densely populated Senior population in all of Florida behind Pinellas, Miami-Dade, and Broward.

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We will also provide demographic data published by Agency for Healthcare Administration (AHCA) and Nielsen Senior Life Reports that further confirm the population projections.

NAPLES DAILY NEWS ARTICLE FEATURING SENIOR POPULATION ESTIMATES

WHERE FLORIDA'S SENIORS WILL BE LIVING IN 2030

ORLANDO — In 15 years, every fourth Floridian will be 65 or older. Here is a list by county of the number of senior citizens projected in 2030, the percentage of residents older than 65 in 2030 and the percentage of residents older than 85 in 2030.

County	Seniors	% >65	% >85
Alachua	55,681	19.3	2.3
Baker	5,925	17.3	1.5
Bay	43,589	21.6	2.5
Bradford	6,823	22.7	2.8
Brevard	192,375	30.0	3.5
Broward	437,353	22.4	3.1
Calhoun	3,683	22.3	2.5
Charlotte	79,376	41.7	5.2
Citrus	68,482	39.2	5.1
Clay	52,013	19.4	1.9
Collier	145,539	32.6	5.0
Columbia	19,738	24.0	2.5
DeSoto	8,364	22.4	2.6
Dixie	5,755	28.8	2.3
Duval	190,782	19.0	2.0
Escambia	68,894	21.8	2.4
Flagler	48,244	29.2	3.3
Franklin	2,836	23.7	2.5
Gadsden	11,287	22.6	1.9
Gilchrist	5,868	28.4	3.7
Glades	4,133	27.6	3.6
Gulf	3,903	24.0	2.5
Hamilton	3,961	24.2	2.1
Hardee	4,889	17.0	1.9
Hendry	7,117	17.1	2.0
Hernando	72,656	30.9	3.9
Highlands	45,938	39.4	4.7
Hillsborough	272,175	16.6	1.7
Holmes	5,190	24.3	2.4
Indian River	64,082	35.6	4.7
Jackson	11,733	23.2	3.2
Jefferson	4,672	29.3	2.4
Lafayette	1,800	17.8	1.8
Lake	129,647	30.2	3.0
Lee	277,190	29.6	2.8
Leon	53,039	16.4	1.7
Levy	13,911	27.9	2.4
Liberty	1,682	15.5	1.5
Madison	4,651	23.7	2.5
Manatee	130,495	30.5	3.5
Marion	149,827	33.5	3.8
Martin	65,528	37.2	5.3
Miami-Dade	578,364	19.2	2.5
Monroe	19,609	28.5	2.6
Nassau	27,592	27.7	2.3
Okaloosa	45,790	21.7	2.4
Okeechobee	9,560	21.4	2.5
Orange	229,513	14.3	1.4
Osceola	75,405	16.8	1.4
Palm Beach	446,646	27.6	4.0
Pasco	165,657	25.6	2.7
Pinellas	289,239	31.3	4.0
Polk	197,562	24.6	2.5
Putnam	20,033	26.5	2.5
Santa Rosa	41,814	20.2	1.8
Sarasota	182,328	39.0	5.6
Seminole	96,312	19.0	2.2
St. Johns	72,430	23.4	2.5
St. Lucie	102,293	24.9	2.6
Sumter	87,853	51.2	8.1
Suwannee	13,326	25.0	3.2
Taylor	6,194	25.0	2.6
Union	2,919	16.6	1.4
Volusia	166,418	29.3	3.3
Wakulla	7,293	18.3	1.5
Walton	18,487	22.6	1.9
Washington	6,061	21.0	1.9

This article can be provided upon request.

Currently, the project is planned as a continuum of care under a CPUD zoning classification as a Continuing Care Facility. There is a continuing demand for Senior Housing with continuing care services and there is not sufficient Senior Housing planned for future development according to Lee County's Economic Development Council to meet this explosive influx and growth in the senior population.

It should be noted that this study does not include in-migration to the State of Florida that occurs from other states. In order to better understand the precise needs of the community, it is imperative that this data also be included. The Internal Revenue Service (IRS) has released its 2013 to 2014 migration data. This data provides estimates of residential movement between counties and states based on the number of claimed exemptions on IRS income tax forms.

Net Domestic Migration: Gainers

Net domestic migration, calculated by subtracting the number of people moving out of state from the number of people moving into a state, was by far the greatest in Texas and Florida. This is not surprising, since these states have routinely been at the top of the domestic migration league tables for virtually all of the new century. The one exception was for a brief period during the housing bubble when the Florida numbers were depressed. During that period, Florida's reached levels only exceeded by California but have since been moderated. That, plus a severe local recession, were associated with the drop in net domestic migration.
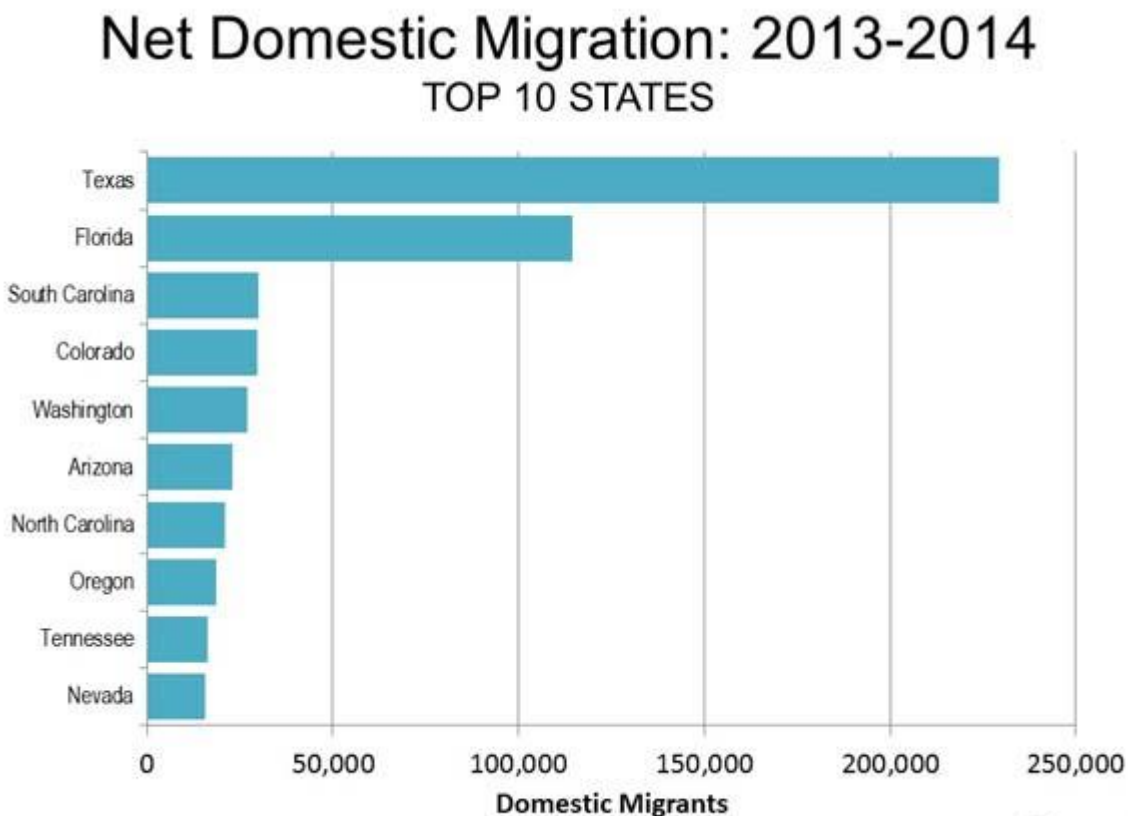

Net Domestic Migration: 2013-2014
TOP 10 STATES

Derived from IRS data

Figure 1

Although not all of these permanent residents are seniors, it can be easily concluded that a percentage are, and these individuals must also be accounted for when planning Continuing Care Communities in one of the most densely populated senior counties in the whole State of Florida. Although these supportive studies are the primary focus of this presentation, other elements such as Construction and Owner's Vision are also important for the future owner/operator/investor to understand.

VISION

The project's goal is to service a community need for the elderly population that takes into consideration both their physical and emotional well-being. The scenic and peaceful setting is quite therapeutic for aging residents who are beginning to experience physical ailments associated with aging. The evolution of the Assisted Living/Alzheimer's Dementia Facility allows for residents to transition from their family home to a new comfortable environment, especially in a market were senior needs are growing at an increasing rate. In that new environment, residents will be assessed to determine their physical, emotional, and psychological needs. Based upon that assessment, the mission of Grand Legacy Village will be to offer an environment for each resident that will provide continuing life enrichment.

Furthermore, the project's vision is to provide innovative, practical, and therapeutic residential care services for senior adults. These services should help preserve seniors' dignity, promote their independence, and improve their quality of life. The first responsibility is to enhance resident satisfaction by providing a quality product and service package, and furnish compassionate care to every resident. The project strives to:

- Treat employees with respect and fairness
- Follow the philosophy that resident satisfaction is a top priority
- Be considered the finest assisted living service within the community

Through this process, the current Owner hopes that this vision and mission will be passed along as a "grand legacy" to the organization that will follow through and develop this beautiful facility, Grand Legacy Village. The project's current owner has also adopted the principles as stated by the American Geriatrics Society which contain the following standards for caring for the elderly:

- Patient-centered care that respects patient and family preferences and balances the burden of therapies with potential benefits
- Comprehensive care that addresses mental health and social issues as well as medical conditions
- Interdisciplinary team care with shared responsibility for patient care processes and outcomes
- Commitment to quality and its continuous improvement
- Focus on function and quality of life as outcomes
- Communication and interpersonal skills that serve both patients and families
- Prevention (primary, secondary and tertiary) and rehabilitation as strategies to preserve, maintain and restore function and prevent disability and dependency
- Cultural competency and respect
- Research on the basic science of aging and age-related diseases and geriatric conditions, clinical research, clinical and population-based research, social and behavioral research, and health services research, including quality-of-care research

CONCLUSION

In summary, Grand Legacy Village is planned as a five-star resort style Senior Care Community situated on a scenic 14-acre campus, with four acres of preserve, boardwalk trails, and most importantly, much needed resort living for the entire spectrum of senior services ranging from Independent Living, Assisted Living, Memory Care and Skilled Nursing. Entitlements for Grand Legacy Village including ownership of the parcels and zoning can be provided as well as all third party reports as part of a due diligence package.

GRAND LEGACY VILLAGE RENDERING OUTSIDE FACADE

For more information, please feel free to connect with our team at:

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We thank you for your interest and look forward to working with you!