



KHJR Real Estate
— Advisors —

Development, Construction & Management

Business Plan

About KHJR



WHO WE ARE:

KHJR Real Estate Advisors is a private investment platform focused exclusively on the Healthcare and Wellness real estate market dedicated to ground-up mixed-use development, adaptive reuse & monetization initiatives of owners/operators.

WHAT WE DO:

We solve complex real estate challenges through an innovative planning and turn-key project development process coupled with creative Public & Private financial structures.

WHAT MAKES US DIFFERENT:

In a rapidly changing healthcare industry, the partners of KHJR were the first to implement a continuum of care health & wellness development model that remains fully aligned with our healthcare clients, and their patients' expectations - while delivering superior results to our capital partners.

KHJR is changing the way healthcare facilities are planned financed and delivered in order to meet the ever-changing needs of the industry, and in order to help make peoples lives better.

Mission

“Our mission is to enable our clients to develop places that make people’s lives better by creating high quality real estate developments that are safe, economically successful and offer healthy lifestyles in which communities can come together to: Live, Work and be Well.”



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History

KHJR was founded in 2019 by Gary Holland, Chris Kay, Craig Johnson and Chris Ridout. The common thread between the four founders is that they all worked on UnionVillage, the first Integrated Health Village in the United States.

Gary Holland and Craig Johnson are two of the founders of UnionVillage (2011). Chris Kay, in his capacity of President of Hammes Companies, was intimately involved in the project as Hammes was a partner/investor. Chris Ridout has served as Corporate Council for UnionVillage for the past number of years.

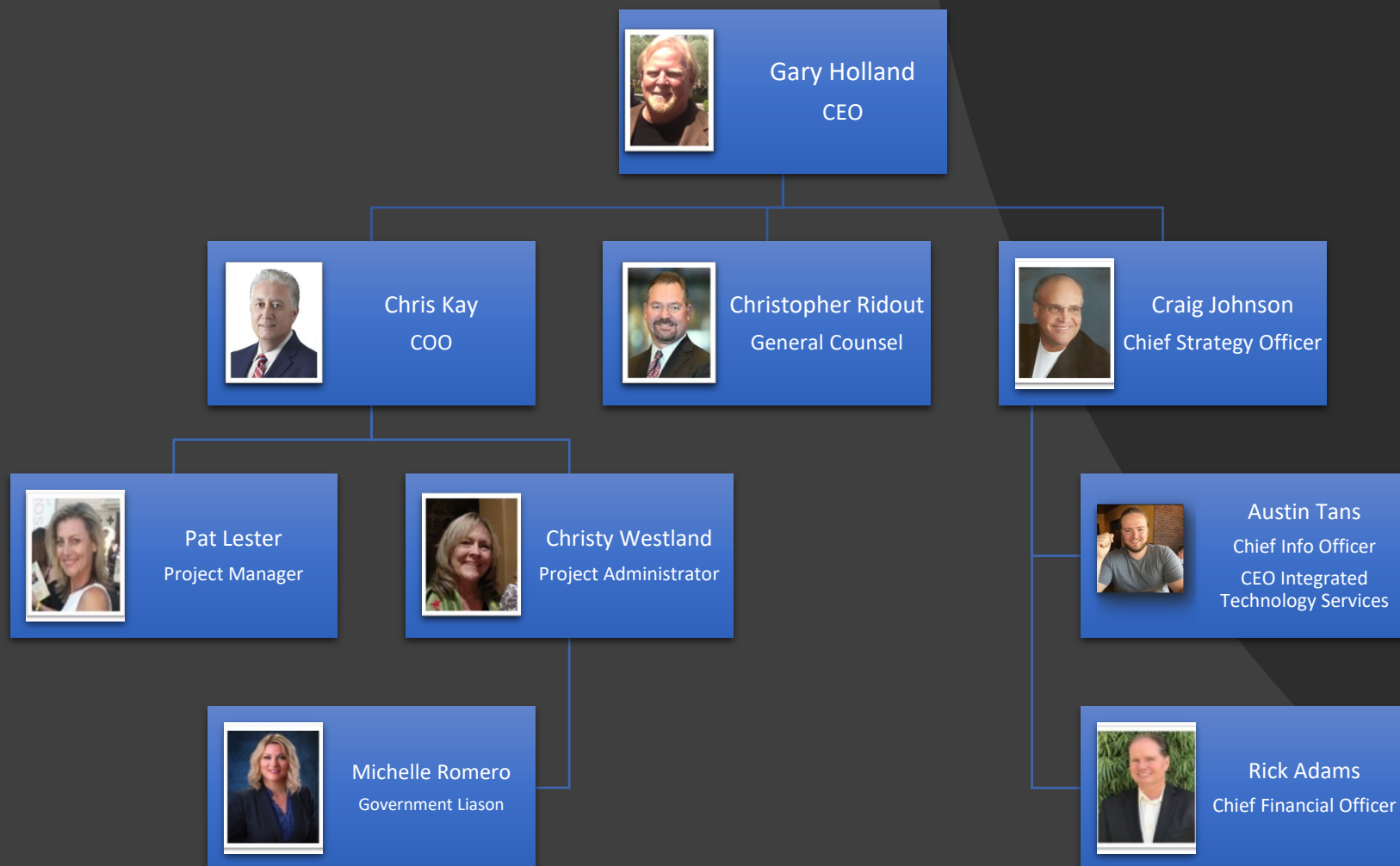
In 2019 the four founders realized that working together they could be a powerful development team for HealthCare projects in general, and future Integrated Health Villages in particular.

KHJR will take over the remaining master developer duties at UnionVillage. The employees of UnionVillage will move over to KHJR in 2020 to fill the key roles.



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KHJR Real Estate Advisors



Gary Holland
Managing Partner
CEO

- FOUNDER UNIONVILLAGE
- CEO OF GLOBAL HEALTHCARE VILLAGE
- CEO OF CREATIVE HEALTHCARE SOLUTIONS, INC., A HEALTH CARE CONSULTING FIRM WHICH HAS SEVERAL FORTUNE 500 COMPANIES AMONGST ITS CLIENTELE
- LONG-TERM CONSULTANT WITH ANTHEM BLUE CROSS, REPRESENTING ANTHEM IN BOTH LABOR AND TRUST AND ITS PUBLIC SECTOR BUSINESS INITIATIVES
- BA OREGON UNIVERSITY



Chris Kay IAIA
Managing Partner
COO

- PAST PRESIDENT HAMMES COMPANIES. THE NATION'S LEADING HEALTHCARE REAL-ESTATE DEVELOPER
- 20+ YEARS EXPERIENCE IN DESIGN AND CONSTRUCTION OF LARGE HEALTHCARE AND SCIENCE BUILDING PROJECTS THROUGHOUT THE US
- 30+ YEARS OF HEALTHCARE PROJECT MANAGEMENT, OPERATIONS AND BUSINESS DEVELOPMENT EXPERIENCE IN HEALTHCARE
- FORMER VICE PRESIDENT AND GENERAL MANAGER FOR TURNER CONSTRUCTION, THE NATION'S LEADING COMMERCIAL BUILDER



Craig Johnson
Managing Partner
Chief Strategy Officer

- CO-FOUNDER UNIONVILLAGE
- 30 YEARS OF ASSISTED LIVING MANAGEMENT, ACQUISITION AND DEVELOPMENT. ACQUIRED, REPOSITIONED AND MANAGED 21 COMMUNITIES WITH OVER 1,400 EMPLOYEES
- CFO OF A FULL CONTINUUM OF CARE CAMPUS IN HUNTINGTON BEACH, CA; HOSPITAL, SNF, ASSISTED LIVING, CONGREGATE CARE AND SENIOR APARTMENTS
- FORMER VP OF SECURITY PACIFIC BANK
- BA FROM TRINITY UNIVERSITY, GRADUATE STUDIES GOLDEN GATE UNIVERSITY



Christopher Ridout, JD

Managing Partner

Chief Legal Counsel

- HARVARD UNIVERSITY
- UNIVERSITY OF THE PACIFIC McGEORGE SCHOOL OF LAW
- TRANSACTIONAL AND LITIGATION BACKGROUND INVOLVING HEALTHCARE, PHARMACEUTICAL AND LAND USE ISSUES
- GENERAL COUNSEL UNIONVILLAGE
- FORMER MANAGING PARTNER OF LOS ANGELES, CA BASED LAW FIRM



KHJR Development Team

PAT LESTER



- VP CONSTRUCTION KHJR
- VP CONSTRUCTION UNIONVILLAGE
- GREAT WASH PARK, PROJECT MANAGER 2015 TO (LEADERSHIP AND OVERSIGHT FOR THE DAY TO DAY OPERATIONS OF THE CONSTRUCTION OF TIVOLI VILLAGE) 2015-2017
- THE HOWARD HUGHES CORPORATION, SUMMERLIN, NV - PROJECT MANAGER 2013 – 2015
- PATTERSON & DEWAR ENGINEERS, INC., NORCROSS, GA - PROJECT MANAGER 2009 – 2013

MICHELLE ROMERO



- VP OF GOVERNMENT RELATIONS, KHJR
- VP OF GOVERNMENTAL RELATIONS, UNIONVILLAGE
- REDEVELOPMENT MANAGER, CITY OF HENDERSON, 11 YEARS
- PROGRAM COORDINATOR, CITY OF HENDERSON, 7 YEARS
- COUNCELPERSON FOR HENDERSON, NEVADA

KHJR Development Team

AUSTIN TANS



**VP OF INFORMATION AND TECHNOLOGY, KHRJ
& UNIONVILLAGE
CIO GLOBAL HIE AND SCOREBOARD FOR LIFE
FOUNDER AND CEO OF HIVE MEDIA, LLC
CIO CIVIC SMART**

CHRISTY WESTLAND



**COO GLOBAL HIE AND SCOREBOARD FOR LIFE
25+ YEARS OF EXPERIENCE IN LEADERSHIP,
PROJECT AND ORGANIZATIONAL CHANGE
MANAGEMENT, STAFF DEVELOPMENT, AND
SYSTEMS IMPLEMENTATION.**

Rick Adams, CPA



**CFO KHJR
CFO UNIONVILLAGE
25+ YEARS EXPERIENCE
WORKED WITH PARTNERS FOR 20+ YEARS
USC ACCOUNTING DEGREE**

KHJR

Service Lines



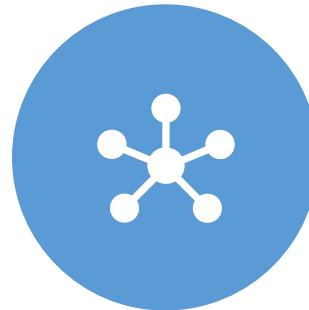
CONSULTING SERVICES: Working with Developers, Cities and Health Care Providers to create an Integrated Health Care Village



MASTER DEVELOPER FOR NEW INTEGRATED HEALTH VILLAGES: KHJR will look for opportunities to build new Integrated Health Villages world-wide



DEVELOPING CORE ASSETS: KHJR has identified “core assets” of the Integrated Health Village as; sub-acute healthcare (LTACH and SNF), wellness (MOB’s and Institute for Hall of Fame Live), and senior living (Memory Village, Assisted Living, Legends Landing)



INTEGRATED TECHNOLOGY SERVICES: Works with all Partners in the Integrated Healthcare Village to provide technology that allow personal medical records to travel with the patient and inform the Physician, the Hospital and the family on the wellness status of the patient

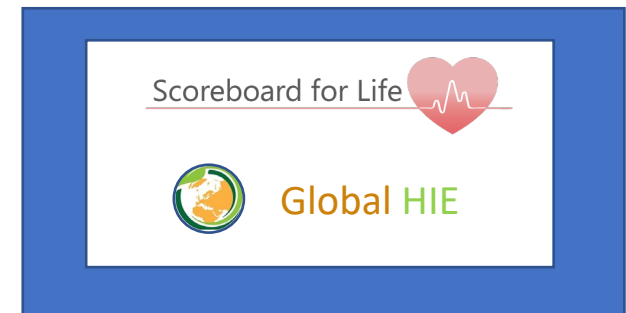
1. KHJR is now the Master Developer of UnionVillage, has acquired all its the intellectual properties, and on 1/1/2020 will hire all its employees



2. KHJR is acquiring the rights to develop and manage Memory Villages, a new model for memory care in the US



3. KHJR is acquiring key technology; GLOBAL H.I.ESM (an information Exchange which allows personal medical information to be shared by all Partners in the Integrated Health Village) and SCORE BOARD FOR LIFESM (a software program/app which allows its users to focus on the wellness in new and powerful ways)

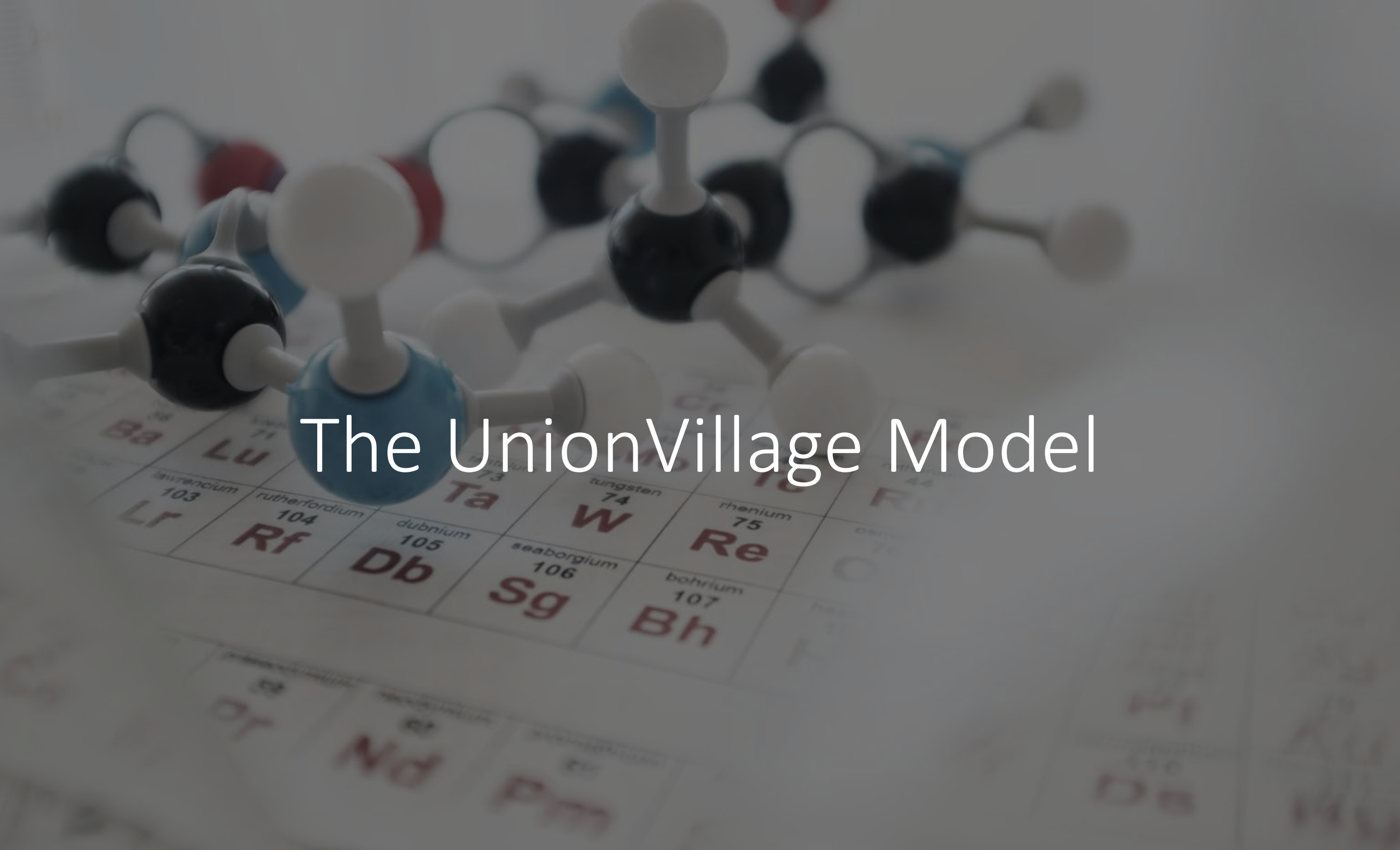


KHJR is purchasing assets and intellectual properties

KHJR is acquiring development rights for new products, which can be replicated in various developments across the country

1. LEGENDS LANDING: KHJR has consulted with The Pro Football Hall of Fame to develop a senior living brand named Legends Landing. The first project will be in Canton, Ohio and could spread to all 32 NFL Cities in the next 10-years.

2. THE INSTITUTE FOR HALL OF FAME LIFE: KHJR is consulting with the Pro Football Hall of Fame to develop a new model for wellness and health care across a full spectrum of cutting-edge treatment modalities. The first Institute will be built at UnionVillage and will be replicated across the US.



The UnionVillage Model

Ba	Lu	Ta	W	Re	Rh
lawrencium 103 Lr	rutherfordium 104 Rf	dubnium 105 Db	seaborgium 106 Sg	bohrium 107 Bh	hassium 108 Hs
Ce	Nd	Pm	Sm	Eu	Gd

What is UnionVillage?

Union Village is the first Integrated Health Village in the world and listed as the **LARGEST HEALTHCARE BUILDING PROJECT IN THE US** by Health Facilities Management. UnionVillage is a visionary model for healthcare that offers a world-class hospital complex and health center, residential, entertainment and specialty retail space, a vibrant senior retirement community and a civic and cultural arts center integrated into a master-planned community. We now are on the second of the three phases of the architecturally aesthetic, technologically innovative and environmentally sustainable village being developed on 155 acres, which includes:



UNIONCENTRE, FEATURING A STATE-OF-THE-ART HOSPITAL AND HEALTHCARE COMPLEX WHICH INCLUDES A FULL CONTINUUM OF CARE (SNF, LTACH AND IRF)



UNIONPLAZA, A SPECIALTY RETAIL CENTER WITH MEDICAL OFFICES, ENTERTAINMENT AND A MID-RANGE ALL-SUITE HOTEL



UNIONPLACE, HOME TO A VIBRANT SENIOR VILLAGE, MEMORY CARE COMMUNITY, CONDOMINIUM COMPLEX AND HIGH-DENSITY MARKET RATE APARTMENTS



UNIONSQUARE, SERVING AS THE VILLAGE'S CULTURAL CENTER

Paradigm Shift

TYPICAL HOSPITAL CAMPUS

The Typical Hospital Campus focuses on BUILDINGS where:

- *Quality acute care is always available*
- *Physician offices are near the hospital, so doctors are near their patients*

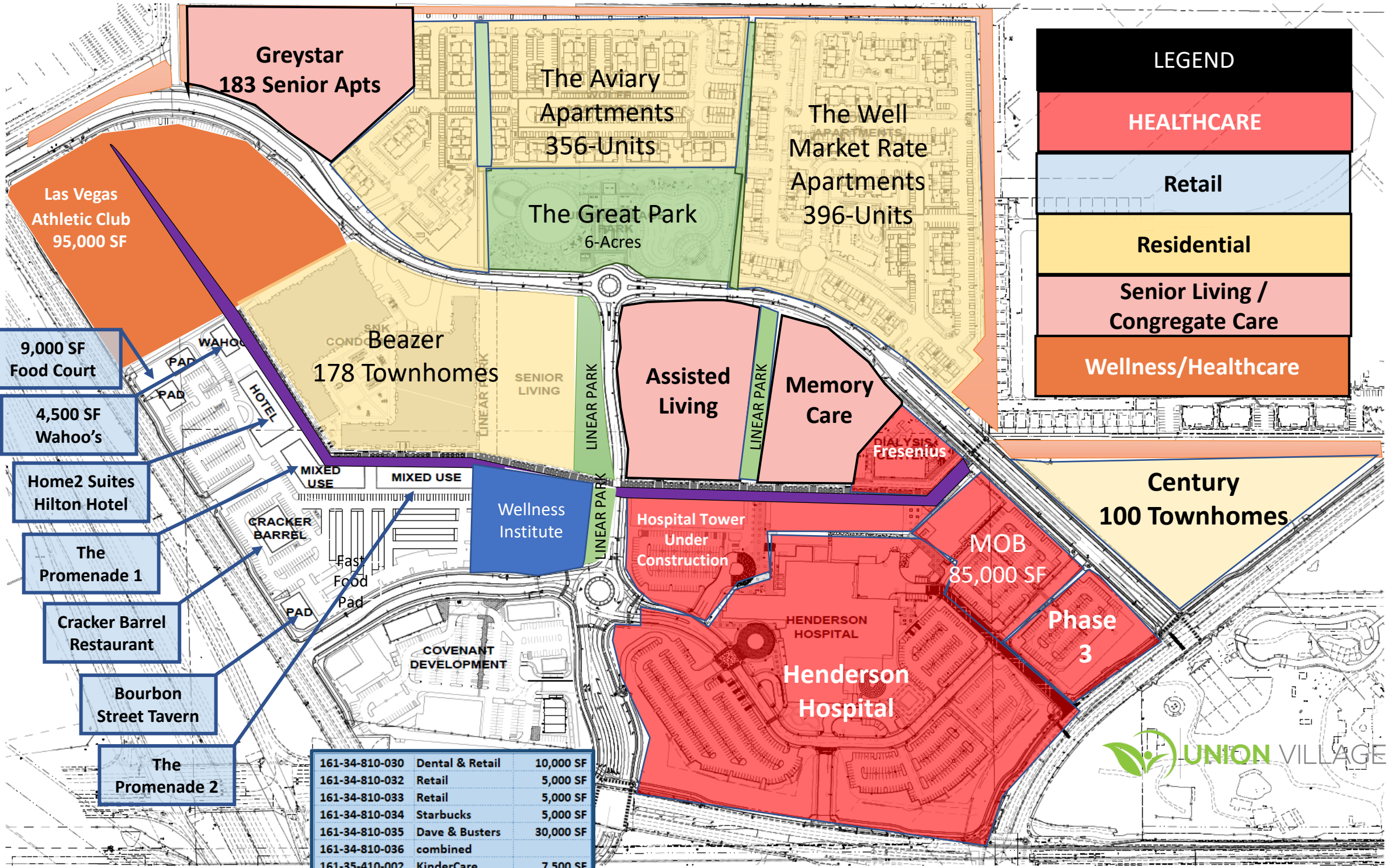


INTEGRATED HEALTH VILLAGE

The Integrated Health Village focuses on CREATING A VILLAGE where:

- *A sense of real community is fostered*
- *Quality healthcare is readily available*
- *Wellness-focused living is emphasized*
- *Seniors can thrive*
- *Families can live or stay near loved ones*
- *Employees can live, work, and play*





LEGEND

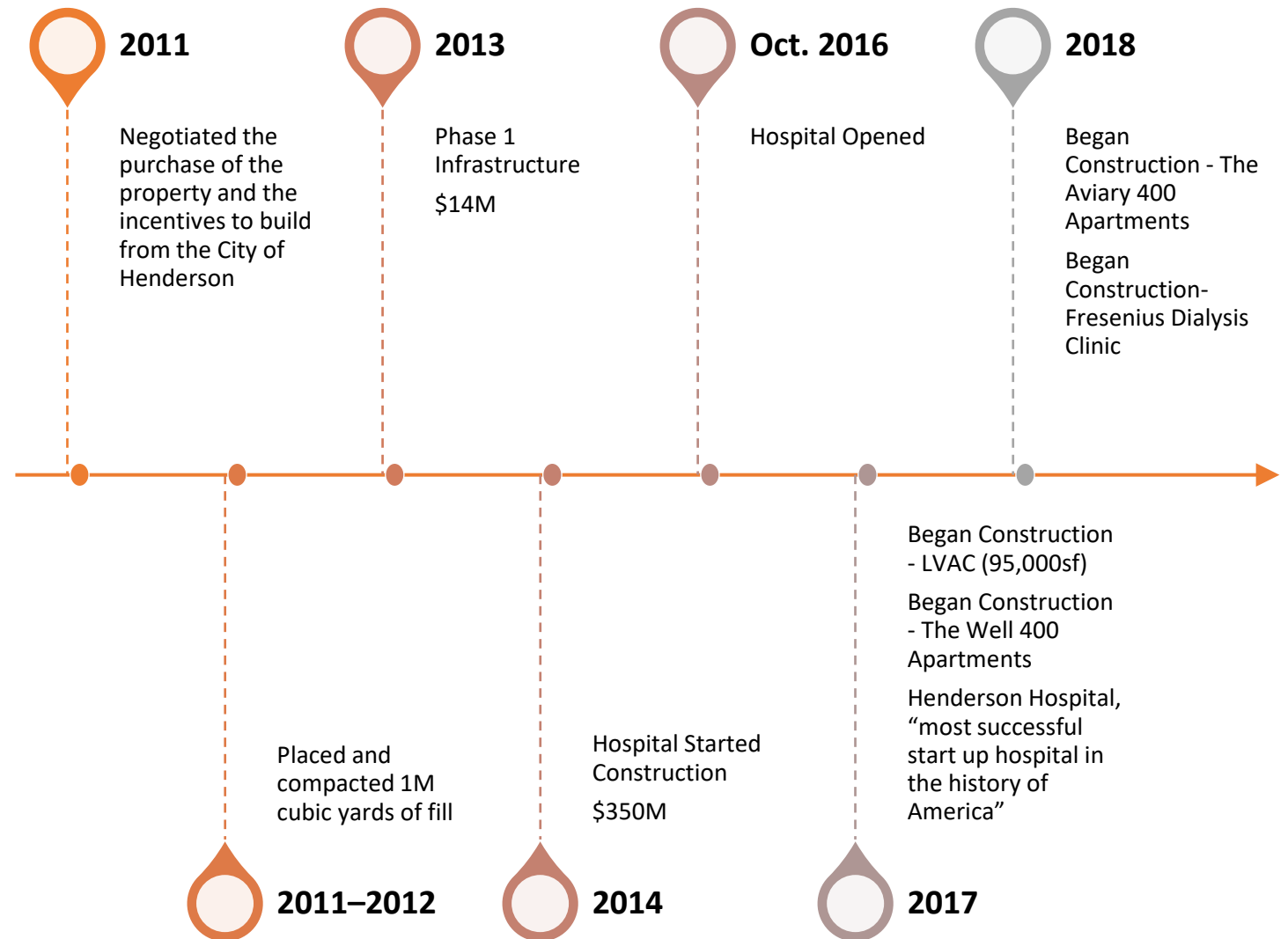
HEALTHCARE
Retail
Residential
Senior Living / Congregate Care
Wellness/Healthcare

- 9,000 SF Food Court
- 4,500 SF Wahoo's
- Home2 Suites Hilton Hotel
- The Promenade 1
- Cracker Barrel Restaurant
- Bourbon Street Tavern
- The Promenade 2

161-34-810-030	Dental & Retail	10,000 SF
161-34-810-032	Retail	5,000 SF
161-34-810-033	Retail	5,000 SF
161-34-810-034	Starbucks	5,000 SF
161-34-810-035	Dave & Busters	30,000 SF
161-34-810-036	combined	
161-35-410-002	KinderCare	7,500 SF
TOTAL		62,500 SF




UnionVillage – Timeline



UnionVillage Buildout

Project	Acres	Sq. Ft	Total Cost	2014	2015	2016	2017	2018	2019	2020	2021
Henderson Hospital	30.00 acres	350,000 SF	\$303.0 M	\$303.0 M							
Henderson MOB	5.00 acres	85,000 SF	\$25.0 M	\$25.0 M							
The Well Apts	15.23 acres	476,000 SF	\$64.5 M				\$64.5 M				
Fresenius	1.66 acres	14,000 SF	\$5.3 M				\$5.3 M				
LVAC	10.30 acres	95,000 SF	\$28.5 M				\$28.5 M				
Aviary Apts	17.42 acres	407,346 SF	\$55.2 M					\$55.2 M			
Retail - Covenant 1	8.00 acres	50,000 SF	\$17.5 M						\$17.5 M		
Wahoo's	0.68 acres	4,500 SF	\$2.5 M						\$2.5 M		
Hotel	1.83 acres	95,000 SF	\$28.5 M						\$28.5 M		
Retail - Covenant Food C	1.40 acres	9,000 SF	\$5.0 M						\$5.0 M		
Retail - Cracker Barrell	1.85 acres	10,500 SF	\$5.3 M						\$5.3 M		
Condo - SNK	8.46 acres	25,000 SF	\$150.0 M							\$150.0 M	
The Promenade	2.32 acres	78,400 SF	\$24.0 M							\$24.0 M	
Institute for Hall of Fame	4.61 acres	60,000 SF	\$30.0 M							\$30.0 M	
Memory Village	5.77 acres	89,200 SF	\$38.0 M							\$38.0 M	
LTACH/REHAB HOSPITAL	5.00 acres	65,000 SF	\$25.0 M							\$25.0 M	
Senior Apartments	4.61 acres	166,000 SF	\$48.0 M							\$48.0 M	
Prom 2 - Condo	2.32 acres	78,400 SF	\$28.0 M								\$28.0 M
Retail	4.61 acres	50,000 SF	\$17.5 M								\$17.5 M
MOB	8.00 acres	50,000 SF	\$17.5 M								\$17.5 M
Phase 2 Hospital			\$200.0 M								\$200.0 M
Phase 3 Hospital			\$250.0 M								\$250.0 M
Total	139.08 acres	2,258,346 SF	\$1,368.1 M	\$328.0 M	\$0.0 M	\$0.0 M	\$98.2 M	\$55.2 M	\$58.7 M	\$315.0 M	\$513.0 M
Completion %				25.2%	25.2%	25.2%	44.7%	57.2%	67.1%	89.3%	100.0%

An aerial view of a large, complex offshore oil platform, likely a jack-up rig, situated in the middle of the ocean. The platform is constructed from a dense network of yellow and grey steel structures, including multiple levels of decks, walkways, and large cylindrical storage tanks. A long, narrow yellow walkway extends from the foreground towards the platform. The background shows a vast, dark blue sea under a heavy, overcast sky with grey clouds. The overall scene is industrial and maritime.

KHJR CURRENT PROJECTS IN THE PIPELINE

KHJR REALTY ADVISORS

CURRENT PROJECTS:

- UNION VILLAGE, HENDERSON, NV.: A 150-acre Integrated Health Village, the largest healthcare project in the US
- UnionVillage: Developing an 85-unit Memory Village
- PRO FOOTBALL HALL OF FAME, CANTON, OH: Developing a Legends Landing, a 210,000 SF building which will house Independent Living, Assisted Living, and Memory Care

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CURRENT PROJECTS:

- THE STAR, FRISCO, TX: Have had preliminary discussion with Jerry Jones, to develop a Legends Landing at the Star, as well as an Institute for Hall of Fame Life
- LANCASTER MEDICAL DISTRICT, LANCASTER, CA: Consulting agreement with the City to design and develop a 300-acre Integrated Health Village anchored by a new 300+ bed hospital for Antelope Valley Community Hospital

Perkins
Eastman

BB&K
BEST BEST & KRIEGER ^{LLP}
ATTORNEYS AT LAW



Strategic Partners



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