



CONFIDENTIAL OFFERING MEMORANDUM

508 N. LEWIS ROAD LIMERICK, PA



A PREMIER SENIOR LIVING DEVELOPMENT OPPORTUNITY

OFFERING OVERVIEW

On behalf of RedGo Development (“Owner” or “Sponsor”), CBRE, Inc., as exclusive marketing advisor, extends to qualified parties the rare and significant opportunity to acquire outright or enter into a joint venture partnership and develop Keswick Senior Living at Lewis Square, a 545,000 square foot, 332-unit market rate senior housing rental project with no entrance fee, located immediately off the Limerick/Linfield exit of Route 422 in Limerick, Montgomery County, Pennsylvania. RedGo has assembled a noteworthy, experienced development team of engineers, architects and senior living consultants, including a supporting market feasibility study prepared by well-respected Susan Brecht, Brecht Associates, Inc. RedGo currently has preliminary approvals and is prepared to deliver the \$60 million, two-phase project with final plan approvals at settlement. Keswick Senior Living has been carefully designed to mirror the highly successful and prominent Wellington at Hershey’s Mill in West Chester, PA, a 293-unit, no entrance fee, retirement community opened in 2005. Plans can also be modified for a different mix of senior living units.

The site will also include a 5-building, 72,000 square foot medical/professional office and retail/restaurant campus, located along the North Lewis Road frontage, with planned construction to start immediately. This portion of the site will be parceled off from the senior living site by a condominium structure and developed by RedGo.

Upon execution of a Confidentiality Agreement, CBRE will contact interested and qualified parties to discuss the opportunity. For advanced inquiries, architectural plans and documentation, a construction cost report and a market feasibility study are available for review. This Development Opportunity is being offered on an unpriced basis.

PROJECT SUMMARY

Property Location:	508 North Lewis Road Limerick Township (Royersford) Montgomery County, PA 19468
Site Size:	18.7 acres
Access:	1/4 mile from Limerick/Linfield Exit on Rt. 422; 2 points of ingress/egress on N. Lewis Road
Zoning:	Conditional Use Overlay District allowing for a mixed use Senior Housing, Office and Retail community
Utilities:	Electric, Gas, Public Water & Sewer
Proposed Unit Breakdown:	233 Independent Living Rental Units 66 Assisted Living Units (Possible Dementia) 33 Skilled Nursing Care Units - Private Pay 332 Total Units
Parking:	190 Indoor Garage Spaces 198 Outdoor Surface Spaces 388 Total Parking Spaces (1.2 per unit)
On-Site Amenities:	Clubhouse, library, wellness center, guest suites, dining rooms, theatre, salon, computer room, billiards room, garage parking and the adjacent, planned 72,000 square foot medical, office, retail & restaurant campus



INVESTMENT HIGHLIGHTS

- ◆ RedGo Development brings over 40 years of successful development experience in suburban Philadelphia and will deliver the site with final plan approvals
- ◆ RedGo has mirrored a successful design and business model from its development consultant, Wellington at Hershey's Mill
- ◆ Keswick Senior Living is proposed as a rental community which is on the leading edge of senior housing trends and does not require seniors to pay large entrance fees
- ◆ RedGo assembled an impressive planning and construction team to ensure the project's success, including a market study by Susan Brecht.
- ◆ The limited competition in the market area has a history of being well leased
- ◆ The project site, immediately off the Rt. 422 interchange, has expansive visibility and frontage on Rt. 422 and N. Lewis Road
- ◆ Keswick Senior Living is centrally located to a significant and easily accessible array of healthcare, retail, restaurant, educational, hospitality, park and recreation, cultural and historic, country club and religious amenities
- ◆ Keswick offers a rare and highly-sought senior housing investment opportunity in a growing area of densely populated Southeastern Pennsylvania

MARKET PROFILE

Keswick Senior Living at Lewis Square is situated in the heart of the Route 422 corridor, an area that has experienced tremendous population, commercial and retail growth over the last decade. According to demographic data provided by Claritas, these growth patterns are expected to continue substantially over the next five years and beyond, particularly among residents over the age of 55.

The strength in this location, right off the Route 422 Limerick/Linfield exit, lies in proximity and immediate accessibility to a myriad of retail destinations and recreational activities that abound within a 20 minute drive, combined with the pastoral charm associated with the surrounding landscape. Keswick Senior Living at Lewis Square is an incredible opportunity to capitalize on an affluent, aging demographic that is looking for a contemporary living environment with spacious units and an abundance of easily accessible amenities.

Notable destinations just a stone's throw from Keswick Senior Living at Lewis Square include:

King of Prussia Mall - The largest mall on the east coast located just 15 miles from Lewis Square and features over 400 stores and some of the area's most popular dining destinations.

Valley Forge Casino Resort - Located roughly 14 miles away, the Valley Forge Casino Resort opened in 2012 and features 600 slot machines, 50 table games, seven restaurants and 486 hotel rooms including the adjoining Radison Hotel.

Providence Town Center - A large outdoor shopping mall anchored by Wegman's supermarkets located roughly six miles away in Collegeville, PA.

Philadelphia Premium Outlets - Located just over 3 miles from Lewis Square, The Philadelphia Premium Outlets encompasses more than 150 of the nation's most popular outlet stores.

Valley Forge National Historical Park - A 3,500-acre preserved historic park that experiences more than 1.2 million visitors per year and encompasses more than 26 miles of hiking and biking trails.

Demographic Highlights for Market Area:

- ◆ The Over 55 population is expected to increase 17.9% by 2018, representing a 64.6% increase over the 2000 census.
- ◆ 43.6% of adults ages 55-64 and 50.6% of adults ages 65-74 have an income over \$50,000.
- ◆ The Over 75 population with income over \$50,000 is expected to increase 6.3% by 2018 representing a 32% increase over the 2000 census.



DEMOGRAPHICS

LEWIS SQUARE MARKET AREA DEMOGRAPHICS	2013		2000		2018		% Change '13 to '18	% Change '00 to '18
Estimated Population	346,573		339,813		356,222		2.7%	4.6%
Estimated Households	130,792		128,500		134,505		2.8%	4.5%
Estimated Median Household Income	\$75,499		\$58,673		\$81,289		7.1%	27.8%
Population Breakdown by Age								
- Aged 55 to 64 Years	43,519	12.6%	39,306	11.6%	49,942	14.0%	12.9%	21.3%
- Aged 65 to 74 Years	26,109	7.5%	22,936	6.7%	31,809	8.9%	17.9%	27.9%
- Aged 75 to 84 Years	14,819	4.3%	14,960	4.4%	15,689	4.4%	5.5%	4.6%
- Aged 85 Years and Older	6,900	2.0%	6,316	0.9%	7,490	2.1%	7.9%	15.7%
Total Population over 55	91,347		83,518		104,930		12.9%	20.4%
Estimated Householders 55-64	33,477		14,415		40,753		17.9%	64.6%
- Income \$50,000 to \$74,999	4,435	10.2%	3,317	8.4%	4,751	9.5%	6.7%	30.2%
- Income \$75,000 and over	14,521	33.4%	5,549	14.1%	18,001	36.0%	19.3%	69.2%
Estimated Householders 65-74	15,688		11,968		19,133		18.0%	37.4%
- Income \$50,000 to \$74,999	3,085	19.7%	1,993	16.7%	3,551	18.6%	13.1%	43.9%
- Income \$75,000 and over	4,850	30.9%	1,924	16.1%	6,991	36.6%	30.6%	72.5%
Estimated Householders 75-84	9,542		7,819		10,073		5.3%	22.4%
- Income \$50,000 to \$74,999	1,400	14.7%	801	10.2%	1,509	15.0%	7.2%	46.9%
- Income \$75,000 and over	1,818	33.8%	686	18.9%	2,368	38.4%	23.2%	71.0%
Estimated Householders Over 85	4,285		2,182		4,690		8.6%	53.5%
- Income \$50,000 to \$74,999	511	11.9%	171	7.8%	582	12.4%	12.2%	70.6%
- Income \$75,000 and over	580	25.5%	138	14.2%	769	28.7%	24.6%	82.1%

*The demographics chart is based on statistics provided by Claritas. The market area was established by an independent expert in a market feasibility study prepared for the owner. The Demographics Map on the next page further highlights the market area comprised of the 17 zip codes surrounding the Property in roughly a 12-mile radius.



ROUTE 422 CORRIDOR MAP



CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

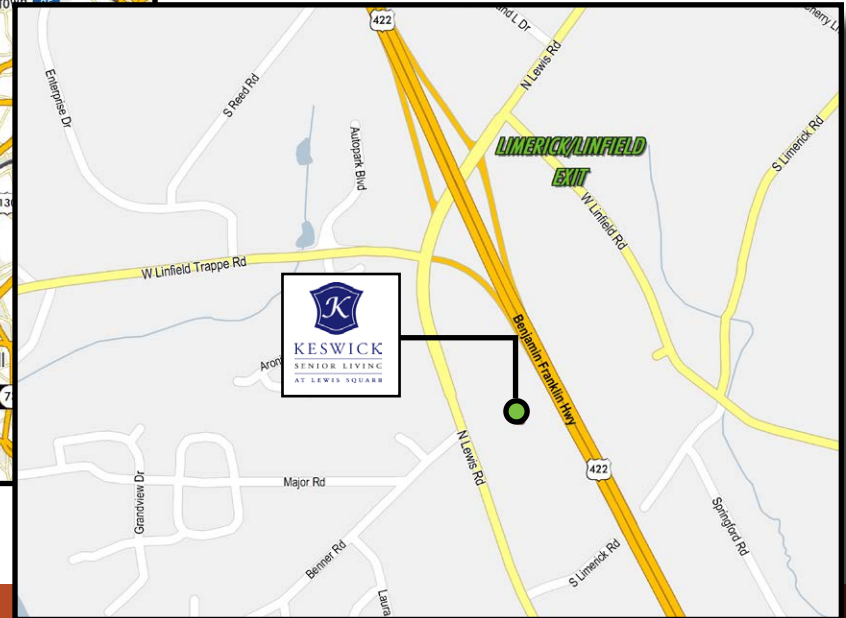
By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



Eastbound Directions:
 Take Route 422 East toward King of Prussia
 Take Limerick/Linfield Exit to the right
 Merge Right onto N. Lewis Road
 508 N Lewis Road will be on the left

Westbound Directions:
 Take Route 422 West toward Pottstown
 Take Limerick/Linfield Exit to the right
 Turn Left onto N Lewis Road
 508 N Lewis Road will be on the left



FOR MORE INFORMATION, PLEASE CONTACT:

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