

MID-MARKET SENIOR HOUSING

By controlling construction costs and building these models, The Douglas Company's Senior Living Middle Market Prototype brings a new solution to our clients through construction and design.

SENIOR APARTMENTS



FRONT ELEVATION
SCALE 1/8" = 1'-0"

ASSISTED LIVING AND MEMORY CARE



FRONT ELEVATION
SCALE 1/8" = 1'-0"

CUSTOMIZABLE PROTOTYPES

The Douglas Company can customize the prototypes to meet your individual needs.

ABOUT THE DOUGLAS COMPANY

The Douglas Company is headquartered in suburban Toledo, Ohio, with a southeastern office in Orlando, Florida. These offices are home to a team of dedicated professionals focused on building and renovating projects while constantly controlling costs, maximizing quality, and meeting budgets and deadlines. Areas of expertise include senior living, healthcare facilities and multi-family housing.

The business was founded in 1976, and from its beginning, The Douglas Company's objective has been to be team members with owners and architects to execute and deliver successful construction projects. Adhering to this model ensures meeting our clients' needs, producing high-quality results, and providing a well-managed development and construction process.

It also provides The Douglas Company with a significant competitive advantage in the marketplace. As a result, the company has experienced annual revenues in excess of \$130 million and has seven times been named to the INC. 5000 list of fastest growing companies.



THE MID-MARKET PROTOTYPE
Senior Housing Solutions

MIDWEST - Holland, Ohio - Bob Ritter - 419-865-8600
SOUTHEAST - Orlando, Florida - Don Diedrick - 407-370-2001

THE MID-MARKET SOLUTION

High construction and land costs, zoning rules, a tight labor market, higher interest rates and regulatory hurdles. These are just a few obstacles behind the country's severe housing affordability problem. At present, the ugly truth of our industry is that private-pay retirement communities are expensive.

The senior living industry is very good at building high-end private pay communities and has seen a wealth of success in constructing these state-of-the-art properties across the nation, with spacious common areas, luxury finishes, cutting-edge workout and wellness facilities, and roomy resident dwellings. Yet the options available today leave a major portion of the population without a senior housing solution in the middle market.

THE NEXT BIG CHALLENGE: BUILDING MID-MARKET SENIOR HOUSING

The middle market for senior housing is vast, and millions of baby boomers are approaching their later years. Many will seek senior housing solutions. Yet for the majority of them, those solutions are financially out of reach.

Serving one bookend of the senior population there are thousands of communities that cater to high-end residents who are able to pay for their own living and care expenses. On the other bookend are seniors and households who qualify under various programs, often controlled by state and local governments, to live in subsidized affordable housing. There's no denying that the needs of those who fall in between the two ends of that spectrum are largely unmet. The senior housing industry realizes that this middle market is a challenge.

UNDERSTANDING OUR CLIENTS' NEEDS

Our industry-leading position as a general contractor specializing in senior living enables us to deliver superior programs to our clients. We deliver innovative solutions to respond to the ever-changing construction risks that encompasses legislative and regulatory developments, technological advancements, evolving project delivery methods and economic realities.

Having built more than 11,000 senior living units, and over 40 years of working with virtually every type of construction risk imaginable, we have come to truly know and understand every facet of this industry and its daily challenges.

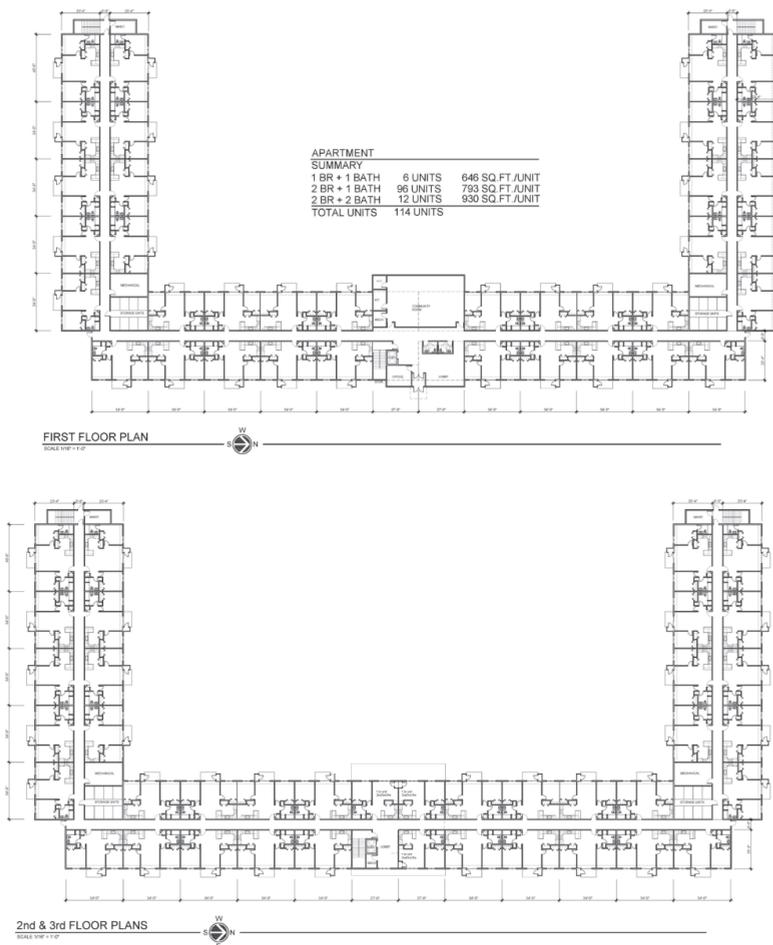
DEVELOPING CLIENT SOLUTIONS THROUGH DEVELOPMENT AND DESIGN

The Douglas Company has developed a plan for developers to build scalable and affordable middle market communities to meet the rising demand of the middle-class senior population. By controlling construction costs and building under different models, developers can in part solve the middle market problem through design and construction.

The key in the success of making this solution a reality is a strategic partnership between the owner, architect, and general contractor, to design a model that is not only affordable but is also highly functional, durable aesthetically pleasing, and delivers an engaging vibrant community.

Construction of a new three-story (114 unit) Senior Apartment Building providing approximately 117,000 square feet.

- Cost-effective methods and materials for the building structural elements.
- Cost-effective, modest yet attractive interior and exterior finishes.
- Simple, cost-effective mechanical systems and equipment.
- Cost-effective electrical and low voltage systems designed to code standards.
- Limited staffing needs



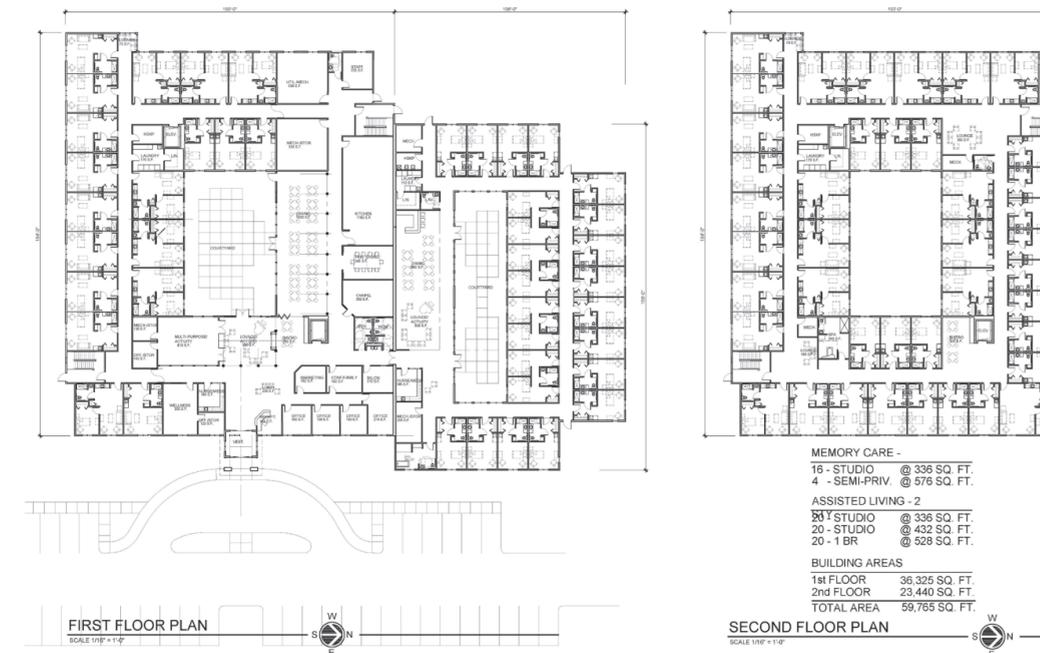
SENIOR APARTMENTS

VERTICAL CONSTRUCTION STARTING AT:

\$100 Per Square Foot
\$102,700 Per Unit

Based on defined scope of work - Contact The Douglas Company for specific details

Construction of a new two-story Assisted Living (60 units) and single-story Memory Care (20 units) building providing approximately 60,000 square feet.



- Cost-effective methods and materials for the building structural elements.
- Cost-effective, modest yet attractive interior and exterior finishes.
- Compact unit designs
- Simple cost-effective mechanical systems and equipment designed to code standards.
- Cost-effective electrical and low voltage systems.

ASSISTED LIVING AND MEMORY CARE

VERTICAL CONSTRUCTION STARTING AT:

\$100,000 Per Unit
\$132 Per Square Foot