

# Prince George Foothills Blvd. Seniors Supportive Living Apartments Mixed Income



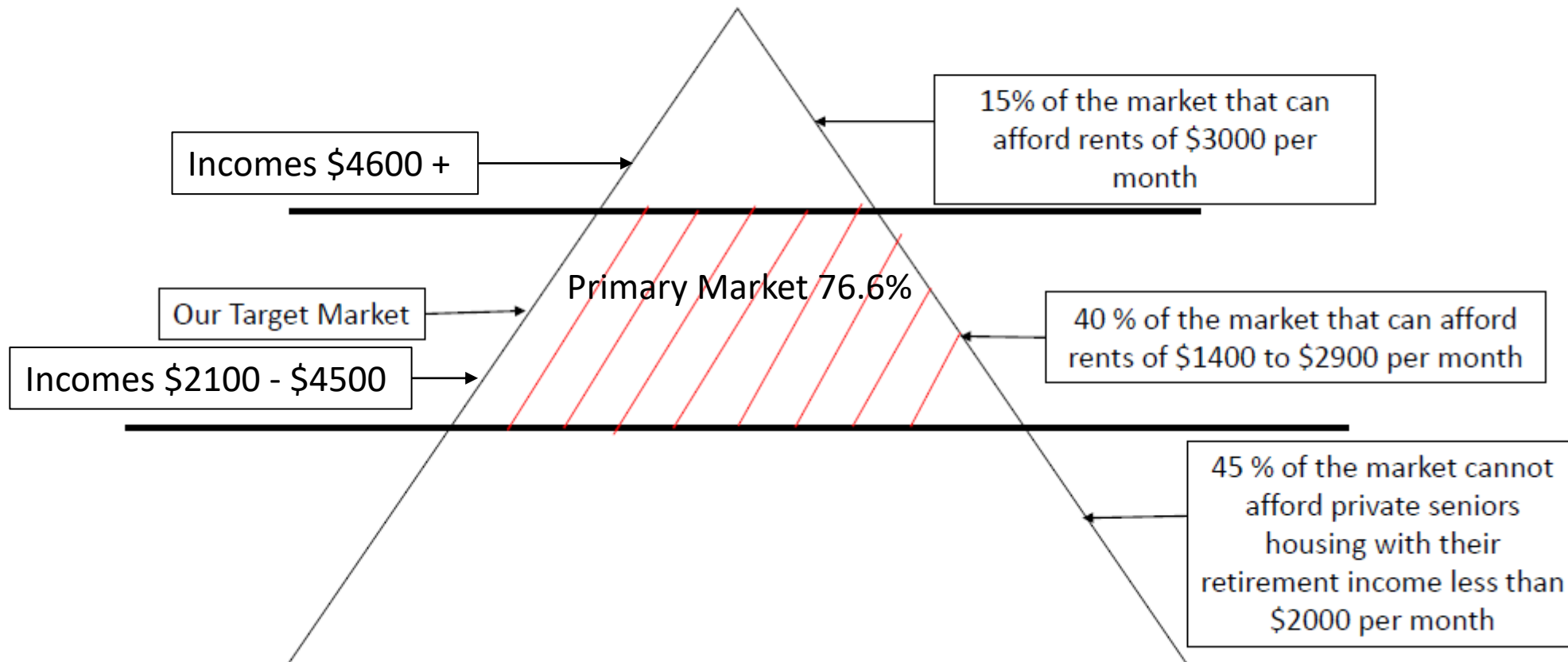
2.49 Acre Site

1177 Foothills Blvd.

125 Suites

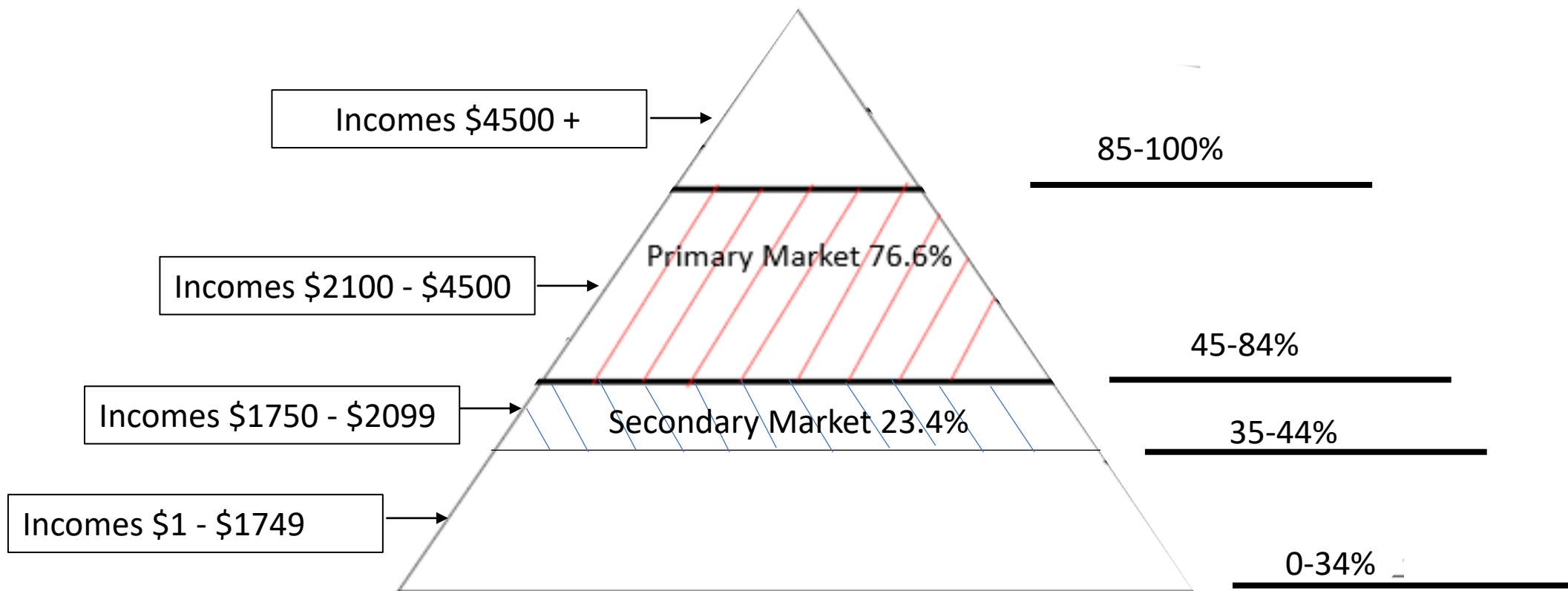
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## We target the “Middle” class seniors



# Secondary Market

## 35-45% Economic Cohort





# The 3 Robins Solution



- 125 suites
- Main Floor Amenities / Show Suite / Guest Suites / Residential Suites
- Residential suites floors (6) 1-6
- **13 of the suites (10%) are affordable with rental Rates 50% of market rental rates:**

## Affordable Rental Rates 13:

Studio	\$ 747.50- 872.50	One bedroom	\$997.50 - \$1,100
Two Bedroom	\$1295-1395		

## Market Rental Rates

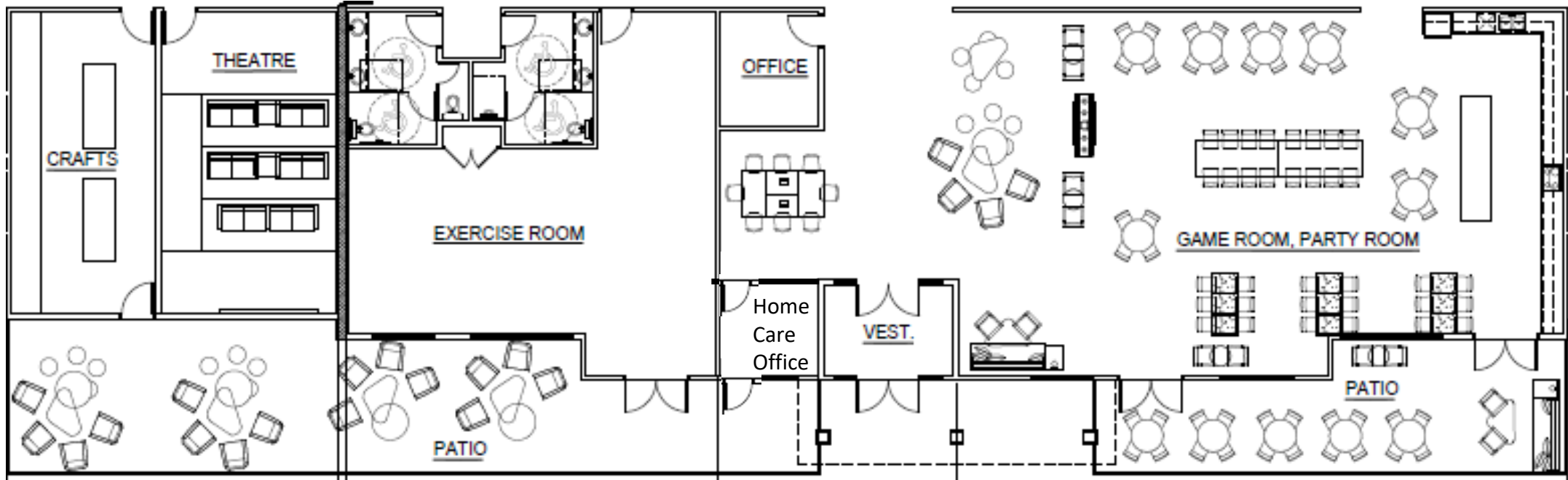
Studio	\$ 1495-\$1995	One bedroom	\$1895- \$2345
Two Bedroom	\$2345-2745	Two Bedroom & Den	\$2545-2945



- Life Style amenities with aging in place design (walker accessible)
- Total Staff 3 (General Manager, Leasing Rec Manager, Maintenance Manager)
- 24 hour emergency call program, recreation and on-site management and maintenance, Transportation, Housekeeping-Flat Linen
- 5000 sq. ft. of amenity space that can be converted to suites after seniors apartment strategy has been completed. The strategy is to revert after 40 years to market apartments

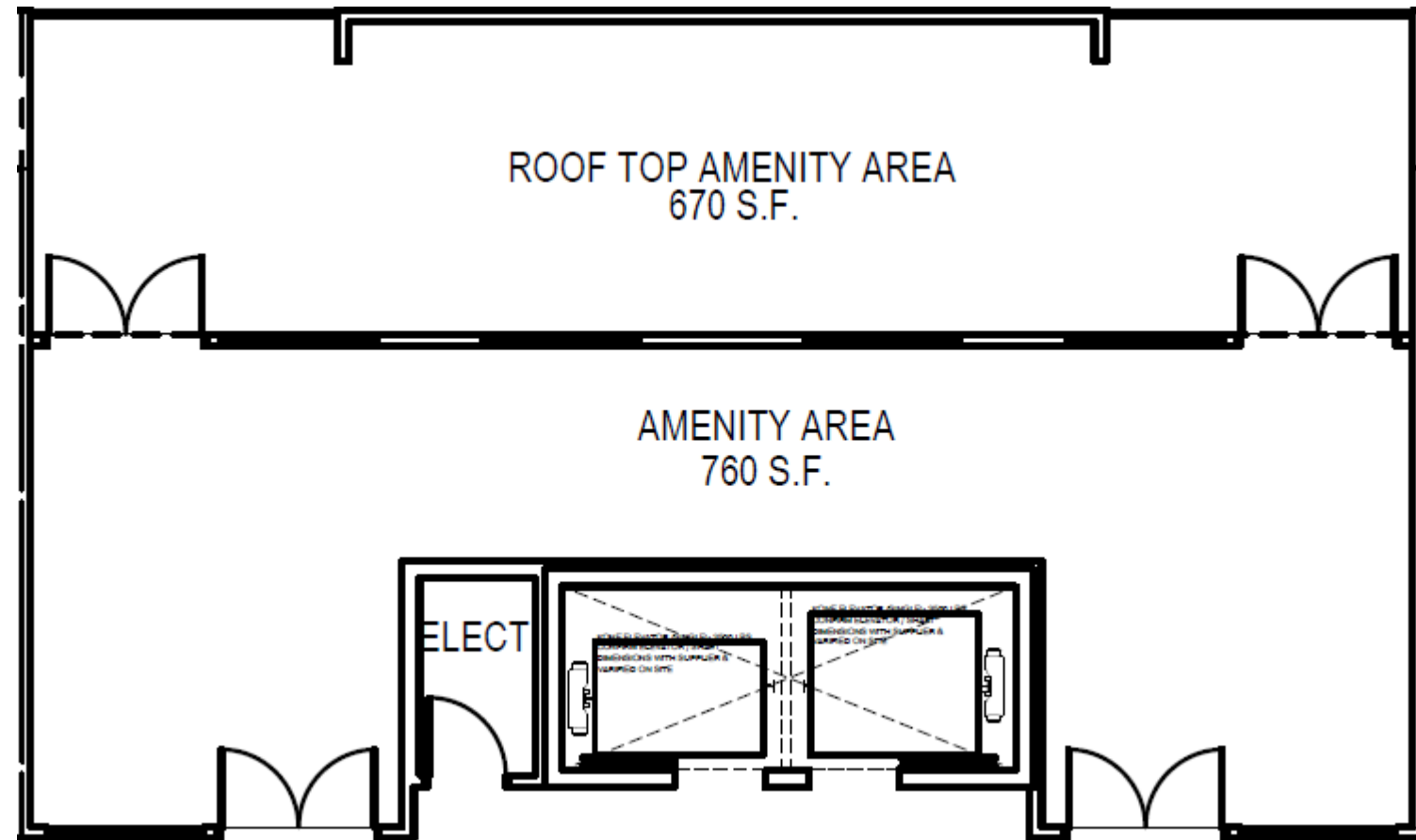
# Amenity Space

## Main Floor 5,200 sq. ft. of amenity space





# Six floor Open Amenity Space





# VOLUNTEER AT THREE ROBINS



Volunteering is a powerful way to make a positive impact on the health and well-being of communities. Not only does it make a difference in the lives of recipients, it also benefits volunteers mentally, socially, and even physically.

**We reduce tenants' rent by \$200 if they volunteer 10 hours per month in the building.**



Resident Volunteer -Hours -Foothills	# Volunteers	Hours	Hours
137 Residents 95% enrollment	Daily	Daily	Monthly
24 Emergency Call Facilitation	2	2	122
Cleanliness Reivew	1	1	30.5
Disinfecting Elevator / Hand Rails	1	1.5	45.75
Fire Marshall Safety Inspection	1	1	30.5
Library Coordinaton	1	0.25	7.625
Maintenance / Painting/ Light Bulbs	1	1.5	45.75
Marketing Tours	1	2	61
Meal Preperation	2	2	122
Office Administration Support	1	1	30.5
Reception 8am until 5pm	3	3	274.5
Recyle / Trash Conceirge	1	1.5	45.75
Waterings Plants	2	1	61
Wellness Check	3	1	91.5
Wood Shop Coordination	1	0.25	7.625
Total Hours			976

Our Residents Volunteer at their Three Robins Properties approximately 1,000 hours per month





# FOOD SERVICE

At Three Robins we offer five strategies to provide meals for our residents.

1. Residents prepare a meal for up to 20 residents or family members in the demonstration kitchen four days per week.
2. We have a community pantry event each Thursday. We purchase food in bulk and then make four meals for each resident that participates to take home and enjoy during the week. The average cost per meal varies from \$4.00 to \$7.00.
3. As a community, each week we choose a restaurant and enjoy a meal at their premises as a group. We receive a 10% discount from the posted prices.
4. Twice a month we have a local chef come to our property and prepare a meal in our demonstration kitchen. Prices vary from \$10.00 to \$17.00 per meal.
5. We coordinate resident pot luck meals. Three residents become a "tria" and they go to each others suites twice a week and enjoy a pot luck meal.

