

APPLEWOOD POINTE OF LAKE ELMO

JULY 31ST, 2019



UNITED PROPERTIES
CREATING DEEP ROOTS

LSE
ARCHITECTS

UNITED PROPERTIES

Senior Living



UNITED PROPERTIES
CREATING DEEP ROOTS



UNITED PROPERTIES

United Properties At A Glance

CREATING DEEP ROOTS

IMAGINING POSSIBILITIES
Imagining possibilities means we always look for ways to improve our communities. We embrace change, innovation, and new ideas. We work hard to create a better place to live, work, and play. We are committed to making a difference in the lives of our residents and the communities we serve.

STRENGTHENING COMMUNITIES

Creating communities is about more than bricks and mortar. We pay a very special attention to the people who live and work in our communities. We are committed to making a difference in the lives of our residents and the communities we serve.

LEAVING LASTING LEGACIES

Creating legacies is a passion for all of our employees. We are committed to making a difference in the lives of our residents and the communities we serve. We are committed to making a difference in the lives of our residents and the communities we serve.

UNITED PROPERTIES AT A GLANCE			
5.3 million square feet of office space since 2000	Offices in Minneapolis and Denver	More than 20 million total square feet developed in the US since 2000	
50 owned assets totaling 6 million+ square feet	Privately held by the Polstad Companies	68 Employees	

NOTABLE AWARDS & RECOGNITION

TOP DEVELOPER
United Properties was named one of the top 100 commercial real estate developers in the nation by *ENR* magazine in 2015, 2016, and 2017.

BEST OF BUSINESS AWARD
Best Office Building Real Estate Award by *Commercial Real Estate* magazine in 2015 and 2017.

INDUSTRIAL DEVELOPMENT OF THE YEAR
United Properties was named one of the top 100 industrial developers in the nation by *ENR* magazine in 2015, 2016, and 2017.

COMMERCIAL REAL ESTATE AWARD
Best Office Building Real Estate Award by *Commercial Real Estate* magazine in 2015 and 2017.

MAJOR AWARD OF EXCELLENCE
United Properties was named one of the top 100 commercial real estate developers in the nation by *ENR* magazine in 2015, 2016, and 2017.

DEVELOPER OF THE YEAR
United Properties was named National Developer of the Year by the National Association of Industrial and Office Properties in 2017.



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United Properties - Senior Living at a Glance

July 31, 2019



UNITED PROPERTIES
CREATING DEEP ROOTS

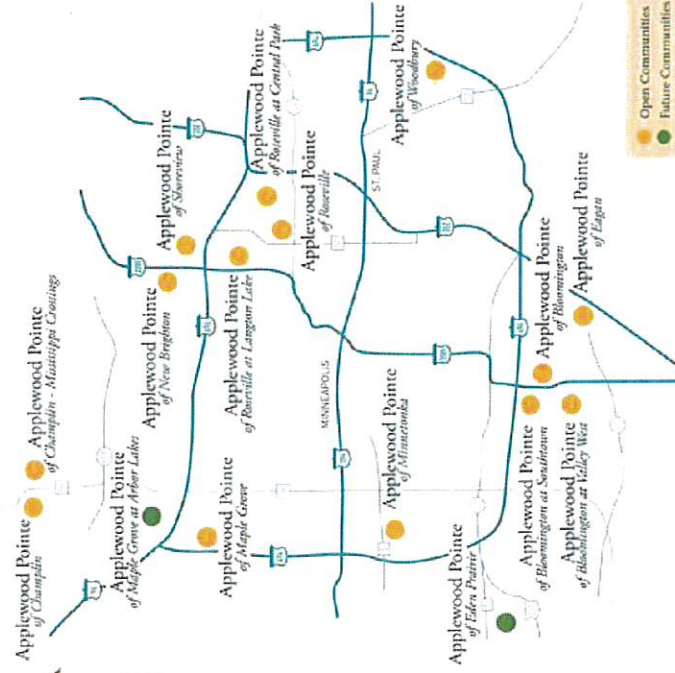


Minneapolis North:
 763-316-0100
Minneapolis South:
 952-884-6400
Denver Office:
 720-499-1083



What is a Cooperative?

- Shareholder in non-profit corporation
- One owner must be 62+
- Joint ownership and operation by member board
- 40-year, fixed rate, HUD guaranteed master mortgage
- 4 financing equity options – 20%, 40%, 60%, 80%
- 2% fixed appreciation – builds waitlist



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United Properties - Senior Living at a Glance

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Common Spaces

- Club Room
- Community Gardens
- Craft Studio
- Conference Room
- Fitness Center
- Library
- Great Room
- One parking spot in the underground garage
- Garage:
 - Carwash w/Vacuum
 - Bike Storage
 - Electric Charging Stations

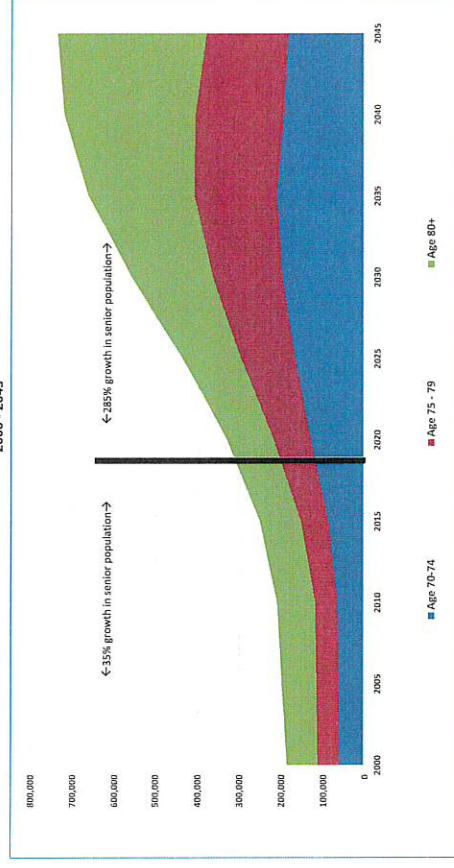


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Senior Population Growth (Age 70+)
Seven County Twin Cities Metro Area
2000 - 2045



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United Properties - Senior Living at a Glance

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Senior Housing Helps Assure a Youthful City

- Serves the long-term residents of your City, many have lived in the community 30 – 50 + years
- Seniors typically will not move from single family homes without quality options. Promotes housing stock turnover and reinvestment in existing homes
- Supports the school system – New residents in seniors' homes will be younger and likely have school-aged children
- Adds to the tax base through the new senior housing development and reinvestment in single family homes



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Traffic – Senior Cooperative

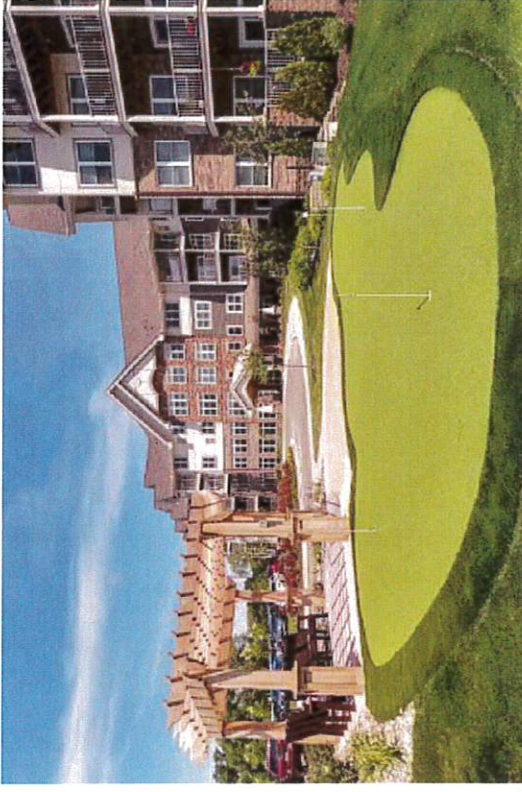
- Low traffic generator
- 3.7 trips per unit per day
- 20 peak a.m. trips; 26 peak p.m. trips. Residents avoid peak (rush hour)
- Comparison: Apartment 7.2 trips per day
Condominium 5.8 trips per day
Single Family 10.0 trips per day



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United Properties - Senior Living at a Glance

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APPLEWOOD POINTE OF LAKE ELMO

United Properties - Senior Living Example

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United Properties - Senior Living Example

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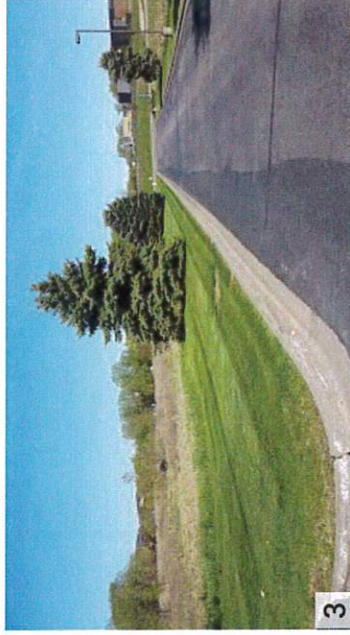




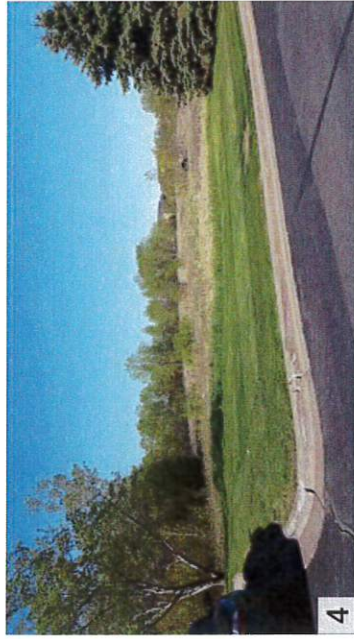
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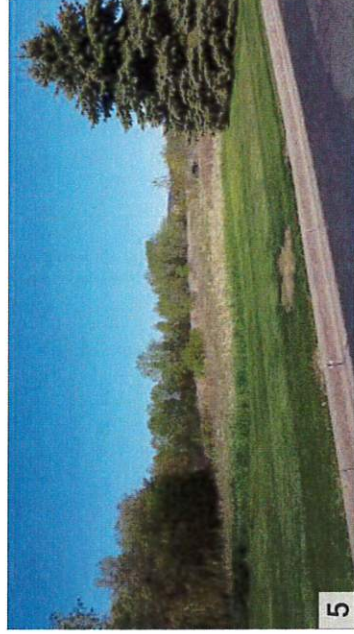
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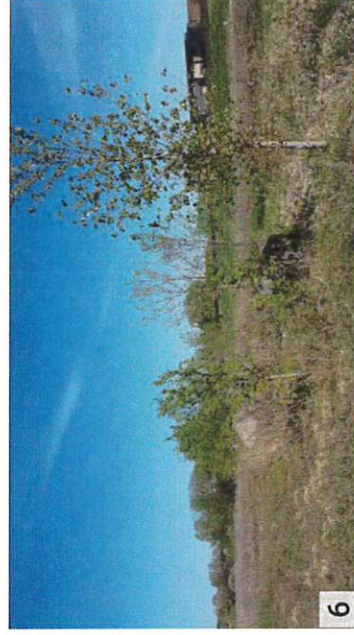
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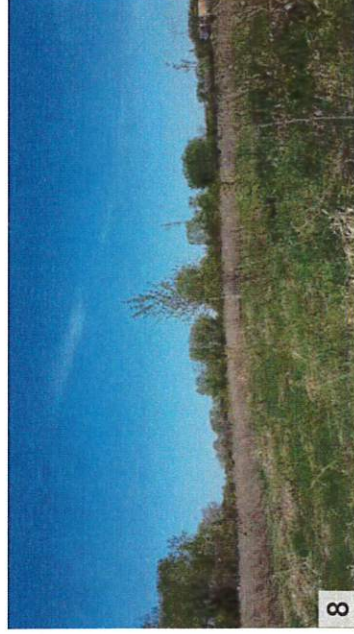
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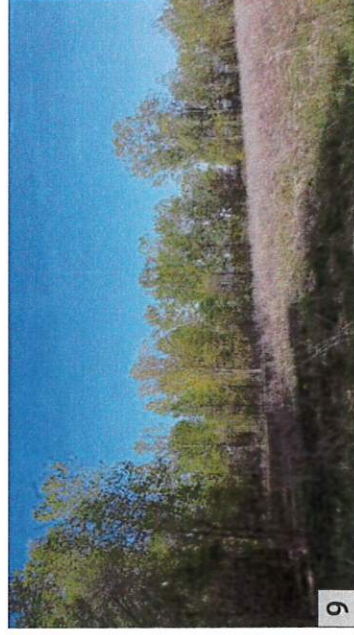
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APPLEWOOD POINTE OF LAKE ELMO

Existing Site Photos

July 31, 2019





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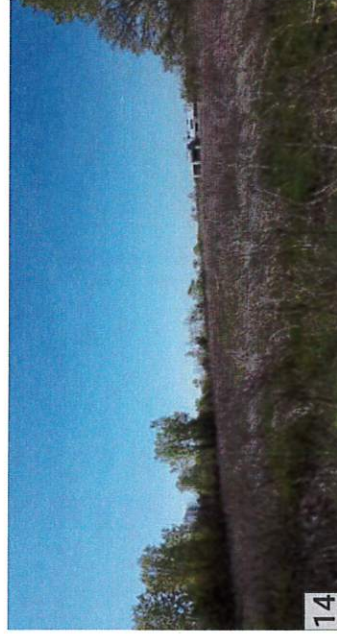
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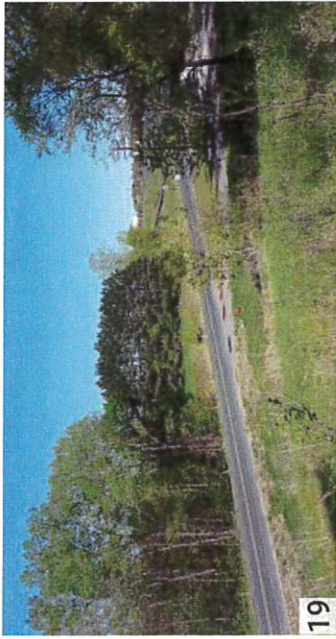
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APPLEWOOD POINTE OF LAKE ELMO Existing Site Photos

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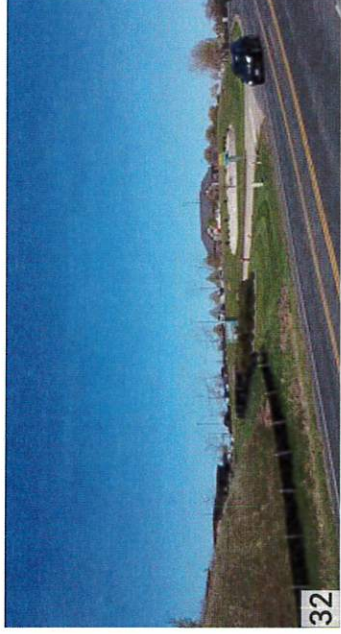


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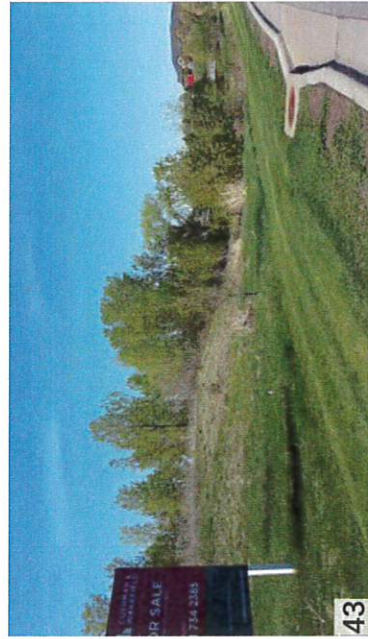
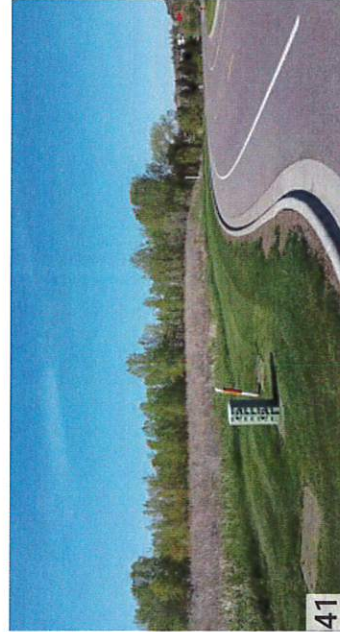
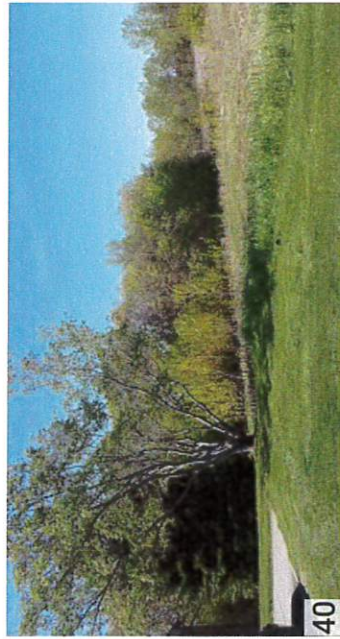


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