

# OFFERING SUMMARY

On behalf of California Grand Villages, JLL Capital Markets is pleased to offer the opportunity to purchase part of or the entire fully-entitled seniors housing development in Simi Valley, CA. The offering includes the entitlements, engineering, and architectural work completed to date. Highlights of the development include:

- Highly affluent, growing Market Area. The median household income is \$99,564, and the median housing value is \$674,660.
- Well located site with access and visibility from Tapo Canyon Road, 1.1 mile south of Ronald Reagan Freeway, the primary highway through Simi Valley.
- The project is currently configured with three buildings on three separate lots. Buyer(s) will have the flexibility to adapt the plans, and to phase the Project as desired. The current plan includes the following three buildings to be built over two phase:
  - Parcel 1– 205 units of independent living, assisted living, and memory care
  - Parcel 2 – 50 units of independent living
  - Parcel 3 – 102 units of independent living
- The buyer(s) will have the flexibility to adapt the existing plan and develop each phase as they deem appropriate.
- As the seniors housing concept grows and matures, new and different design and approaches will be adopted. The development team has considered several adjustments to the program present here including the following. (Seller is happy to discuss alternative lay outs and optionality.)
  - Order of construction - Parcel 2 & 3 as Phase I and Parcel 1 as Phase II
  - Parcel 3 as AL & MC
  - Parcel 2 to be built as for-sale condos
  - Parcel 1 to be built as IL cottages
- The buyer(s) will have the flexibility to purchase one or multiple parcels.
- Pre-COVID, seniors housing occupancy in the PMA was a **strong 91.3%**, higher than the MSA and national averages. Average rents were also high at **\$6,292 per month**.

JLL exclusively represents California Grand Villages. For more information, please contact one of our Advisors.



**\$99,564**

Median  
Household  
Income



**91.3%**

Seniors Housing  
Occupancy in  
Area



**32%**

Percent average  
seniors housing  
rent exceeds  
national average