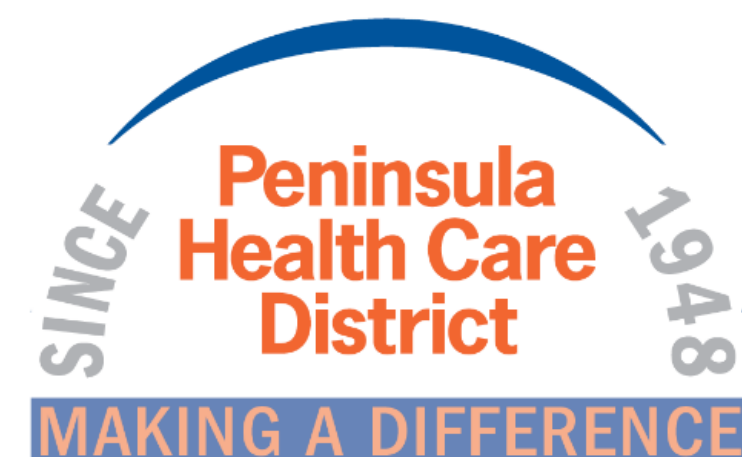


Peninsula Wellness Community (PWC): Unit Mix Comparison

Unit Type	PWC 1.0 Previous Proposal	PWC 2.0 Current Proposal
Market Rate Units	337	293
Affordable Units	38	184
Total Units	375	477
Percentage Affordable	10%	39%

Unit Size	PWC 1.0 Previous Proposal	PWC 2.0 Current Proposal
Studio	79	75
1 Bedroom	137	252
2 Bedroom	158	150
Total	375	477



Development Process

Peninsula Wellness Community

Community Engagement



Design



Financing



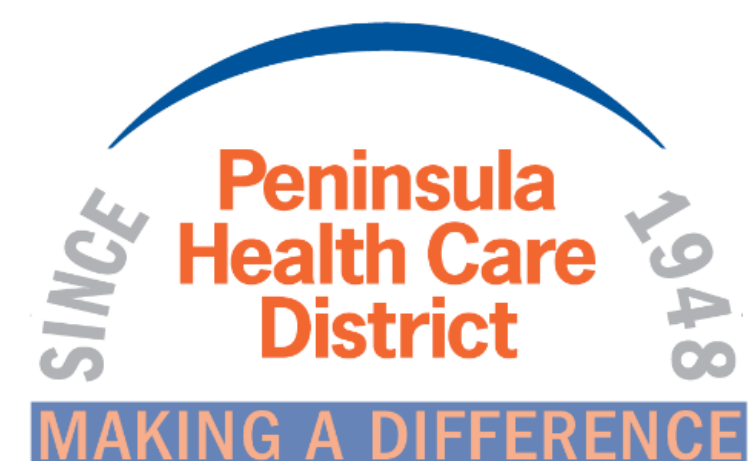
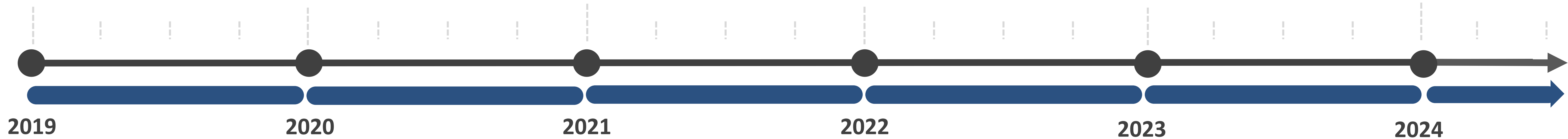
Leasing/
Occupancy



Construction



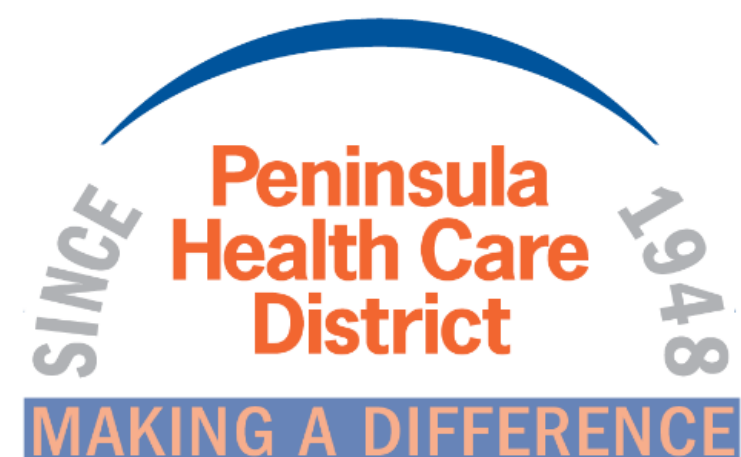
Land Use Approvals



Affordable Housing – Maximum Income Levels

Area Median Income	Income Level	1 Person Household	2 Person Household	3 Person Household
30% AMI	Extremely Low Income	\$30,810	\$35,190	\$39,600
50% AMI	Very Low Income	\$51,350	\$58,650	\$66,000
80% AMI	Low Income	\$82,160	\$93,840	\$105,600

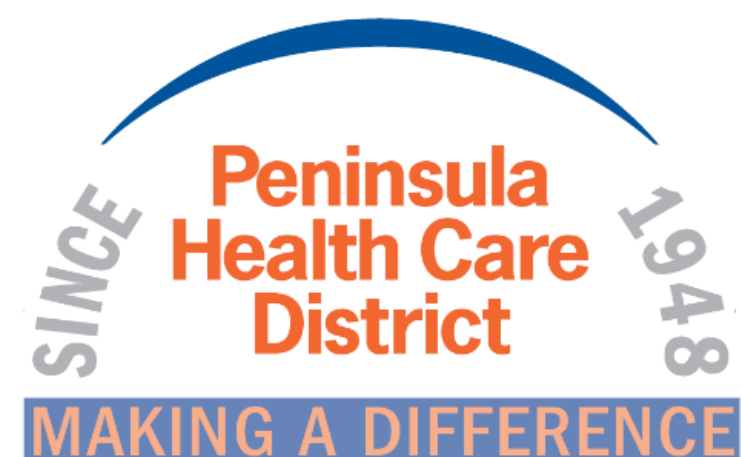
Note: Based on 2018 Income/Rent Limits for San Mateo County from California’s Tax Credit Allocation Committee. May be subject to adjustments prior to occupancy

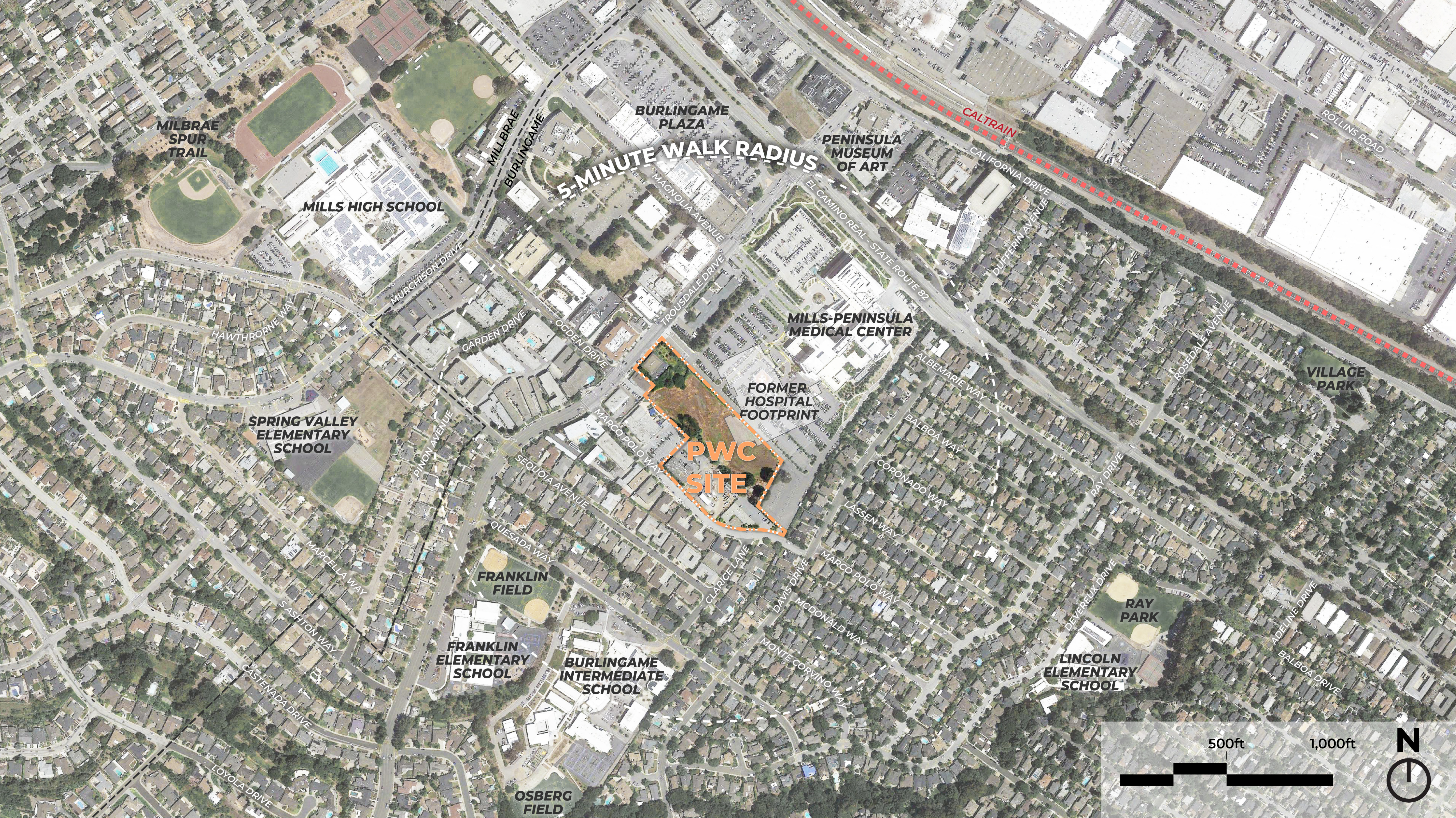


Affordable Housing – Maximum Rent Levels

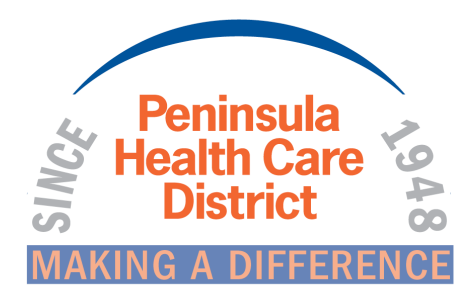
Area Median Income	Income Level	Studio	1 Bedroom	2 Bedroom
30% AMI	Extremely Low Income	\$770	\$825	\$990
50% AMI	Very Low Income	\$1,283	\$1,375	\$1,650
80% AMI	Low Income	\$2,054	\$2,200	\$2,640

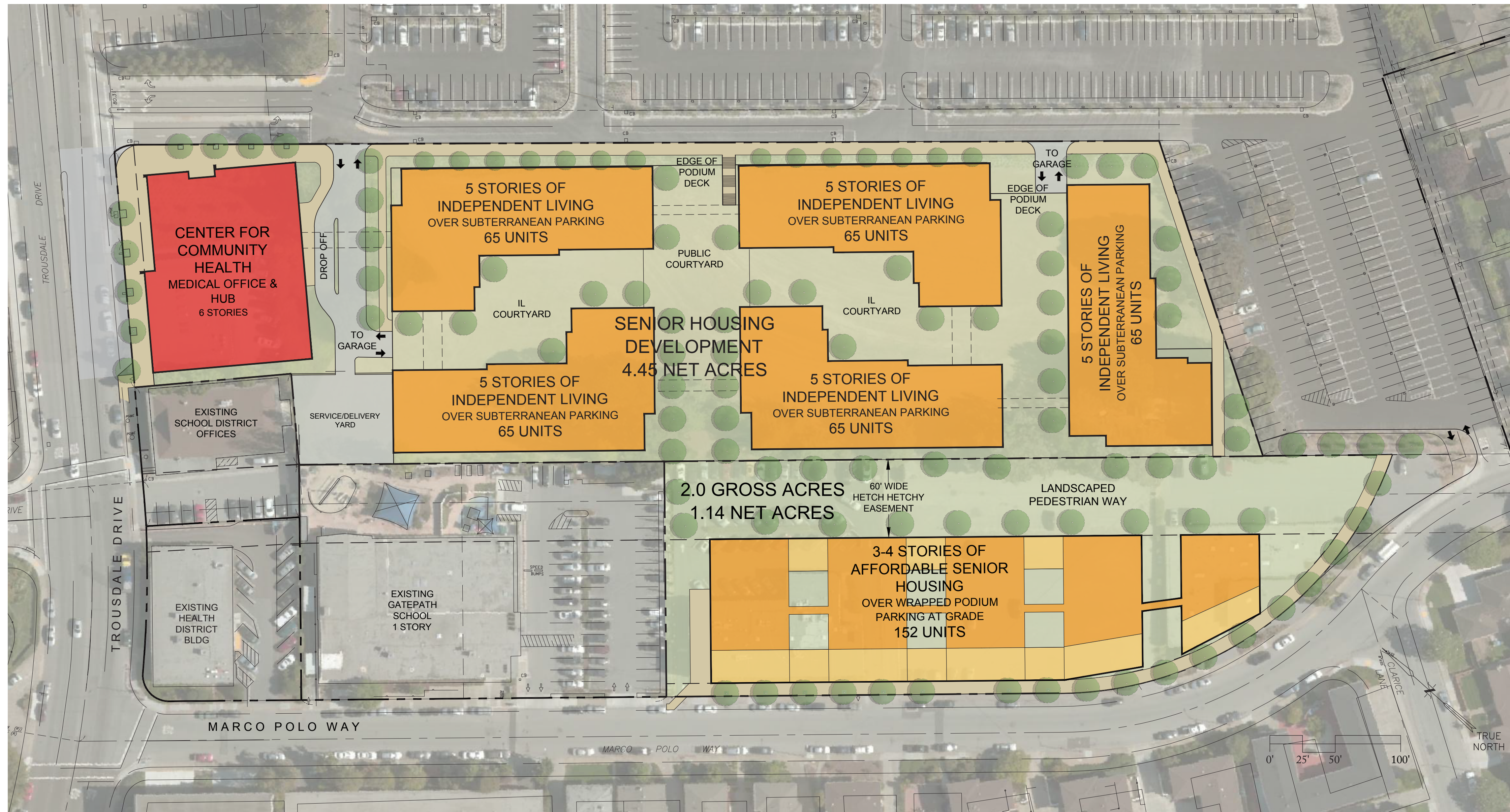
Note: Based on 2018 Income/Rent Limits for San Mateo County from California's Tax Credit Allocation Committee. May be subject to adjustments prior to occupancy





AREA MAP





PROJECT SUMMARY

SENIOR HOUSING UNIT MIX:

STUDIO	57
STUDIO (AFFORDABLE)	18
1 BED	100
1 BED (AFFORDABLE)	152
2 BED	135
2 BED (AFFORDABLE)	15
TOTAL	477

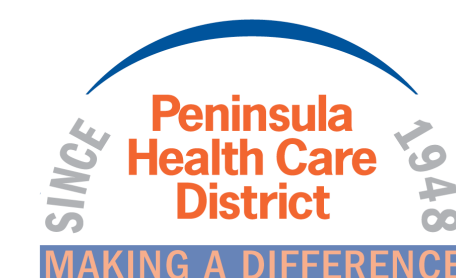
BUILDING SQUARE FOOTAGE:

MEDICAL OFFICE	50,000
CENTER FOR COMMUNITY HEALTH	50,000
SENIOR INDEPENDENT LIVING	390,750
+ PARKING (SINGLE LEVEL SEMI-SUB)	132,775
AFFORDABLE SENIOR HOUSING	114,000
+ PARKING (SINGLE LEVEL PODIUM)	19,500
TOTAL	757,025

PARKING:

SEMI-SUBTERRANEAN GARAGE	377
AFFORDABLE HOUSING GARAGE	76
TOTAL	453

CONCEPTUAL SITE PLAN

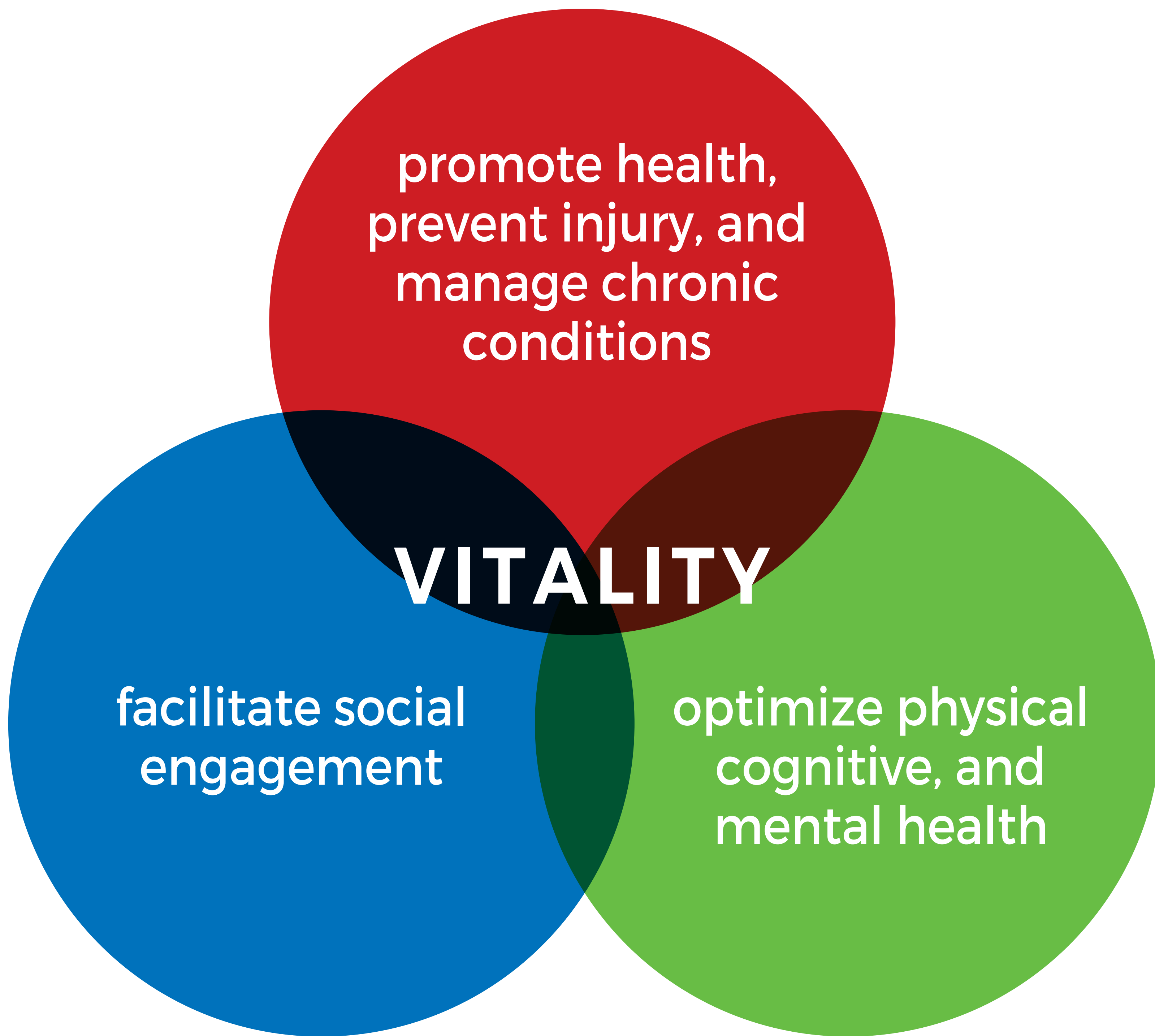






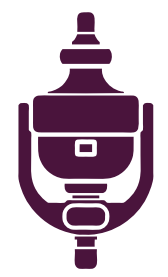


PWC SERVICES

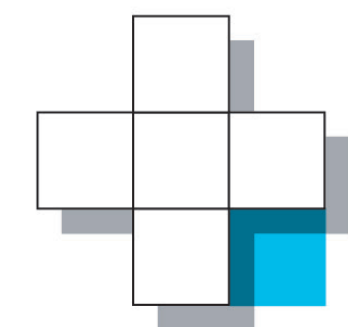


- Weekly Excursions and Outings
- Daily Activities
 - Games, movies, arts and crafts
- Resident Council
 - Sub committees (Dining, activities, staff appreciation)
- Restaurant / Café / Coffee Shop
 - Seasonal menu
 - Breakfast, lunch, dinner
- Ongoing Education
- Brain Health

GENERATIONS / PMB HEALTHY AGING PARTNERSHIP



GENERATIONS
REDEFINING RETIREMENT



PMB
ADVANCING HEALTHCARE REAL ESTATE

In 2014, Generations and PMB forged a partnership to develop large-scale campuses that integrate senior housing, health, and wellness by focusing on aging in place solutions, preventive wellness, and intergenerational socialization.

Generations was established in 1943. Today, our large and beautiful campuses range in size from 180 units to 460 units and continue to provide exceptional living and a meaningful lifestyle for seniors.

PMB was founded in 1988 and currently has over 60 healthcare projects across the continuum of care throughout California.