

**Examples of Best-of-Class Senior Housing Development Projects**

**The Isaac Apartments, Overland Park, KS:** Price Brothers is a family company based in Overland Park, KS, that developed, manages, and owns over 15,000 Multi-Family units, primarily in metros Kansas City, KS, Dallas, TX, and Denver, CO. SC served as a Development and Financial Advisor during the planning stages for this Active Adult community. It is important to note that The Isaac Apartments is the first truly Best-of-Class Active Adult community in Metro Kansas City that offers several components SC recommended and/or helped modify. The project was completed in October 2023.



- The majority of the residents will have secure garage parking.
- An extensive service and amenity package will be available on an as-needed, a la carte basis.
- Concierge services are included.

**Raleigh, NC:** SC served in a variety of capacities for the site developer/owner of a project in development in North Raleigh. (Specific project details cannot be disclosed due to a Confidentiality Agreement.) Construction has begun after 2-3 years of planning. When completed it will be a leading competitor to The Cardinal at North Hills (below) and the second Best-of-Class Senior Housing offering in the Raleigh Durham extended metro. The East Tower of The Cardinal opened in June 2023 and added 191 units and structured parking.



**Masonicare at Mystic, CT:** SC worked with the landowner as Co-Developer for this Best-of-Class Senior Living project in historical and affluent Mystic. After consideration of several partners that included two national-level Senior Living operators, the best fit for this operating partner was Masonicare for a very unique, profit/non-profit partnership.



**Farmstead at Medford, NJ:** SC was approached by a residential developer, Bob Meyer Communities, that also develops for-sale, over-55 communities in South Jersey. In 2017 SC completed market analyses, provided advisory services, and made recommendations for unit types and mix, amenities, and services for the 120-unit luxury Senior Living community.



After delays due to the pandemic, construction began in early 2022 and the project opened in Fall 2023. Monthly rent for the one- and two-bedroom apartments is inclusive, covering meals, a driving service, access to community amenities and events, housekeeping, and laundry. Rent ranges from \$5,500 for a 667SF one-bedroom unit and \$6,900 for a 1,063SF two-bedroom unit.



## Samples of Current Projects

### The Elizabeth, Leawood, KS

Senior Consulting and its affiliate, Enhanced Active Living, LLC (EAL) are co-developers of The Elizabeth Enhanced Active Living, a 152-unit Best-of-Class Independent Living project within the East Village towards the Master Plan that includes 680 multifamily units, 120 luxury homes priced up to \$1.8M in phases I through IV, as well as a bank, grocery store, and six restaurants that will be completed in phase V before our project breaks ground. Renderings are below.



### Fountains Independent Living, St. Johns, FL

Senior Consulting, LLC is serving in an owner's representative role on behalf of the developer of retail, office, and medical projects in Florida, including the Fountains Master Plan that is anchored by a two-year-old hospital, multiple medical office buildings, 15 existing restaurants, and 13 existing retail stores with another eight committed as well as multifamily and two hotels. The Master Developer is developing a 175-unit Best-of-Class Independent Living project with a potential phase two for Senior Housing. The project is progressing with management selection and obtaining a building permit for a targeted shovel-in-the-ground date of 5/1/26. Renderings are below.

