



ParkPointe Encino



Who We Are

- Family owned and operated – based in Encino
- Experienced team with strong ties to the community
- Full service commercial real estate firm that values architecture and sustainable design
- Focus on medical office projects throughout Southern California
- Committed to long-term ownership and management



Our Projects



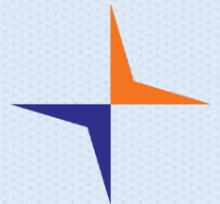
- Ventana Medical Center
 - 120,000 sq. ft. cancer treatment center
- Pomona Medical Center
 - Flagship DaVita Dialysis Center
- San Bernardino Advanced Imaging Center
 - State of the art diagnostic imaging
- West Hills Advanced Imaging Center
 - State of the art diagnostic imaging
- Harvard Professional Center
 - Medical office and commercial project

ParkPointe Encino

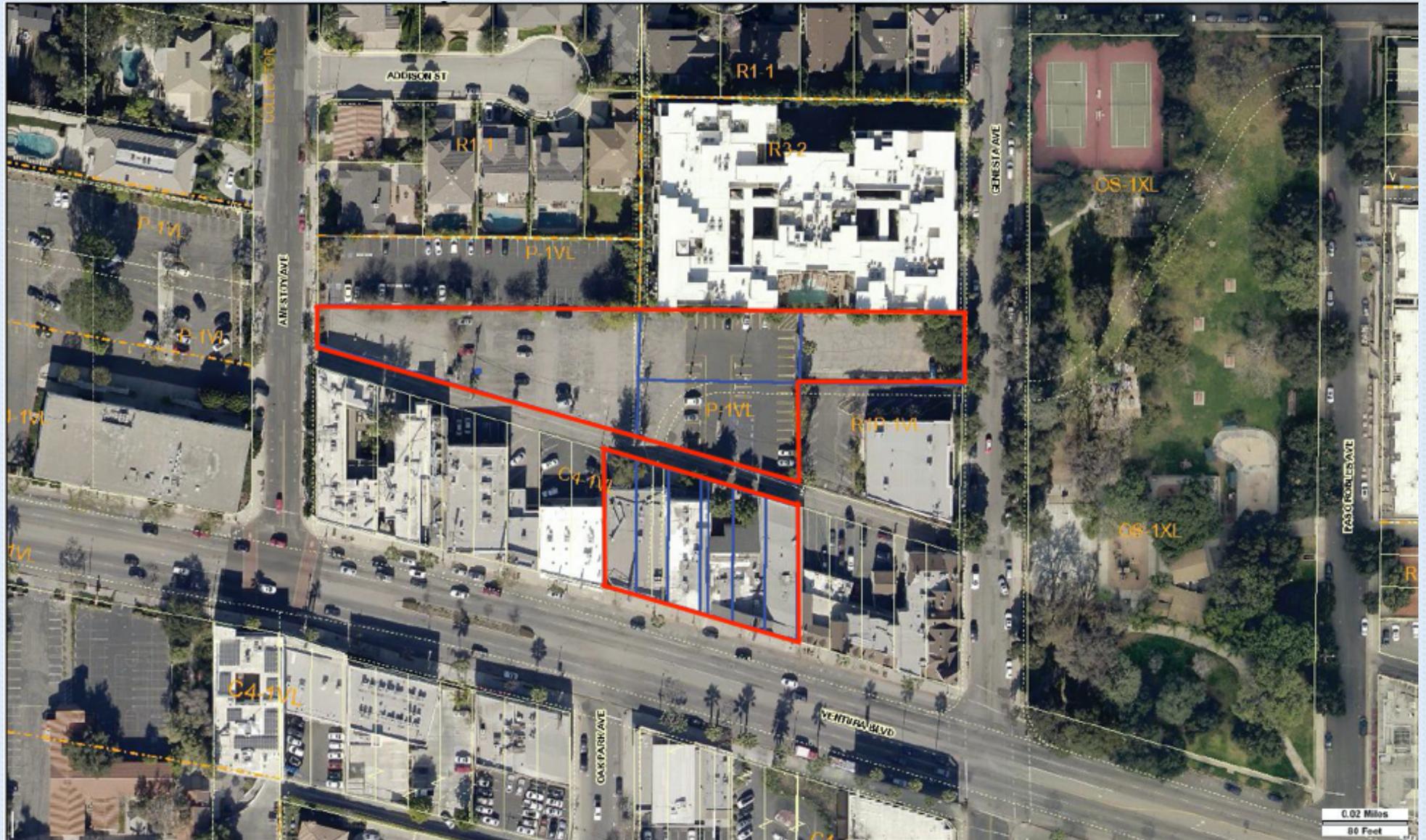
- The ParkPointe Project is composed of two adjacent properties, one on Ventura Blvd and one on Genesta Ave. An existing 20' alley runs between the two properties.
- A five-story, 90 room eldercare facility (approx. 80,225 sq. ft) is proposed on Genesta and a two-story (approx. 35,331 sq. ft) health club would be located on Ventura Blvd.
- The Project will provide 364 parking spaces to serve both uses. 352 spaces will be below grade, 12 parking spaces located at grade
- Access to the Project will occur off both Genesta Ave and Amestoy Ave.

Entitlements:

- Vesting Zone Change from P1-VL to C2-1VL for the Eldercare site and from C4-1VL to C2-1VL for the health club site.
- Eldercare Facility Unified Permit
- Site Plan Review
- Project Permit Compliance
- Specific Plan Exceptions (FAR, lot coverage, height)
- Vesting Tentative Tract Map
- Haul Route
- Permit to remove Oak Tree



Aerial Photo – Existing Site



Building View – Ventura looking West



Building View – Ventura looking East



Sunrise Senior Living



Sunrise Senior Living - Overview

*Sunrise of Encino Rendering



Sunrise: A Leading Provider Of Senior Living Services

- Premium product, offering resident-centered services for seniors
- High-quality, purpose-built communities located in top metropolitan markets
- Leading brand, reputation, and senior living expertise

326 Sunrise Communities



Our Services

- Assisted Living
- Memory Care
- Reminiscence
- Independent Living
- Skilled Nursing
- Short-term/Respite Stays



Sunrise has approximately **32,000+** team members across the U.S., Canada, and the U.K. Each year, we retain nearly **80%** of our full-time team

New team members receive **40+ hours** of training in their first 30 days

We adjust staffing **365 days** a year based on the number of residents and care they need

Leaders receive an additional **72+ hours** of training to help teams meet Sunrise standards

Leaders receive an additional **650,000+ hours** of continuing education Sunrise team members each year



“Highest in Customer Satisfaction among Senior Living Communities”

Sunrise is the first senior living provider to receive this award. Sunrise earned the highest score in five categories:

- Caregiver, Staff
- Services, Activities
- Rooms, Building, Grounds
- Food, Beverage
- Setup, Orientation

Sunrise Senior Living received the highest numerical score in the J.D. Power 2018 Senior Living Satisfaction Study, based on 2,539 total responses among 7 senior living communities measuring experiences and perceptions of residents/family members/friends, surveyed October-December 2017. Your experiences may vary. Award applicable to United States only. Visit jdpower.com

Sunrise Locations



Sunrise Communities



BURLINGAME, CA



PALOS VERDES, CA



BEVERLY HILLS, CA



WASHINGTON, DC

Community Photos – SRZ of Bethesda



Community Photos - Interior



Site Plan



Courtyard Views



*Trees Hidden for Clarity



Building Views



Building Views



Building Views





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