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WELLINGTON BAY

THE ESSENCE OF LIVING. —



WELLINGTON BAY

WELLINGTON | FLORIDA

Wellington Bay is a 45-acre, 424-unit, Class AA luxury senior living rental community, located within the Village of Wellington, designed specifically for today's most discerning adults. Residents will enjoy easy access to a wide assortment of dining, shopping and entertainment immediately adjacent to The Mall at Wellington Bay. Nearby grocery options include Whole Foods and Trader Joe's (300 yds), as well as Publix (1 mi). In addition to shopping and dining, 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. The Wellington Bay campus will offer a variety of product types, ranging from detached villas with garages, mid-rise active adult apartments with resort-style amenities, as well as accommodations for higher levels of care, including assisted living and memory care. The project will include 300 independent living units, 100 assisted living units and 24 memory care units.





PREMIER DEMOGRAPHICS

30% Of the population within a one-mile radius is aged 45-64, classified as the “adult child” segment.

Residents aged 65+ represent 11% of the total population within a one-mile radius and nearly 20% of the population within a five-mile radius.

Income and age qualified demand for independent living units has grown by nearly 24 percent over the past five years within a five-mile radius.

DESCRIPTION

UNITS: PHASE 1: 283: 159 Independent Living (IL), 100 Assisted Living (AL), 24 Memory Care (MC)

PHASE 2: 141 Independent Living (IL)

BUILDING TYPES: 6-story midrise (IL Units), 4-story midrise. (AL/MC Units), 3-story and single story garden (IL Units)

GROUNDBREAKING – PHASE 1: Q4 2019

COMPLETION – PHASE 1: Q1 2022

GROUNDBREAKING – PHASE 2: Q3 2024

COMPLETION – PHASE 2: Q3 2025

DEVELOPMENT TEAM

CO-DEVELOPER: ZOM Senior Living

CO-DEVELOPER / OPERATOR: Liberty Senior Living

CAPITAL PARTNER: Ares Management

CONSTRUCTION LENDERS: Truist, PNC, Comerica

GENERAL CONTRACTOR – MIDRISE: Balfour Beatty

GENERAL CONTRACTOR – LOWRISE: Kaufman Lynn

ARCHITECT: MSA Architects

INTERIOR DESIGN: RD Jones

UNIT MIX

PHASE 1

UNIT TYPE	COUNT	AVG SF
AL	100	529
MC	24	370
IL	159	1,373
1 Bedroom	36	854
2 Bedroom	53	1,211
2 Bedroom + Den	24	1,533
Villa	10	1,990
Garden Flat	36	1,852
TOTAL	283	990

PHASE 1

UNIT TYPE	COUNT	AVG SF
IL	141	1,317
1 Bedroom	36	854
2 Bedroom	51	1,211
2 Bedroom + Den	24	1,533
Villa	6	1,990
Garden Flat	24	1,852
TOTAL	141	1,317



THE NEXT GENERATION OF DESIGN.



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