

The Garden Villas Lifestyle Retirement Community



RESIDENTIAL COMMUNITY

Research indicates newly retired Baby Boomers wishing to downsize want specifically designed housing with privacy, security and little to no maintenance. Due to recent healthcare reforms in the United States a whole new market has emerged. This research identifies and targets a new and untapped market.

The Villas will have amenities much like a hotel without the expensive price tag. Residents will enjoy the comforts of their own home without the headaches of maintaining a yard, pool and deferred maintenance & upkeep. Retirees want a lock and leave lifestyle. The Villa outdoor spaces will be manicured and designed with controlled vistas and views. Ideally, the neighborhoods are self-contained located near restaurants, retail and grocery stores. The views are meant to expand beyond the walls of your residence. Whether indoors or out the feeling is expansive as though living on a large estate rather than being confined to a suburban life style dependent on a car for daily survival. One main attraction at the Villas is being able to park one's car and forget about it until needing to travel outside the community. Residents will enjoy their hotel lifestyle of amenities and be proud they found this new little corner of the World they will call home.

SPA RETREAT LIFESTYLE

Who will be your neighbor?

- The people who want to downsize
- The people who wish to travel the world
- The people who want to try something new
- The person who wants to live in multiple locations
- The person who wishes to live a more fulfilling life
- The people who want to expand beyond their family and friends
- The empty nester couple who doesn't want to keep up a big house
- The person who wants to adopt a new way of life structured around health education, exercise and dietary requirements to increase one's stamina
- The people who want hotel amenities at their fingertips where they pick up the phone and call the concierge to schedule a massage or Doctor's Appointment

Arlene Dohm, economist at the Bureau of Labor Statistics in Washington, D.C. says *Baby Boomers* are retiring in droves. There are 33,543,056 millionaires with wealth between one and five million dollars. That's 27.62% of the households in the US.

Over the past decade people are choosing Naturopathic Medicine over Western Medicine. With all the changes in the healthcare industry, now is the time to develop new communities teaching preventative maintenance based on healthy diet and exercise. Many energetic young seniors are thinking how do I want to spend my retirement years?

PHASE 1 BUY ESTATE PROPERTY

Buy estate properties, owner finance if possible and convert private spaces into individual apartments sharing amenities such as tennis court, pool, restaurant, bar and lounge. Buying existing properties is quicker and less costly when applying for building permits.



26 Room Luxury Boutique Hotel with Restaurant ... Price: \$2,900,000

PHASE 2



FOR ILLUSTRATION PURPOSES ONLY

DEVELOPMENT BUDGET

PHASE 1:

Purchase Estate w/minimum 8 acres land for future expansion	\$3,000,000
Renovation Cost	\$2,500,000

PHASE 2:

Design-Build 20 units w/ Business center, Restaurant and Pool	\$2,500,000
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TOTAL \$8,000,000

NOTE:

- Profit and Rate of Returns to be determined
- Budget does not include Architect, Engineering, O/H and Fees
- This same budget amount was used to build 120 bed nursing homes in Houston and Corpus Christi. (See Commercial Projects at: <https://jggeis.com/projects.aspx>)

EXECUTIVE SUMMARY

Concept – Phase 1

Residents share public spaces and amenities in a community designed around health, fitness and wellbeing. Just steps beyond your door, discover walking paths, garden dining, lagoon swimming, fitness club with spa. Tennis and golf is optional depending on proximity. Two or more locations are ideal for those who want to live in multiple locations.

Community Size - Phase 2

The minimum number of housing units is twenty ranging in size of approximately 1,200 to 1,800 square feet with 1.5 to 2.5 bathrooms. Expansion will occur in multiples of 20.

Health Program

A health by design program tailored to each individual can provide dramatic results, often in just a few weeks.

Spa & Health Practitioners

As part of the Spa Services each resident will be assigned a physician upon joining the community and given a complete annual physical. A health program will be tailored specifically for each persons needs.

Exercise Classes

Instructional classes coached by skilled practitioners.

Restaurant Dining

For those who don't like to cook, meals will be provided at the onsite restaurant. The Chef and Dietician will plan meals with fresh herbs, vegetables and fruits grown onsite.

Chaine des Rotisseurs

On special occasions dinners may be planned to promote fine dining and preserve the camaraderie and pleasures of the table.

FINANCING OPTIONS

Option1: Cash Investors

Option 2: Pre-Sale

Resident pays \$500,000 cash to purchase a bungalow with the right to live there until passing or until the family decides to sell back to the Garden Villa Group. At which time a cash refund minus 10% will be paid. Community members of the Garden Villas Life Care Program are entitled to lifetime use of their bungalow and priority access to health facility and spa. This Wellness Life Care Program offers a predictable monthly cost and a 90-percent refundable deposit.

Option3: Sell Debentures

Charge a nonrefundable endowment of \$250,000 tying residents to the project for life. An attorney would say, in law, a *debenture* is a document that either creates a debt or acknowledges it. The term is used in corporate finance for a medium to a long-term debt instrument used by large companies to borrow money. In some countries the term is used interchangeably with a *bond, loan or note*. *Debentures* are generally freely transferable by the *debenture* holders with no voting rights. The interest paid is a charge against profit in the company's financial statements.

Option 4: Owner Financing

Five Year Financing: Purchase Villa through Garden Villas Development Group.

OWNERSHIP PARTICIPATION

Lifetime of Experience

Having designed and built nursing homes, I have the knowledge and experience to design, build and manage the Garden Villa Community.

The Right Location

Phase 1: Selecting the right location is vital. First, must find estates large enough for expansion where the main house can be converted into a hotel like environment. This is the quickest way to establish positive cash flow.

Phase 2: Additional housing units can be built using main house as the focal point.

Financing: Rates of return and potential profits to be determined once size, scale and scope is defined.