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SENIOR LIVING, REIMAGINED.

Known for engineering a comprehensive “ZOM Living Experience,” ZOM Senior Living aims to develop communities that appeal to residents seeking a home that inspires creativity, socialization, and safety, without the worry and expense of homeownership. The goal for every development is to create places where residents can live active, engaged lives in both independent and supportive care settings. Through cutting edge design and market leading amenities, ZOM Senior Living seeks to reimagine the Senior Living experience.

Since its inception in 2019, ZOM Senior Living has constructed and opened three full continuum communities totaling 633 units and \$310M in total capitalization.





Demographics Opportunity

With the leading edge of the baby boom generation now in their late 70's, the Seniors cohort is the fastest growing segment of the US population. By 2030, all baby boomers will be older than 65, and the 65+ population will make up 1 in 5 Americans. Additionally, the annual growth in the 80+ population will almost triple from its 2018 level to around 600k per year. ZOM Senior Living is well positioned with regional offices in both Sun Belt and dense Mid-Atlantic and Northeast Markets where the fastest seniors population growth is forecasted to occur.

Site Selection

ZOM Senior Living invests significant time analyzing markets to identify submarkets with attractive demographics and durable demand drivers. In those markets ZOM Senior Living selects sites that appeal to seniors interests with close proximity to neighborhood cultural, entertainment, retail, and restaurants amenities. Each community is uniquely designed to provide an elevated senior living experience with close attention to hospitality, care delivery, security, and technology integration.

ZOM Senior Living is currently in the development and lease up stages on several communities while actively building a pipeline of active adult and full continuum communities which will offer independent living, assisted living, and memory care services.

ZOM Senior Living is a subsidiary of ZOM Living.

Market Segments

ACTIVE ADULT

Active Adult communities are purpose-built age restricted communities that offer the convenience, lifestyle, and amenities found in multifamily communities with services and social engagement opportunities that appeal to the Baby Boomer needs and interests. The communities are attractive to seniors looking to downsize to a maintenance free residence with access to convenient amenities.

INDEPENDENT LIVING

Independent Living is a choice-based lifestyle model for seniors who don't need assistance with activities of daily living but are looking for an environment that offers additional support and services including meals, housekeeping, and planned activities. Independent living is often a choice for seniors looking to leave the responsibilities of homeownership behind and increase their social interaction.

ASSISTED LIVING

Assisted living serves residents with more needs than those in independent living, but fewer needs than those typically in nursing care. The service mix emphasizes convenience and hands-on care associated with the activities of daily living (ADLs).

MEMORY CARE

Memory care is specialized care model for residents experiencing memory issues. Staff are specially trained to offer programming and activities to maintain cognitive functioning and manage behaviors. The prevalence of dementia related diseases is growing fast with an estimated 1 in 9 over the age of 65 living with Alzheimer'

Communities in Lease Up

WELLINGTON BAY

Wellington Bay is a master planned 45-acre lakefront luxury senior living rental community located within the Village of Wellington, designed specifically for today's most discerning adults. The first phase includes 283 residences comprised of 159 independent living homes in a mix of traditional apartment, garden flats, and villas, 100 assisted living residences, and 23 memory care residences. The Wellington Bay campus is anchored by a 65,000-square-foot clubhouse with multiple dining venues, a wellness center, indoor and outdoor pools, club room, and spa. The second phase will include an additional 141 independent living homes rounding out the 424-residence campus. Located adjacent to The Mall at Wellington Bay, residents will enjoy easy access to a wide assortment of dining and shopping. Nearby grocery options include Whole Foods and Trader Joe's, and Publix. In addition, the area surrounding the site offers residents a vast array of community amenities, including championship golf and country clubs, world renowned polo clubs, and easy access to major transportation.

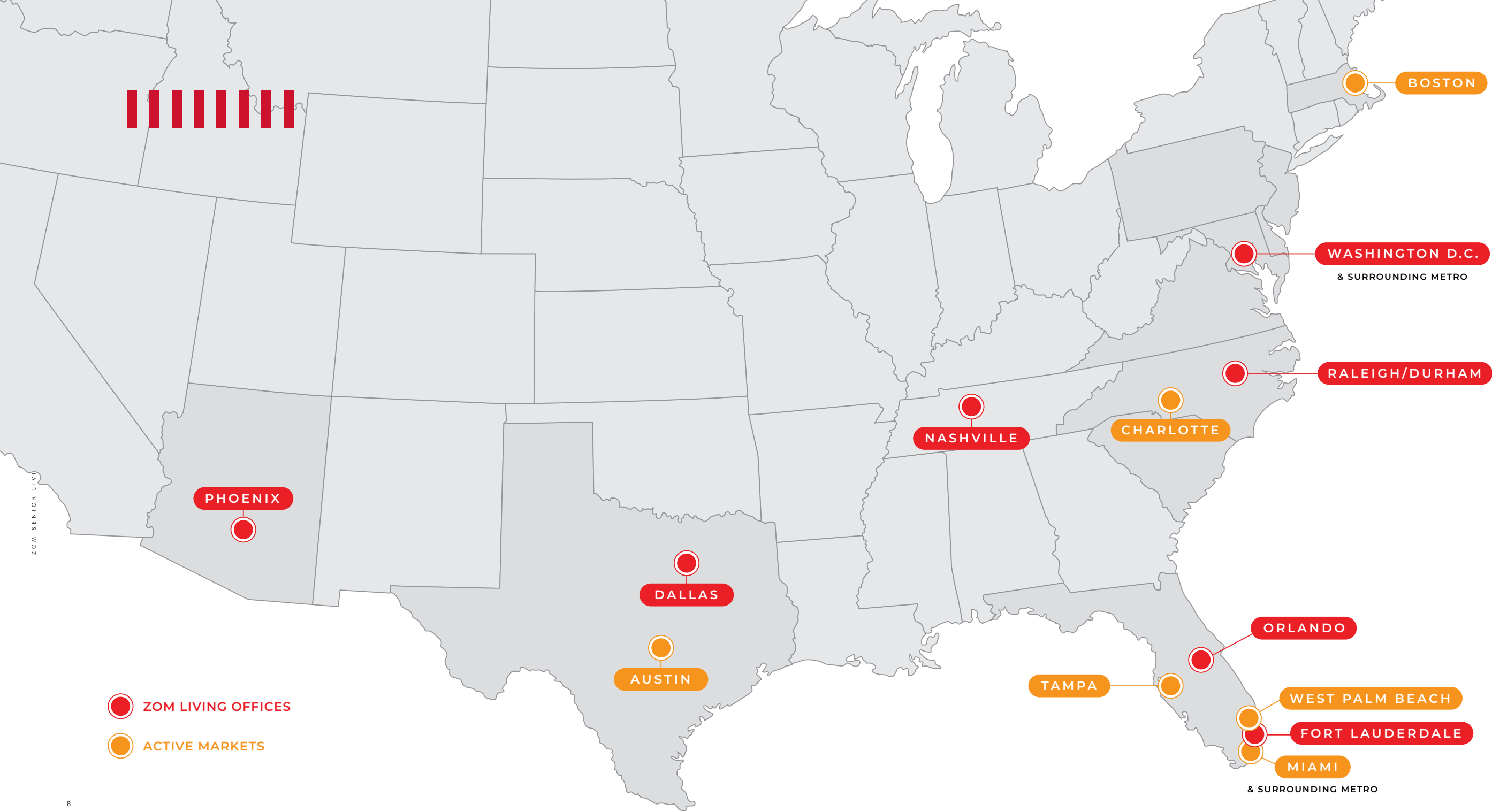
WATERMARK AT CORAL GABLES

Watermark at Coral Gables is an 8-story, luxury senior living community situated in a premier infill location in the heart of the affluent Coral Gables neighborhood adjacent to Miami. The community includes 196 independent living, assisted living, and memory care residences and features 50,000 square feet of amenity space, with multiple dining venues, a robust wellness center, and an eighth floor rooftop pool. Watermark at Coral Gables is strategically positioned to have seamless access to some of South Florida's top shopping and dining destinations, including the adjacent Shops at Merrick Park and the renowned Miracle Mile.

WATERMARK AT WEST PALM BEACH

Watermark at West Palm Beach is an 8-story luxury senior living community in desirable downtown West Palm Beach. The community features 154 independent living, assisted living, and memory care residences and 30,000 square feet of amenity space in close proximity to the region's art and cultural hub. The location provides easy access to some of the top shopping, dining, and cultural offerings within West Palm Beach including Rosemary Square, an upscale lifestyle center which houses nearly one million square feet of dining, shopping and entertainment, the world-class Kravis Center for the Performing Arts, and Palm Beach Island, home to landmarks such as the Breakers Hotel, Mar-a-Lago, Flagler Museum and Worth Avenue to name a few.





Target Markets

ZOM Senior Living targets development opportunities in markets that have durable senior demographic indicators and have benefitted from strong population and employment growth. These Markets range from high growth Sun Belt states that have been the largest benefactors of in-migration from high-cost coastal cities due to their favorable business and tax environment and cost of living, to established Mid-Atlantic and Northeast markets with diverse local economies and deep local labor pools that support the adult age children.

Development Strategy

ZOM Senior Living's strategy is centered around building and operating best-in-class active adult, independent living, assisted living, and memory care communities across our targeted markets.

Over its 40-year history, ZOM has gained extensive residential development experience ranging from three story garden projects to midrise to fifty story urban high rises. This breadth of experience combined with innovative design and over the top attention to detail has allowed ZOM to consistently deliver differentiated and highly regarded projects across multiple geographies and market cycles.

Known for engineering a comprehensive "ZOM Living Experience," ZOM Senior Living aims to development communities that inspire creativity, socialization, safety, and convenience in the lives of residents. Our communities prioritize a resident centric experience with a focus on hospitality and wellness offerings. The goal for every development is to create places where our residents can live longer healthier engaged lives and make lasting contributions to the surrounding environment through cutting edge design with market leading amenities.

Our Team



GREG WEST
CHIEF EXECUTIVE OFFICER



MATTHEW ADLER
CHIEF INVESTMENT OFFICER



BRIAN WARNER
CHIEF FINANCIAL OFFICER AND TREASURER



STEPHEN ORDWAY
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ANDREW CRETAL
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KHRIS PASCARELLA
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GRAHAM HATCHER
SENIOR VICE PRESIDENT - CONSTRUCTION





Unique Development Expertise

ZOM has gained numerous competitive advantages throughout its four decade history. The company has extensive multifamily development experience with a wide variety of product types, ranging from three-story garden projects to fifty-story urban high rises. This breadth of experience allows ZOM to pursue a wide variety of projects. Further compounding a wide reaching expertise in both product types and geographies, ZOM benefits from the following factors that differentiate the company and the product it delivers:

ZOM has successfully completed 63 projects to date with an additional 4,400 units under construction or in predevelopment. This experience gives the ability to pursue a variety of executions in each target market, expanding the number of potential sites suitable for investment.

ZOM engages a third-party general contractor for the construction of each development project. This promotes transparency during the construction of the project and aligns the interest of ZOM with its capital partners.

ZOM invests more time and money into landscaping compared to its competition. This fosters a true indoor / outdoor lifestyle for its residents and enhances the sense of community at the projects.

The thoughtful design and attention to detail exhibited in ZOM projects attract institutional buyers who intend to hold long-term. In recent years, ZOM's partnership interest in half of the company's multifamily projects has been purchased by the equity partner due to their desire to retain ownership of the asset as the design and quality of ZOM's projects have proven to withstand the test of time.

Integrated Construction Management

ZOM Living's in-house Construction Management Team work closely with the Development Team on each opportunity from site identification to manage the construction process. This early integration ensures proper scoping and identification of risks and mitigants.



Senior Living Partners



Liberty Senior Living is a southeast based Senior Living operator with 21 communities under management across 6 states. As part of family owned and operated group of companies founded in 1875, Liberty Senior Living owns, operates, and develops seniors communities ranging from limited service active adult to buy-in life care CCRCs. Liberty communities have been designed for active seniors who have high expectations for living life to the fullest and on their own terms. libertyseniorliving.com



Watermark Retirement Communities is national senior living Operator with 74 communities under management across 21 states. With more than 30 years of experience in the senior living industry, the company places a strong emphasis on resident well-being with each program, event, outing or experience created with the four pillars of well-being, mind, body, spirit and community in mind. watermarkcommunities.com



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