

THE GLEBE 2027

MASTER PLAN

Created Winter 2023

The Glebe
Blue Ridge Living



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HYBRID HOMES AND NEW-
APARTMENTS

FINANCIAL SUMMARY

- With routine Cap Ex
- Stabilized occupancy
- Good fiscal controls (expense growth)
- We can afford these projects in conjunction with other initiatives at other communities.
- They enhance our overall financial performance

THE MASTER PLAN



WHAT IS A MASTER PLAN?

- A guide for future growth
- A plan so residents, prospects and families can see forethought into our future together
- A plan to remain market competitive and viable into the future
- A master plan is contingent on many things, including market demand, lending and local politics. Meaning plans are subject to change!

STRATEGIC GOALS



All campuses 80% Independent Living / 20% Licensed areas (Assisted Living, Memory Support, and Skilled Nursing services)

We want to be open and forthright and involve residents with concepts early on

Self-perpetuating business, our organization has a commitment and obligation to long term-perspective and long-term sustainability

THE VISION

CONCEPTUAL RENDERING OF
NEW OUTDOOR DINING SPACE



CAMPUS EXPANSIONS



CURRENT CAMPUS 2023



LEGEND

- EXISTING CARE CENTER BUILDINGS
- RENOVATED / NEW CARE CENTER BUILDINGS
- EXISTING IL BUILDINGS
- NEW IL BUILDINGS
- EXISTING COMMUNITY / COMMONS BUILDINGS
- NEW COMMUNITY / COMMONS BUILDINGS

PHASE 1

- 22 New cottages
- New Guard House
- Added amenities - Culinary, Botetourt Room
- Assisted / Skilled Kitchen enhancements

PHASE 1 EXPANSION



22 COTTAGES

- 5 floor plans
- Same general floor plans as currently reside on The Glebe Campus

22 COTTAGES NEW SITES

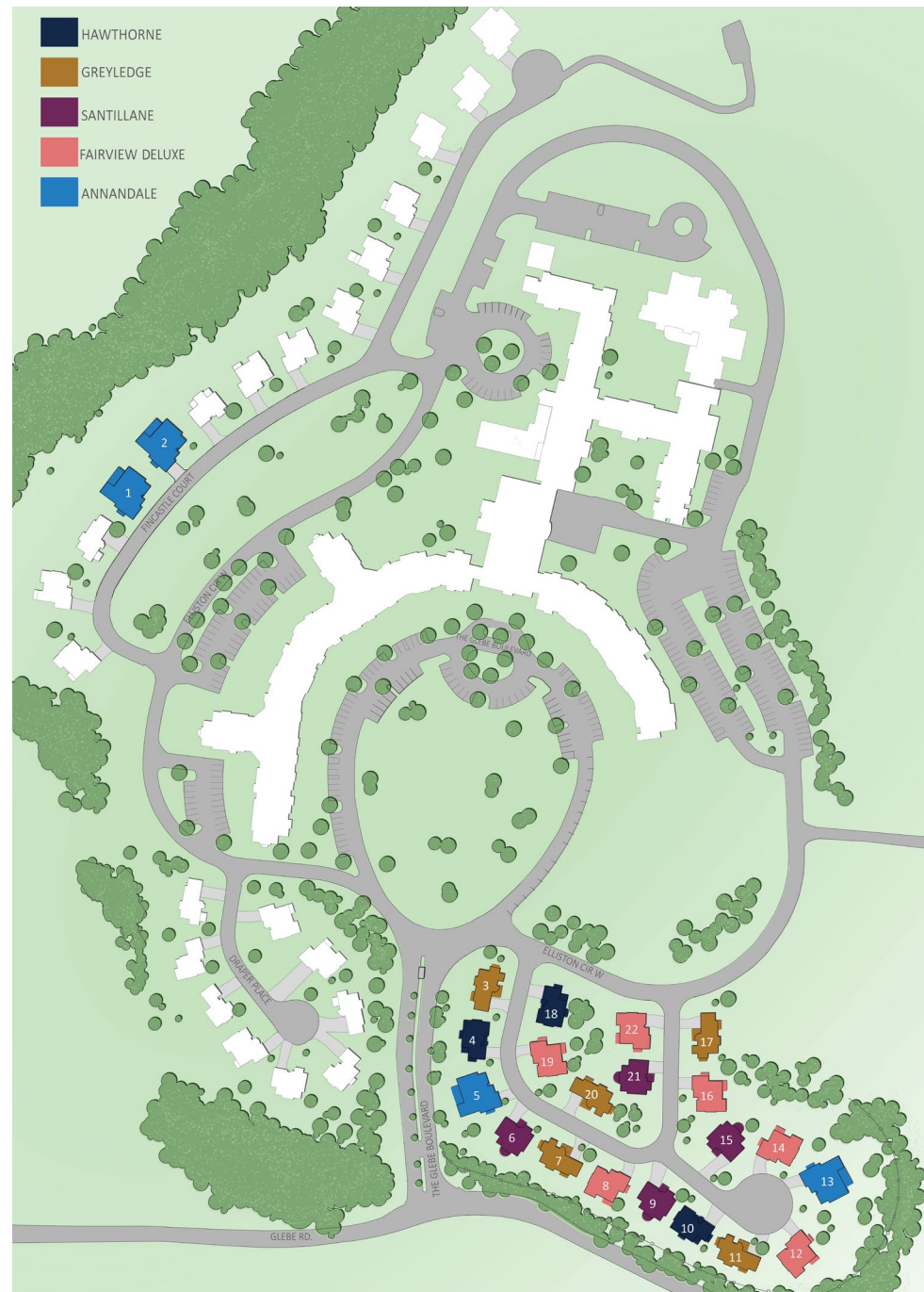


2 New Sites



20 New Sites

LOCATION OF THE NEW 22 COTTAGES



VIEW FROM GLEBE ROAD

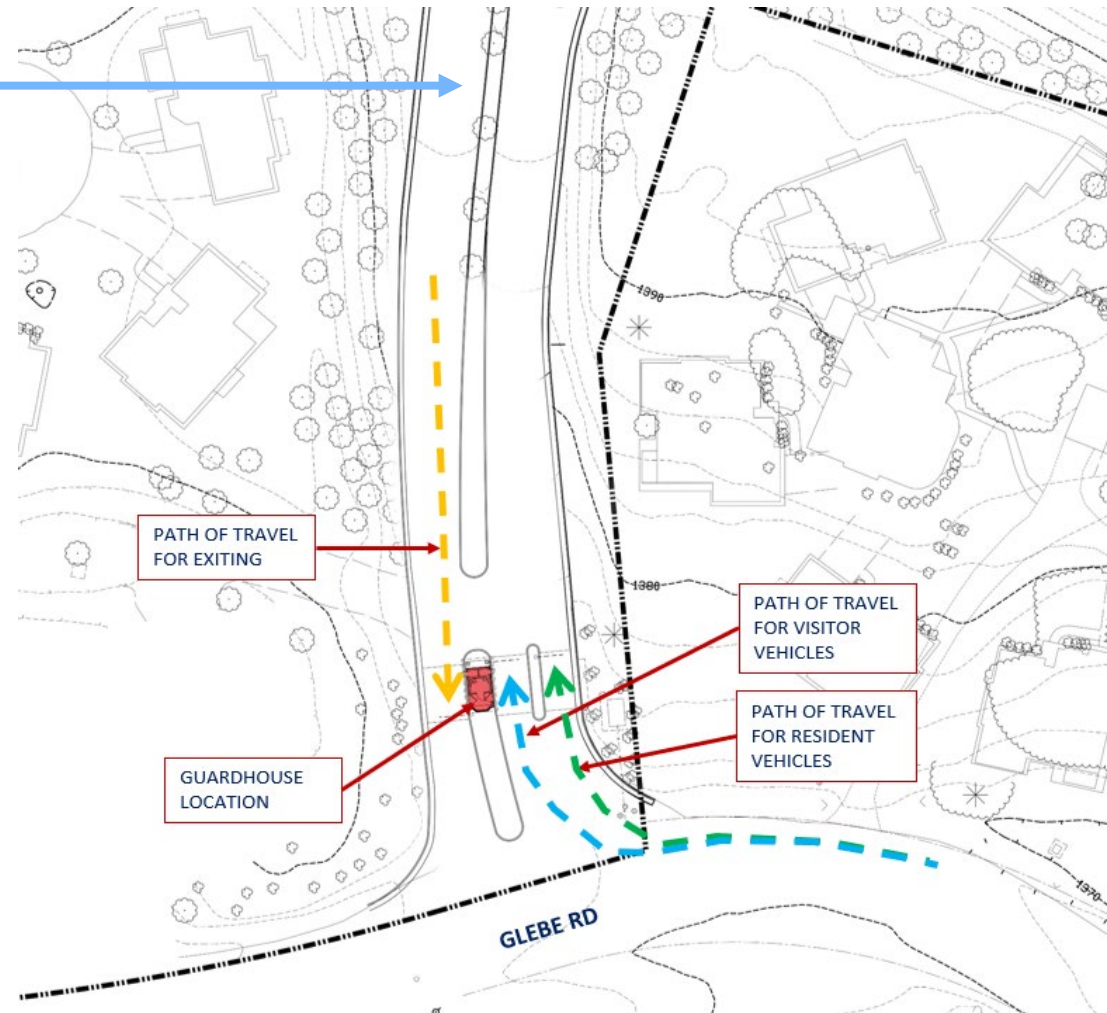


FLOORPLANS

- GREYLEDGE
- HAWTHORNE
- SANTILLANE
- FAIRVIEW II
- ANNANDALE (Spitz)

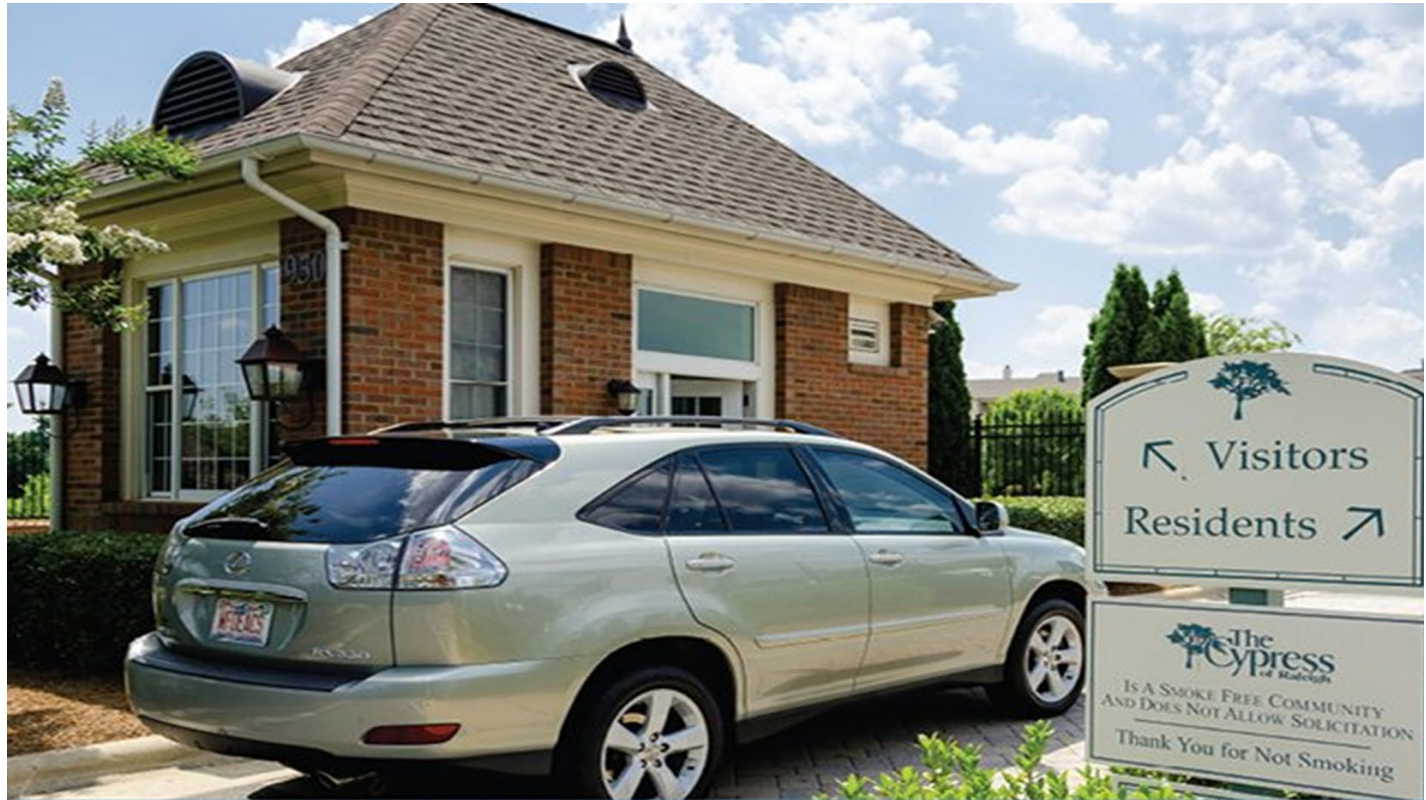
GUARD HOUSE

GUARD HOUSE WILL NEED TO BE MOVED BACK TOWARD THE CIRCLE DRIVE



GUARD HOUSE

CONCEPTUAL
RENDERING
ONLY

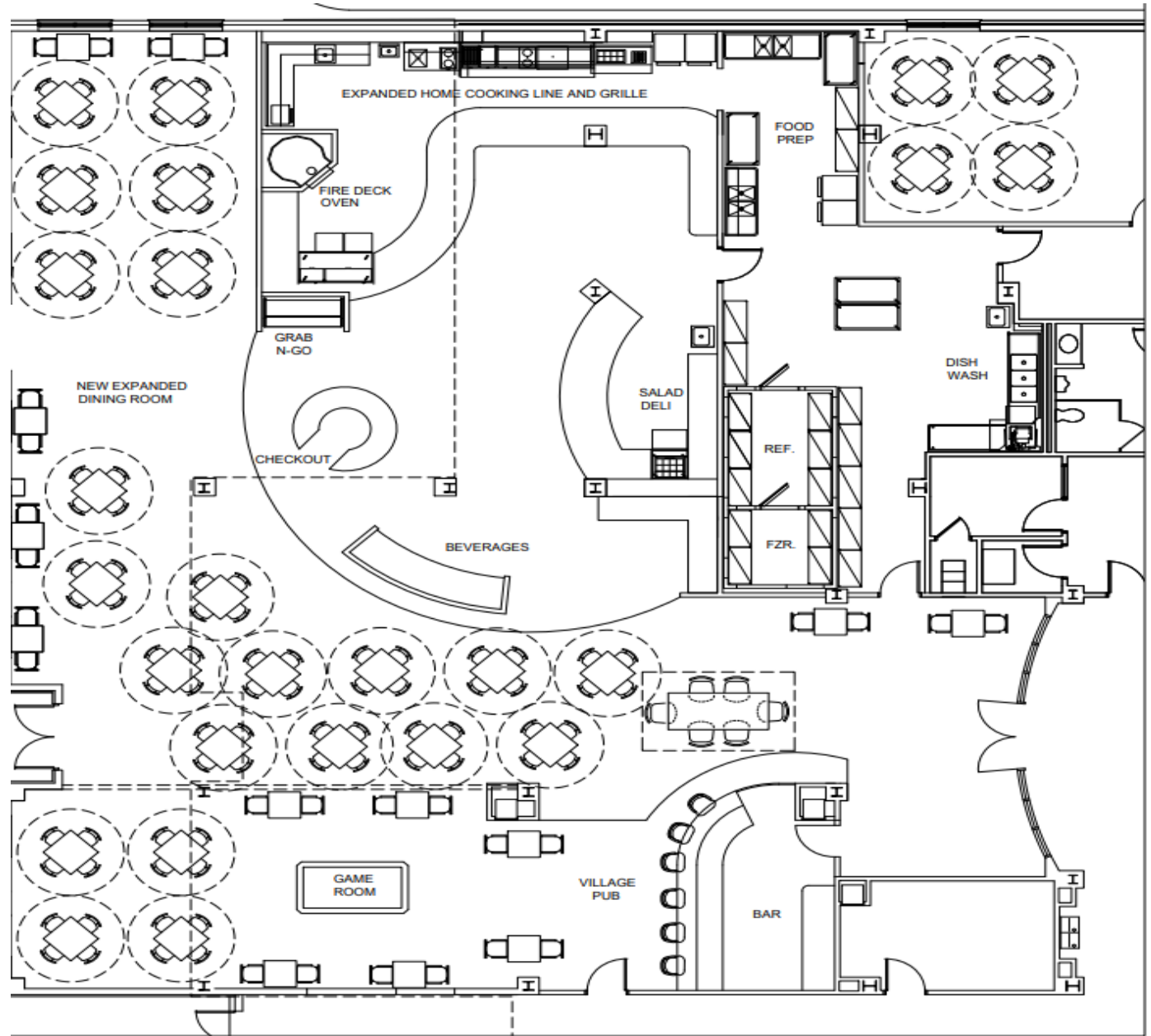


(conceptual rendering only)

AMENITIES

- Increased Depot spaces for Culinary Experience
- Added space to Botetourt room
- Office Space
- Parlor / Private Dining
- Coffee/Bakery
- Golf Cart Parking
- Outdoor Dining Experience
- Assisted / Skilled Kitchen and Dining Room

NEW DEPOT VISION

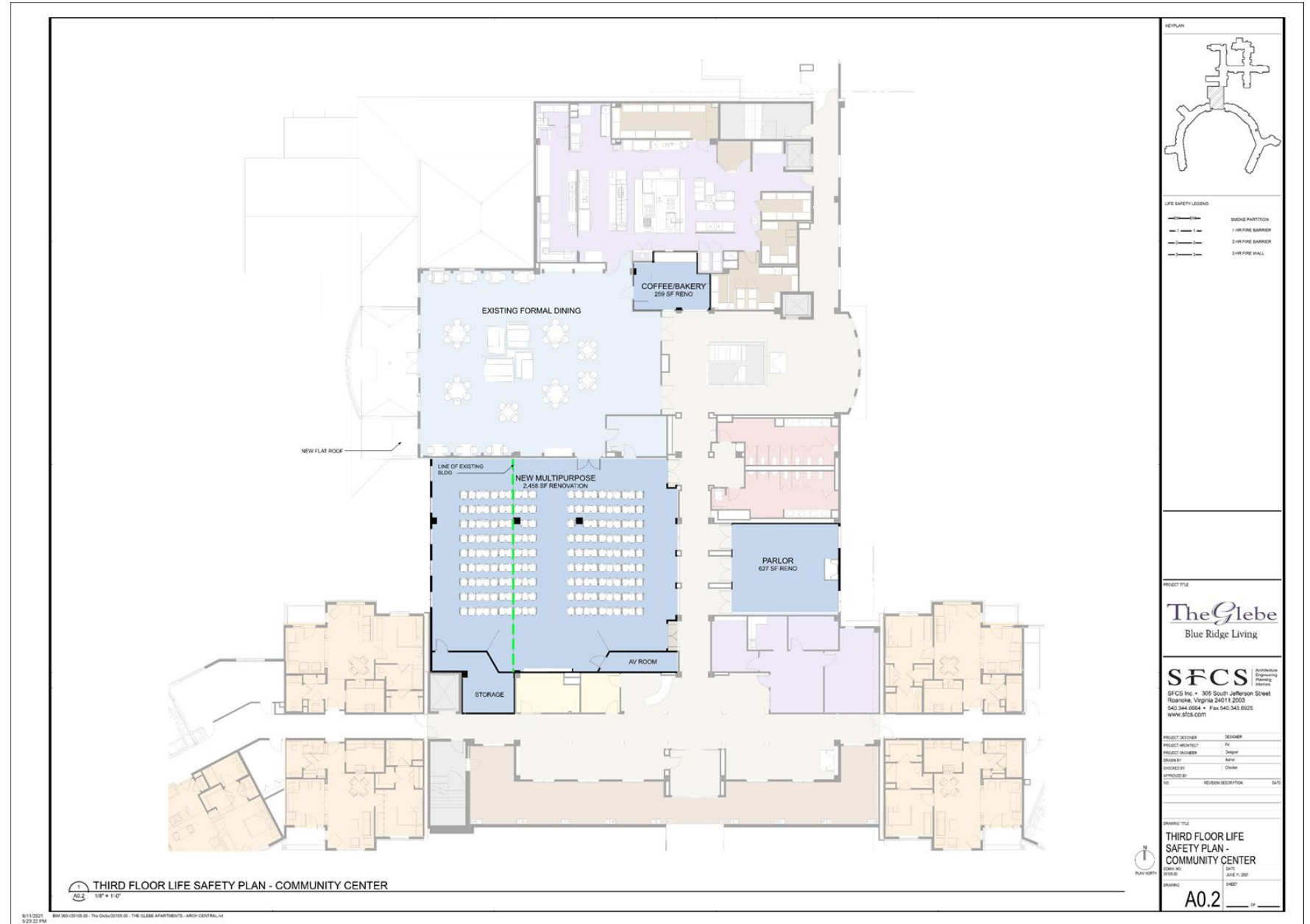


NEW CAFE CONCEPTUAL RENDERING ONLY



3RD FLOOR

COMMUNITY CENTER



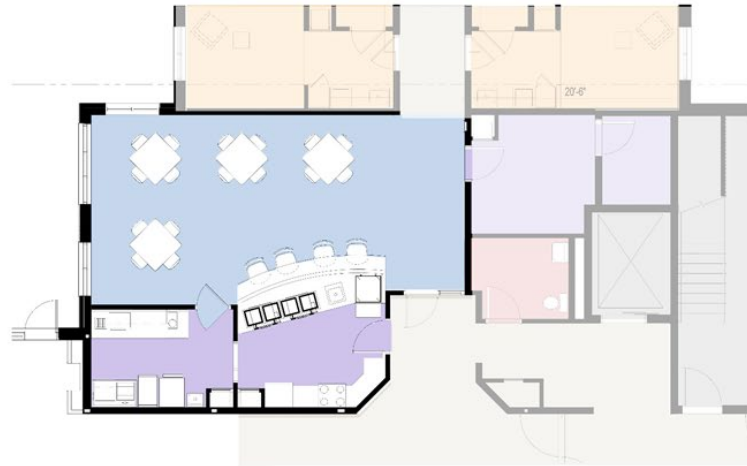
2ND & 3RD FLOOR

AL DINING

RENOVATION WORK IN EXISTING ASSISTED LIVING BUILDING
EXISTING CONSTRUCTION TYPE SB
1-1B OCCUPANCY SEPARATED USES
FULLY SPRINKLED
TWO-STORIES



3 THIRD FLOOR LIFE SAFETY PLAN - A.L. DINING
A0.3 1/4" = 1'-0"



1 SECOND FLOOR LIFE SAFETY PLAN - A.L. DINING
A0.3 1/4" = 1'-0"

RENOVATION WORK IN EXISTING HEALTHCARE BUILDING
EXISTING CONSTRUCTION TYPE SA
3-2 OCCUPANCY
FULLY SPRINKLED
ONE-STORY



2 SECOND FLOOR LIFE SAFETY PLAN - S.N. DINING
A0.3 1/4" = 1'-0"

2ND & 3RD FLOOR

DINING AMENITIES

- Cook to Order
- Fresh Food
- Additional Meal Selections

ASSISTED LIVING CONCEPTUAL ONLY



ASSISTED LIVING & HEALTH CARE VISION

- Upgraded kitchen will allow for cook to order food in assisted living.
- Open kitchen design concept.
- Allowing residents and guests to enjoy the sights and smells of cook to order concept.
- Resident access to daily snacks and beverages.

POTENTIAL FUTURE GROWTH

IL APARTMENTS & HYBRID HOMES



INDEPENDENT LIVING

EXPANSION



LOCATION OF NEW APARTMENT WING



WHAT IS A HYBRID HOME?



- A Hybrid Home is not an apartment in the main building, and it is not an individual cottage. It is something in between, a hybrid.
- It is a congregate building with 10-16 apartments in the building, and individual interior garages access
- Lots of sun exposure and balcony/patio space

HYBRID HOMES



POTENTIAL LOCATION OF NEW HYBRID HOMES



TIMING OF FUTURE EXPANSIONS

- No timeline has been set for the construction of Hybrid Homes or the new wing of apartments (E Wing)
- It could be several years into the future before any substantive work begins on those projects and will depend on market factors such as demand and financial conditions at the time.

THANK YOU

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