

Prospera – Orlando Opportunity

Ground-Up 120-Unit/128-Bed Assisted Living & Memory Care Development

Jamas Capital Management, LLC | Sponsor

Was established in 2000 as the management company for the assets and operating businesses of The Ben O. Turnage Family. Ben O. Turnage has actively managed over \$500 million in all types of construction and development, supporting in excess of \$1 billion of properties primarily located in the United States.

Premier Senior Living | Operator

Premier Senior Living has been operating and managing assets/communities since 2005. PSL-REVELA assets under management total to USD \$110M, annual revenues to USD\$45M with over 600 associates providing daily care and 1100 residents under care.

Importantly, PSL has Committed to Investing in the Project.

FINANCIAL HIGHLIGHTS

PROJECT COST	\$25,667,817
DEBT	\$16,684,081
EQUITY	\$8,983,736
HOLD PERIOD	3-5 years
PROJECTED IRR	+21.3%
EQM	+2.2X
YIELD ON COST	+8.2%
DSCR	+1.6x
DEBT YIELD	+12.6%

Unique Financing Proposition: Nysa Capital, LLC (“Nysa”) has been engaged as the exclusive financial advisor to arrange debt and Pref/LP equity financing **for the construction and development** of a 120-unit assisted living and memory care facility known as Prospera – Orlando located in Haines City, Florida, Highway 27 and Holly Fruit Road, 33844.



Property Overview:

- The property is an 8.19-acre development site nestled within the rear southeastern corner of a much larger 26.65-acre master planned development. It has frontage along three roadways.
- Favorable location along the east side of Highway 27 **adjacent to Heart of Florida Medical Center and Del Webb – an 830-home, age-restricted active adult community.**
- The facility will consist of 80 traditionally styled assisted living and 40 Alzheimer or memory care units.
- The two story, 89,600 SF, facility shall offer 1- and 2-bedroom style senior living units and studio style residences with dedicated common areas, dining facilities, courtyards, and other distinct amenities.

Risk Mitigation Attributes:

- Supply-constrained market with limited competitive product largely comprised of outdated, older, less desirable facilities.
- New construction (and operational adjustments) **provide the ability to “bounce over” any near-term adverse impact related to COVID19.**

For Information Contact:

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