

UnionVillage

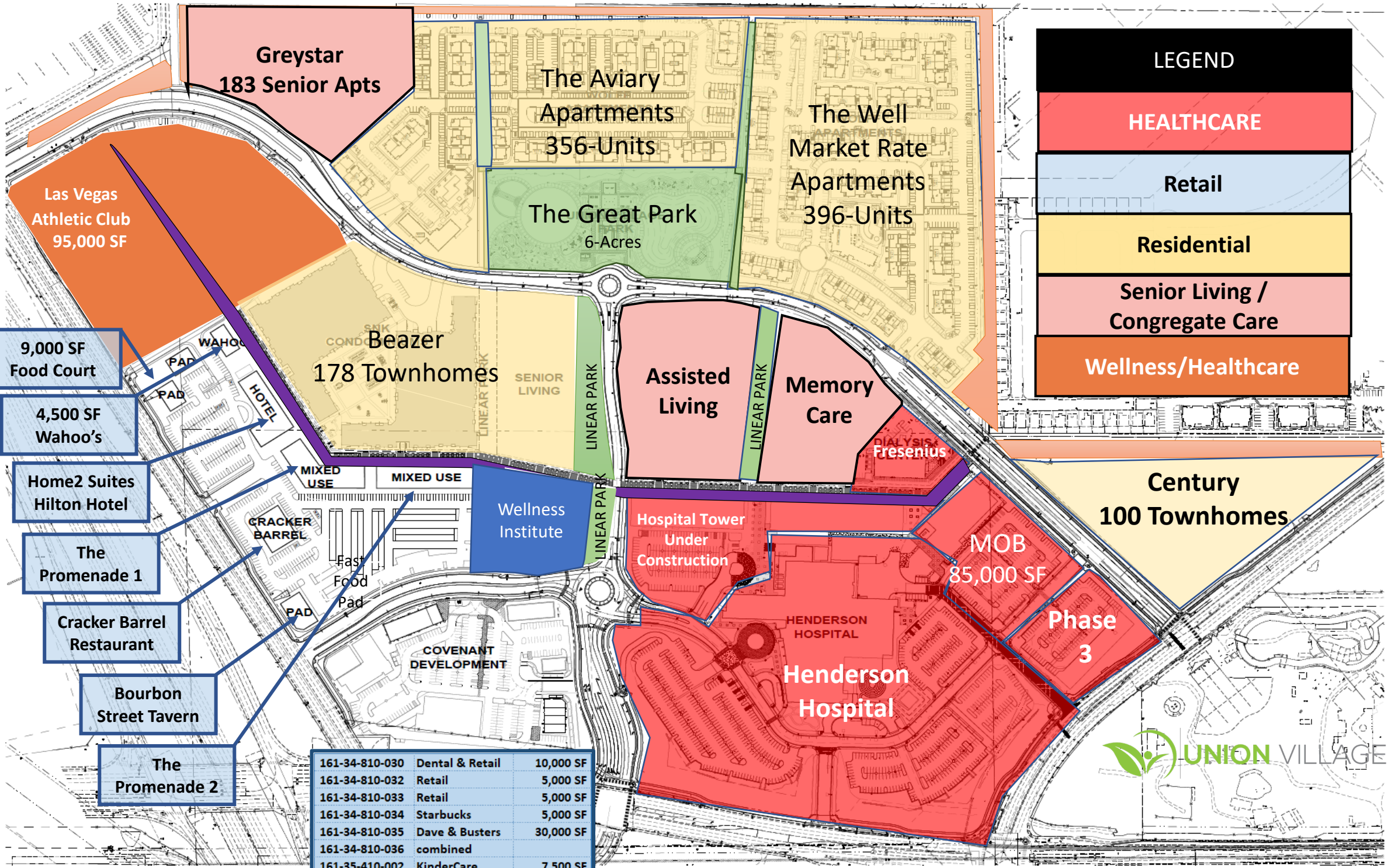
Project Update

10/2/21

Location Map

- Russell Road on/off ramp to the north
- Galleria on/off ramp to the south
- ½ mile freeway frontage
- Across from Galleria mall
- Freeway visibility
- Availability to advertise on Electronic Billboard (in front of LVAC)






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



An aerial photograph of Henderson Hospital, showing several large, modern buildings with glass facades and a large parking lot filled with cars. The hospital is situated in a city with mountains in the background. The text is overlaid in white, sans-serif font.

UnionVillage is anchored by the
148-bed Henderson Hospital –
Currently they are under
construction on a new tower,
which will increase the total bed
count dramatically

Hospital Expansion

Project Dimensions

- The total 222,505-square-foot project will be comprised of three parts:
- 175,574 square feet for new patient care tower
- 10,875 square feet of additions to existing hospital
- 36,056 square feet of renovations to rightsized departments

Initial Tower Buildout

- Floors one through four will be open in 2021:
- First floor – Administrative and support departments
- Second floor – 36 observation unit beds
- Third floor – 36 medical/surgical beds
- Fourth floor – 24 NICU beds

Future Tower Buildout

- Floors four through six will be part of future growth:
- Fourth floor – 16 adult or NICU beds
- Fifth floor – 36 medical/surgical beds
- Sixth floor – 36 medical/surgical beds

Existing Hospital Expansion

- The construction of the patient tower will also allow us to add beds and other features to the existing hospital:
- Emergency Department – 30 beds with the relocation of the observation unit to the patient care tower
- Women’s services – Four anti-partum beds, six delivery rooms and a cesarean-section room
- Support departments – Expansion and rightsizing to accommodate added volume (Lab, Dietary, Environmental Services, Supply Chain, Central Processing and Pharmacy)
- Three-story parking structure – 480 stalls

Completed Construction at UnionVillage

1. Henderson Hospital: 170 beds
2. Henderson Medical: 85,000 SF
3. The Aviary Apartments: 356 units
4. The Well Apartments: 396 units
5. Fresenius Dialysis: 14,000 SF
6. Las Vegas Athletic Club: 95,000 SF



Planned Construction at UV in 2021

1. New 6-story 256-bed patient tower (1,500+ new jobs)
2. 140-bed Home2 Suites Hotel by Hilton
3. 36 high end condo's over retail – Building 2 will be built after this one is sold out



Planned Construction in 2021

- 50,000 SF Retail Center – Covenant
- Wahoo's Fish Taco and Tavern
- 9,000 SF Food Court
- Beazer- 296 Townhomes (next page)

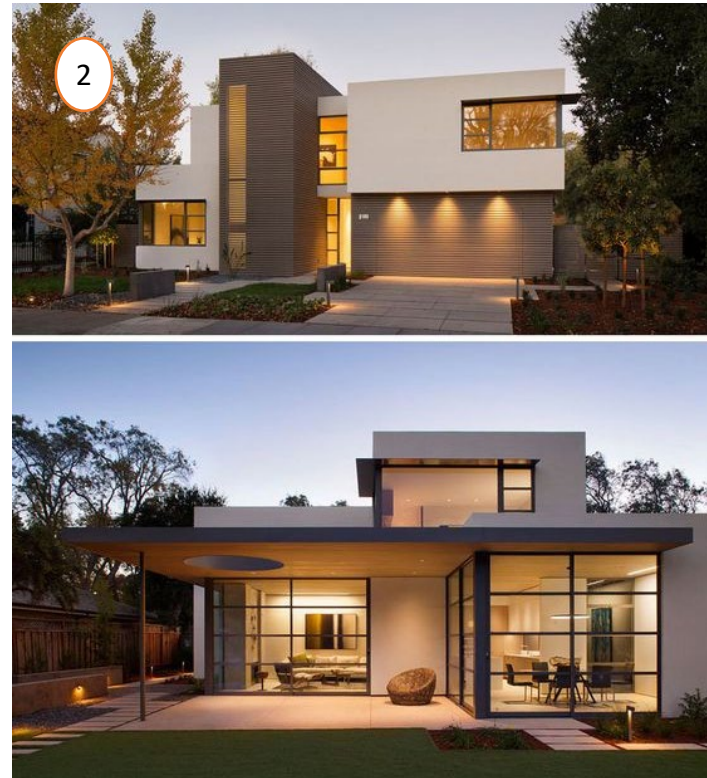




Beazer: NYSE (BZH) Project at UV: 178 Townhomes

Escrows at UV 2021

- 1. Assisted Living: 125 Units
- 2. Memory Village: 85-units
- 3. Tavern: 9,500 SF





Greystar's Senior Apartment /Congregate Care Project

1. Greystar- \$32B in assets, manages over 500,000 apartment unit
2. This project is a 200-unit Senior Community



Century Home Builders

- Project at UV:
 - 9 Townhomes
 - \$300,000 est price

UnionVillage Matrices

3.4M SF
21,000 on-site daily
\$1.4B Cost

User	SF	Beds/Units	Employees	Daily Residents/ Visitors	Daily Cenus	Cost
Henderson Hospital	500,000 SF	425 beds	3,500 FTE's	765 R/V	4,265 daily	\$800.0M
Henderson Medical Center	85,000 SF		213 FTE's	1,700 R/V	1,913 daily	\$25.5M
Las Vegas Athletic Center	95,000 SF		75 FTE's	5,000 R/V	5,075 daily	\$28.5M
The Well Apts	476,000 SF	396 Units	10 FTE's	564 R/V	574 daily	\$52.0M
Aviary Apts	407,346 SF	356 Units	11 FTE's	507 R/V	518 daily	\$52.0M
Fresenius	14,000 SF	-	15 FTE's	192 R/V	207 daily	\$5.3M
Home2Suites Hotel	60,000 SF	112 Units	35 FTE's	160 R/V	195 daily	\$25.0M
Retail - Covenant 1	26,938 SF	-	67 FTE's	539 R/V	606 daily	\$8.1M
Retail - Covenant 2	22,188 SF	-	55 FTE's	444 R/V	499 daily	\$6.7M
Food Court	9,000 SF	-	23 FTE's	180 R/V	203 daily	\$5.0M
Wahoo's	4,600 SF	-	12 FTE's	92 R/V	104 daily	\$2.5M
Promenade 2	36,000 SF	36 Units	20 FTE's	360 R/V	380 daily	\$27.3M
C Store - Swecker	9,000 SF	-	45 FTE's	400 R/V	445 daily	\$8.0M
Assisted Living & MC	175,534 SF	161 Units	129 FTE's	229 R/V	358 daily	\$65.0M
Townhomes	437,500 SF	175 Units	5 FTE's	263 R/V	268 daily	\$56.9M
Skilled Nursing Facility	55,000 SF	110 Units	330 FTE's	157 R/V	487 daily	\$33.0M
Institute for Hall of Fame Life	65,714 SF	36 Units	164 FTE's	1,314 R/V	1,479 daily	\$24.6M
D.R. Horton	275,000 SF	110 Units	9 FTE's	157 R/V	166 daily	\$35.8M
Promenade 1	36,000 SF	36 Units	20 FTE's	51 R/V	71 daily	\$30.3M
Senior Apts	400,000 SF	200 Units	9 FTE's	285 R/V	294 daily	\$64.0M
Tavern	6,000 SF	-	30 FTE's	150 R/V	180 daily	\$5.0M
Church Adjacent	200,000 SF	-	125 FTE's	2,714 R/V	2,839 daily	\$0.0M
Total	3,395,819 SF	2,153 Units	4,901 FTE's	16,223 R/V	21,124 daily	\$1,360.3M