



Onion Creek Village

Austin, TX

Presented by Eric C. Cooper, CCIM



Cooper Commercial Group, LLC

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Executive Summary

Cooper Commercial is an association of acclaimed and seasoned real estate professionals with over 50 years of combined experience. The site is designed with the goal of developing a premium, senior living community in the Onion Creek area of Austin Texas. The community will include 33 Senior Cottages and an Assisted Living Facility with Nursing Services and a Restaurant to serve the community. The Development will be spread over 20 beautiful acres at Onion Creek.

Cooper Commercial is currently has an LOI for the 33 Senior Cottage pad sites and is seeking an owner / operator for the Assisted Living facility.



Site Information

Site Location – Proximity Map



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Proposed Site Plan



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Site Data



Zoning

- The will be zoned with a Planned Unit Development (PUD) zoning overlay. The PUD will have to be amended to reflect the new proposed site layout. The PUD amendment process will take approximately 45 days.

Platting

- The site consists of one tract of 20 acres. The site will need to go through re-platting to section out the flood plain to retain it's AG Exemption.

Environmental

- A Phase I Environmental Site Assessment (ESA) will need to be performed.

Geotechnical

- A geotechnical report will be required. It appears that Fill materials have been places on the site. Results can be found in the report.

Utilities

- Phone/Cable/Data - Available at the site through Time Warner Cable Systems.
- Gas - Availability need to be confirmed.
- Electricity - Available at the site through Austin Energy.
- Water - Water will have to be extended to the site and is Provided by the City of Austin.
- Waste Water - Waste Water will need to be extended to the site and is provided by the City of Austin.

Floodplain

- The south east portion of the site is affected by the 100-year flood plain. See Flood Map for details.

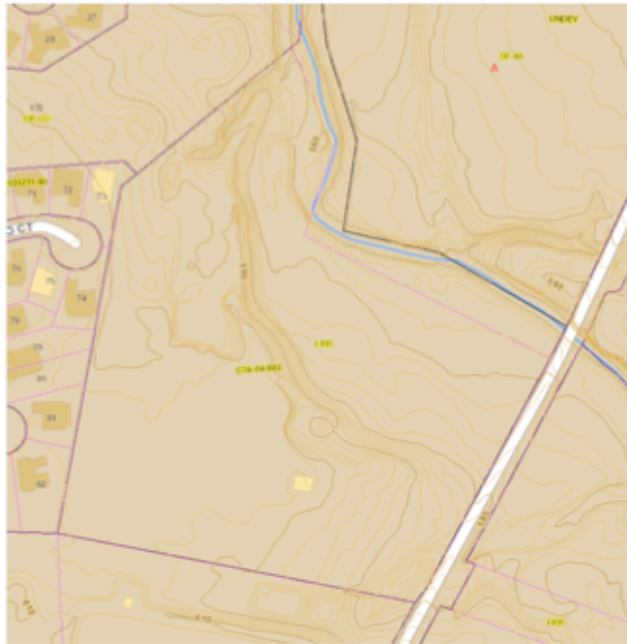
Ingress/Egress

- The current site plan calls for one access points along Bradshaw Rd. The City of Austin will have to approve the final location of any access points from Bradshaw Rd..

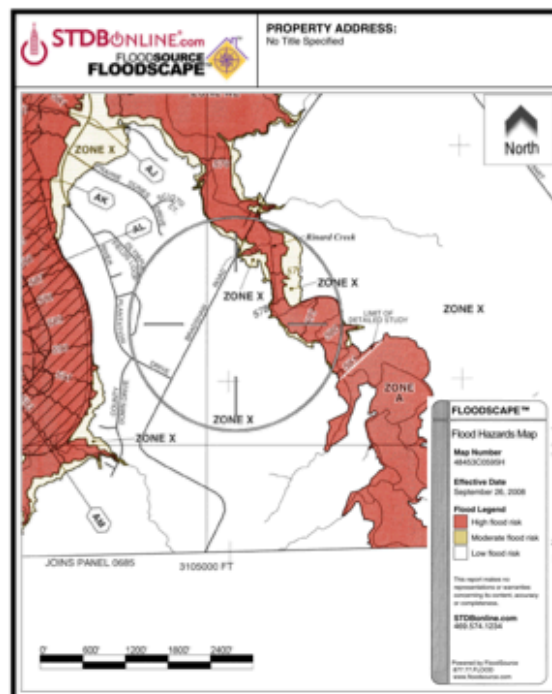
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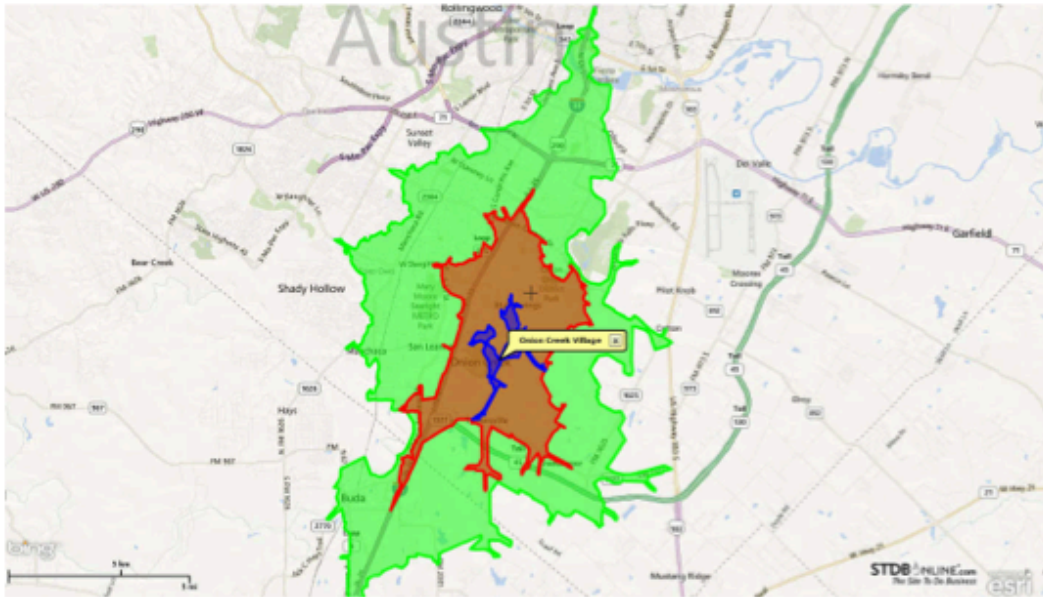
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Drive Times



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Site Pictometry



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Traffic Counts



Source: ©2011 MPISI Systems Inc. d.b.a. DataMentor®
 May 11, 2012

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Traffic Count Profile

Prepared by Eric Cooper

Latitude: 30.138772
 Longitude: -97.775194

Ring: 5 miles radius

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.34	Brachshaw Rd	Old Lookhart Hwy (0.47 miles NE)	2005	680
0.78	Old Lookhart Hwy	Brachshaw Rd (0.15 miles NW)	2005	1,740
1.07	Frederick Dr	Orion Creek Pkwy (0.08 miles S)	2002	1,140
1.09	Frederick Dr	Orion Creek Pkwy (0.05 miles N)	2002	1,400
1.20	Crown Colony Dr	S 1-35 Svc Rd (0.03 miles NW)	2005	1,060
1.21	Orion Creek Pkwy	S 1-35 Svc Rd (0.07 miles W)	2005	2,570
1.22	Boca Raton Dr	Crown Colony Dr (0.07 miles E)	2005	2,410
1.23	S 1-35 Svc Rd	S 1-35 Svc Rd (0.04 miles S)	2005	10,000
1.24	Capitol View Dr	Colonnade View (0.07 miles NE)	2005	470
1.26	Old Lookhart Hwy	E Slaughter Ln (0.09 miles SE)	2005	3,660
1.26	S 1-35 Svc Rd	S 1-35 Svc Rd (0.07 miles N)	2005	9,000
1.28	Old Lookhart Hwy	Capitol View Dr (0.07 miles NW)	2005	900
1.41	I-35	Orion Creek Pkwy (0.22 miles N)	2005	97,940
1.45	Old Lookhart Hwy	Bluff Springs Rd (0.02 miles NW)	2005	5,140
1.46	Farm-to-Market Road 1626 E	Old San Antonio Rd (0.15 miles NW)	2005	9,370
1.48	Brachshaw Rd	Farm-to-Market Road 1327 (0.31 miles SW)	2005	440
1.52	Nucleus Crossing Rd	Gretle Ln (0.21 miles E)	2005	3,300
1.59	Bluff Springs Rd	Park Shaker Dr (0.05 miles S)	2005	2,780
1.59	Old San Antonio Rd	I-35 S Service Road (0.12 miles E)	2005	920
1.60	Brandt Rd	Bluff Springs Rd (0.11 miles NE)	2005	1,860
1.60	Old San Antonio Rd	Farm-to-Market Road 1626 E (0.12 miles SW)	2005	690
1.61	Brandt Rd	S 1-35 Svc Rd (0.08 miles NW)	2005	870
1.63	E Slaughter Ln	Brandt Rd (0.12 miles SE)	2002	6,965
1.64	Old San Antonio Rd	Farm-to-Market Road 1626 E (0.07 miles NE)	2005	1,300
1.82	I-35	W Slaughter Ln (0.5 miles NE)	2005	26,780
1.86	Turnersville Rd N	Farm-to-Market Road 1327 (0.15 miles N)	2005	560
1.95	Nucleus Crossing Rd	Thauston Rd (0.25 miles NE)	2005	3,430
1.99	Turk Ln	Cullen Ln (0.11 miles NW)	2005	230
2.12	Old San Antonio Rd	Longhorn Way (0.23 miles SW)	2002	1,470
2.14	Old Lookhart Hwy	Thauston Rd (0.18 miles S)	2005	920

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1983. Just over 98% of the counts were taken between 2001 and 2011 and 86% of the counts were taken between 2005 and 2011. The counts are sorted by year, with the most recent counts at the top. The counts are sorted by the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2011 MPISI Systems Inc. d.b.a. DataMentor®

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9/15/2012

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Senior Housing Executive Summary



Executive Summary with Charts

Prepared by Eric Cooper

Latitude: 30.138772
Longitude: -97.775194

Ring: 1 mile radius

Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

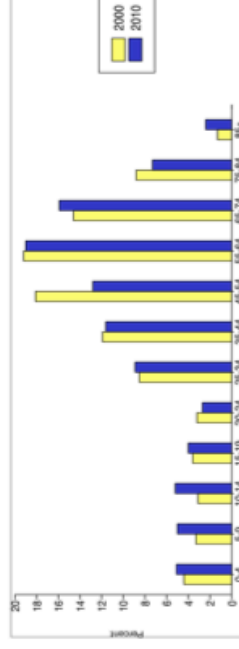
Year	Population	Households
2000	1,800	798
2010	2,554	1,065
2015	3,075	1,272

The difference between change in population and change in households is a result of two factors-the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 5 in 2000, or 0.3 percent of the total population. Average household size is 2.39 in 2010, compared to 2.25 in the year 2000.



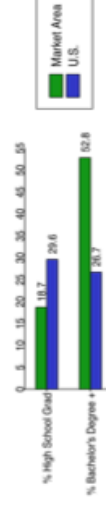
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 52.3, compared to 51.1 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, [Eri forecasts for 2010 and 2015. Eri converted 1990 Census data into 2000 geography.

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Detailed Age Profile

Current and 2015
projections look
good for ages
60 to 69



Detailed Age Profile

Prepared by Eric Cooper

Latitude: 30.136772
Longitude: -97.775194

Ring: 1 mile radius

	Census 2000	2010	2015	2010-2015 Change	2010-2015 Annual Rate
Population	1,801	2,553	3,075	521	3.78%
Households	798	1,065	1,272	207	3.62%
Average Household Size	2.25	2.39	2.41	0.02	0.17%

Total Population by Detailed Age

	Census 2000			2010			2015		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Percent
Total	1,801	100.0%	2,553	100.0%	3,069	100.0%			
<1	21	1.2%	34	1.3%	42	1.4%			
1	12	0.7%	21	0.8%	27	0.9%			
2	20	1.1%	29	1.1%	36	1.2%			
3	13	0.7%	25	1.0%	31	1.0%			
4	15	0.8%	21	0.8%	25	0.8%			
5	14	0.8%	25	1.0%	31	1.0%			
6	10	0.6%	20	0.8%	26	0.8%			
7	15	0.8%	26	1.1%	35	1.1%			
8	11	0.6%	26	1.1%	34	1.1%			
9	11	0.6%	28	1.1%	33	1.1%			
10	13	0.7%	27	1.1%	31	1.0%			
11	13	0.7%	27	1.1%	33	1.1%			
12	9	0.5%	27	1.1%	31	1.0%			
13	11	0.6%	26	1.0%	31	1.0%			
14	9	0.5%	25	1.0%	32	1.0%			
15	12	0.7%	23	0.9%	32	1.0%			
16	13	0.7%	20	0.8%	29	0.9%			
17	12	0.7%	21	0.8%	30	1.0%			
18	12	0.7%	21	0.8%	29	0.9%			
19	15	0.8%	17	0.7%	21	0.7%			
20 - 24	57	3.2%	70	2.7%	93	3.0%			
25 - 29	71	3.9%	106	4.2%	112	3.6%			
30 - 34	82	4.6%	122	4.8%	156	5.1%			
35 - 39	95	5.3%	148	5.8%	165	5.4%			
40 - 44	119	6.6%	149	5.8%	177	5.8%			
45 - 49	122	6.8%	152	6.0%	177	5.8%			
50 - 54	203	11.3%	174	6.8%	184	6.0%			
55 - 59	198	11.0%	183	7.2%	222	7.2%			
60 - 64	147	8.2%	302	11.8%	228	7.4%			
65 - 69	136	7.6%	249	9.8%	369	12.0%			
70 - 74	127	7.1%	158	6.2%	263	8.6%			
75 - 79	107	5.9%	108	4.2%	148	4.8%			
80 - 84	51	2.8%	79	3.1%	84	2.7%			
85+	24	1.3%	62	2.4%	72	2.3%			
<18	231	12.8%	453	17.7%	569	18.5%			
18+	1,569	87.2%	2,100	82.3%	2,502	81.5%			
21+	1,532	85.1%	2,050	80.3%	2,432	79.2%			
Median Age	52.3		51.1		50.9				

Data Note: Detail may not sum to totals due to rounding.
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Enr forecasts for 2010 and 2015.

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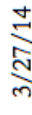
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The property falls into the “L5 Senior Styles”



Population By Age

Current and projected senior population shows strong for this area



Population by Age

Prepared by Eric Cooper

Onion Creek Village

Latitude: 30.138772
Longitude: -97.775194

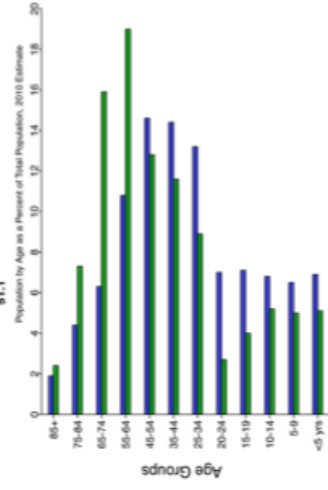
Ring: 1 mile radius

Age structure is one of the more important variables in understanding the characteristics of the population. This table provides information on 5 and 10 year age groups known as age cohorts. The age cohorts are defined as follows: 1) Age cohorts are defined as 5 year age groups (e.g., 0-4, 5-9, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85+). 2) Is there a large proportion and number of elderly persons? 3) Is the population from ages 40 to 59 (baby boomers) in this area proportionally more or less than the national norm?

Age	2010 Estimate	2010 Percent	2015 Projected	2015 Percent
<5 yrs	129	5.1%	162	5.3%
5-9	127	5.0%	158	5.1%
10-14	133	5.2%	159	5.2%
15-19	103	4.0%	141	4.6%
20-24	70	2.7%	95	3.1%
25-34	228	8.9%	268	8.7%
35-44	297	11.6%	342	11.1%
45-54	326	12.8%	381	11.8%
55-64	485	19.0%	450	14.6%
65-74	407	15.9%	632	20.6%
75-84	187	7.3%	232	7.6%
85+	62	2.4%	72	2.3%

Median Age

51.1



Sources: U.S. Bureau of the Census, 2000 Census of Population and Housing, Ear forecasts for 2010 and 2015.

Senior Housing Report

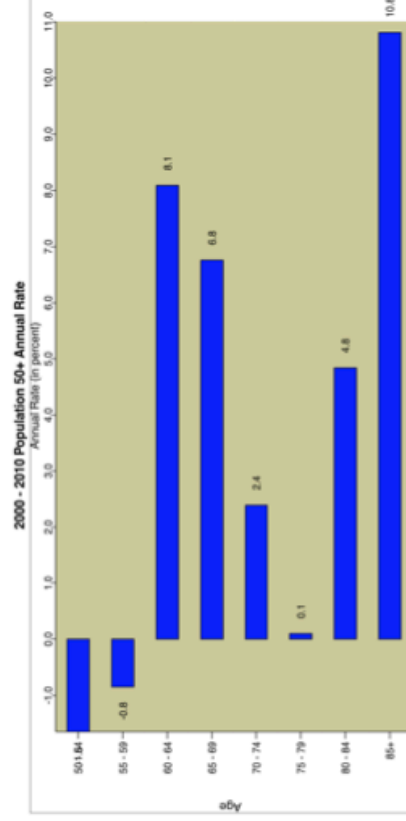
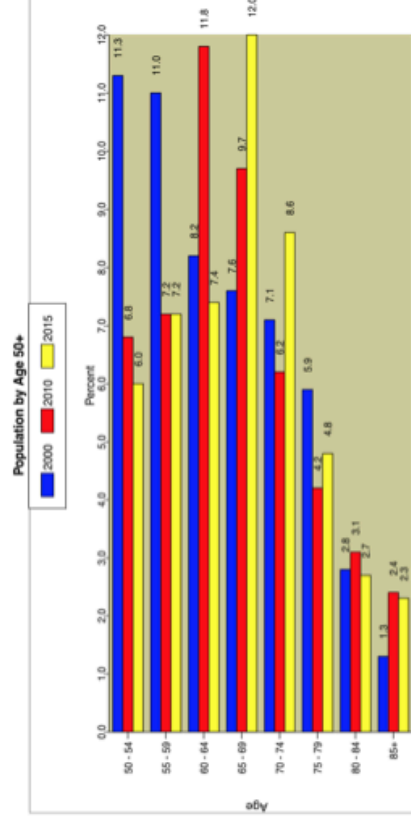


Omni Creek Village

Ring: 1 mile radius

Senior Housing Express Pack
Prepared by Eric Cooper

Latitude: 30.136772
Longitude: -97.775194



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Ertl converted 1990 Census data into 2000 geography, Ertl forecasts for 2010 and 2015.

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Developer Cooper Commercial Group, LLC



Eric C. Cooper, CCIM
CEO

Eric C. Cooper, CCIM has been in the in the development, financial and Construction sector of the Real Estate market for over 24 years. Mr. Cooper has Developed and Design Built projects in 27 states for companies such as Church's Chicken, U.S Restaurant Properties (REIT), Wendy's, Taco Bell, Exxon, Mobile, Shell, Jack in The Box, Fleming Foods among many others. He has also completed three Build to Suit Projects for the U.S. Postal Service.

Mr. Cooper is actively involved in CCIM and is a CCIM Designee. He is also Co-Chair of the CCIM Central Texas Chapter Education Committee and is also a member of the CCIM South Texas Chapter.



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Onion Creek Area Information

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Southpark Meadows



Just a short drive north from Onion Creek is Southpark Meadows which has come to be the heart of South Austin, featuring 430 acres and 1.5 million square feet of retail shops and stores, anchored by Target, Wal-Mart, and JC Penny. With over 120 stores to shop and some of the most beautiful Austin, TX homes for sale, Southpark Meadows has something to offer for everyone.

Additional entertainment choices include the free live music site, which made the center famous, offering seasonal concerts and events right in the center of the development, and a fourteen screen movie theater. Families can find an oasis from a day of shopping at The Grove, located in the heart of the shopping center that includes a fantastic playscape and large shady oak trees.

An eclectic mix of restaurants and bars offer over 30 dining options ranging from burgers to sushi; suit the wishes of any diner. Sports fans can catch a game at Third Base Sports Bar & Grill, or meet friends for happy hour at any of the 14 bar and grills in the center.



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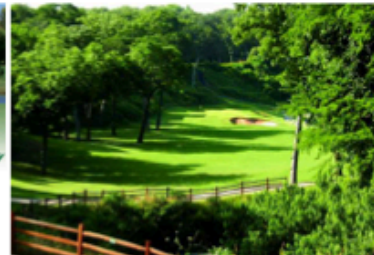
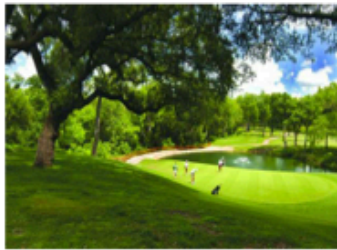
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Onion Creek Country Club



Onion Creek Country Club is a genuine Texas treasure steeped in family tradition, friendliness, camaraderie and good fun! Onion Creek Club is Austin's most historic golf club, founded in 1974 by three-time Masters Champion, Jimmy Demaret. There is no other golf club in the Austin area that provides the history steeped in tradition and quality, the convenience to downtown and surrounding neighborhoods, and most importantly the opportunity to make new friends!



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Northeast Methodist Hospital



Now the people of Hays, Caldwell and South Travis counties have one simple choice for all of their healthcare needs: At just over 15 minutes away from Onion Creek sits the new Seton Medical Center Hays in Kyle. Seton Hays is the largest medical campus in Hays County, designed to serve as a central resource for complex medical care. And because we are part of the Seton Family of Hospitals, we offer access to a network of care of the highest quality throughout the region.

At Seton Hays, our medical campus delivers advanced inpatient and outpatient medical care and emergency services through a state-of-the-art hospital licensed for 112 beds and designed to grow to almost 300 beds, an outpatient surgery center, and a medical office building.



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