

Proposed Fairfax, VA Senior Living Community

9865 Fairfax Boulevard, Fairfax, VA 22030

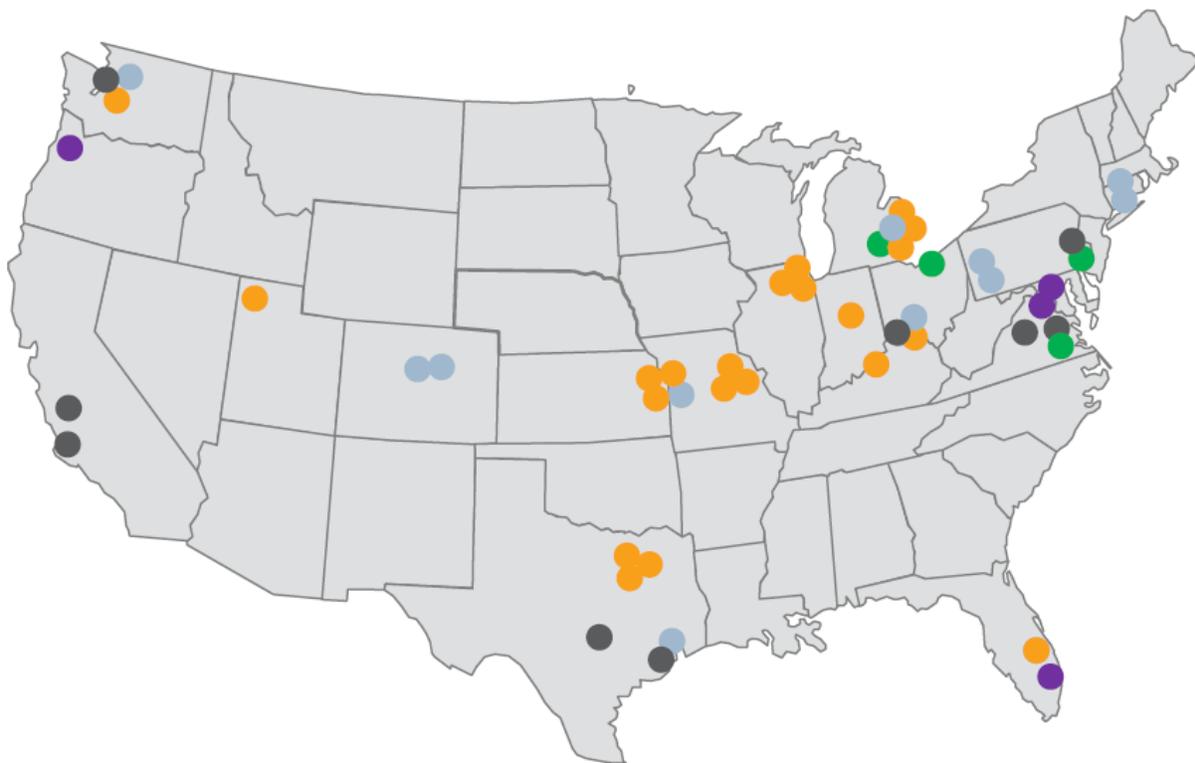
CA Senior Living, a division of CA Ventures

Company

Founded in 2004, CA Ventures is an international real estate investment management company headquartered in Chicago, IL, with offices in Denver, Colorado; Bogotá, Colombia; and London, England. What started as a niche investment acquiring small, scattered apartments near major universities quickly turned into a major ground-up development operation that's built over \$5.0B in the student sector alone. Midway through this period, we parlayed that experience to launch ourselves into the multifamily and senior housing sectors and have begun to export that experience abroad. CA Ventures serves as the holding company for the CA family of companies, including CA Student Living, CA Residential, **CA Senior Living**, CA Industrial, CA Office / Vanderbilt Partners and CA International.

CA Senior Living currently owns 26 communities across the country with 10 developments under construction and 13+ more under contract and in some stage of entitlement and design.

CA SENIOR LIVING PORTFOLIO



- Operating
- 2019 Delivery
- 2020 Delivery
- 2021 Delivery
- 2022 Delivery

Status	# of Assets	# of Units	IL	AL	MC
Operating	26	2,726	8%	60%	32%
Under Construction	10	1,433	27%	52%	20%
Development Pipeline	13	1,873	27%	51%	22%
Total	49	6,032	19%	56%	26%

Fairfax Development

The project is located on 1.75 acres of land located on the south side of Fairfax Boulevard between Rebel Run and Fairfax Circle. The land is zoned C-R (Commercial Retail District). The land is currently developed with a motel built in the early 1950's.

Our proposed Fairfax community will include 63 assisted living units, 32 memory care units, and 55 ancillary independent living units for a total of 150 units. The 5-story flat roof building will be approximately 197,000 square feet, complemented by multiple indoor and outdoor amenity spaces. Our unit mix will include studio, one-bedroom and two-bedroom unit types. The first floor will predominately be comprised of structured parking, along with our entrance lobby, administrative office suite and various amenities. The upper stories consist primarily of the residential units, along with additional amenity spaces on each floor and dining rooms on the top floor with outdoor terraces. Concept plans have been provided to depict other details about the project.

The average age of our residents is 85. CA Senior Living was attracted to the City of Fairfax because of its strong economy, its high concentration of longtime older residents that desire to age in place in the City, its proximity to world class hospitals and medical care, and the City's reputation as one of the best places to live. The location within the City we have chosen at 9865 Fairfax Boulevard offers convenient access for residents, their visitors and our staff, and is located between two of the City's major Activity Centers (Northfax and Fairfax Circle).

Typical amenities will include:

Assisted Living, Independent Living and Memory Care Dining Rooms

Bistro Dining Options

Pub

Private Dining

Movie Theater

Chapel

Private Salon and Spa

Four Seasons Room

Fitness & Physical Therapy

Library & Reading Rooms

Family Lounges

Game Room

Shuttle Bus Service

The exterior building materials will be comprised of brick, fiber cement panels/siding and wood accents. Please see our initial conceptual building elevation below.



SAMPLE CA SENIOR COMMUNITIES

Birmingham, MI



King of Prussia, PA



Englewood, CO



Westminster, CO



Hobe Sound, FL



McCandless, PA

