

THE SUMMIT 2027

SHARING PLANS FOR OUR FUTURE TOGETHER

The
SUMMIT
engaged IN LIFE



CONTENTS

MASTER PLAN

STRATEGIC GOALS

CAMPUS EXPANSIONS

TRAFFIC PATTERNS AND ACCESS POINTS

MANAGING THE CARE CONTINUUM

THE MASTER PLAN

PROJECTED FOR 2027

Conceptual Rendering Only



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. Meaning plans are subject to change.

STRATEGIC GOALS



PLANNED UPDATES

- Interior refresh (current), AL updates
- New front entrance / Guard House
- 18 Additional new cottages
- Memory support neighborhood, 20 private rooms
- Added amenities – Independent
- New Hybrid Homes – Independent

THE PROCESS

- Management takes resident and prospect market research to develop a framework of future projects
- Management is shares with the residents conceptual planning
- We are in this together and will work and refine our future

THE 2027 VISION

CONCEPTUAL RENDERING ONLY



CAMPUS EXPANSIONS

MAJOR CONSIDERATIONS IN PLANNING

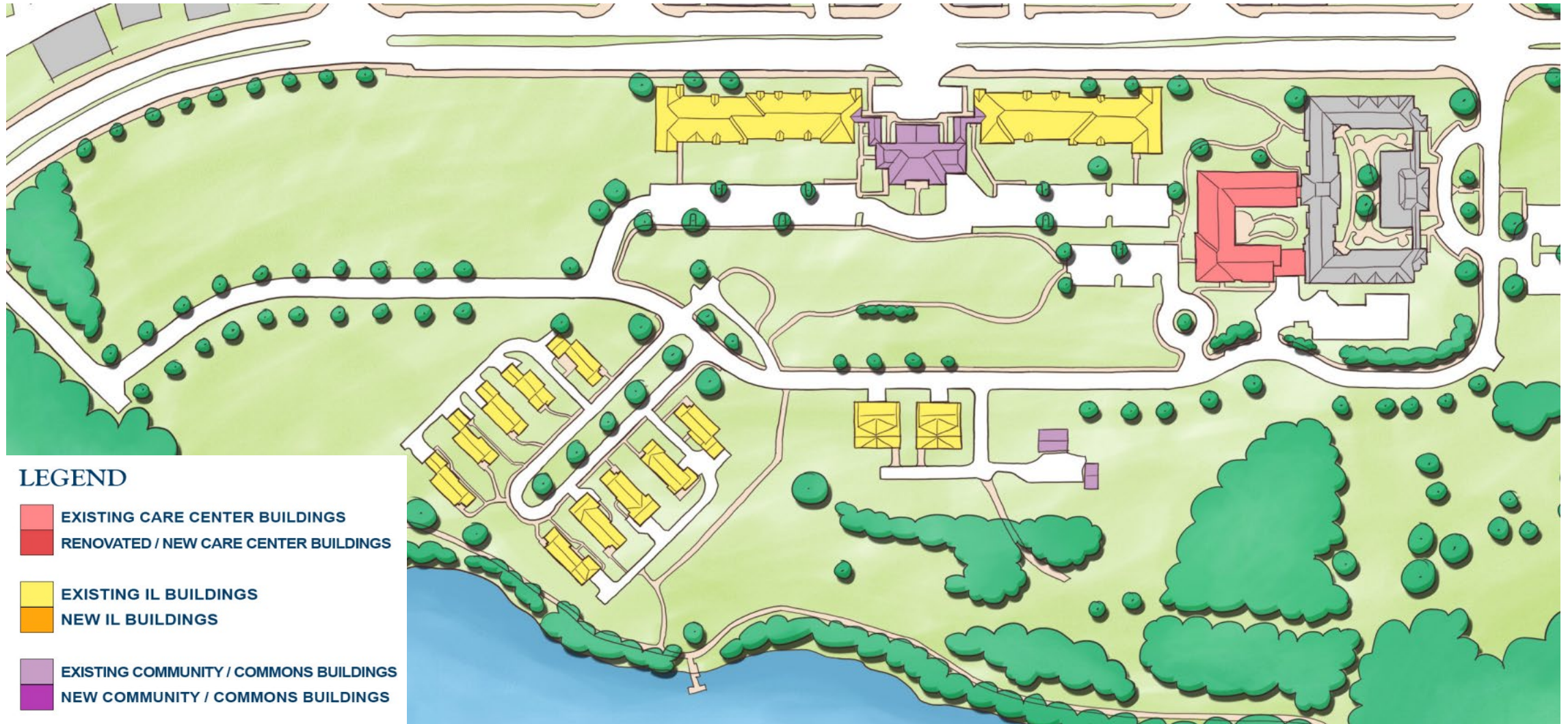
LOADING DOCK / UTILITIES

DINING SERVICES

CAMPUS DISTANCES

WALKABILITY / SAFETY

CURRENT CAMPUS 2023



PHASE 1

- 18 New Cottages
- New Guard House
- New Formal Entrance at Traffic Light
- TIMELINE = We have started this phase

PHASE 1 EXPANSION

Guard House

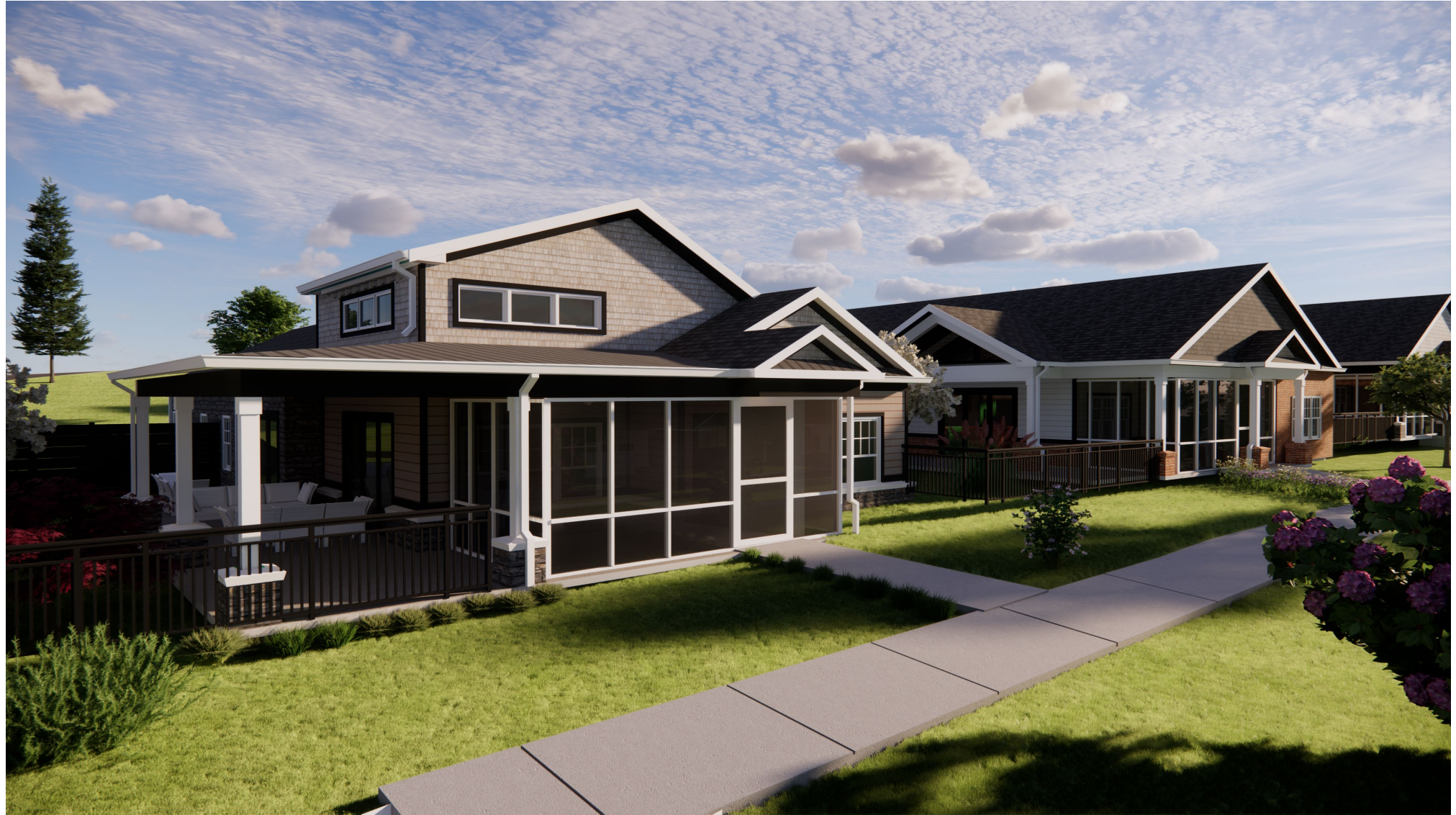
18 Cottages



COTTAGES



COTTAGES



PHASE 2

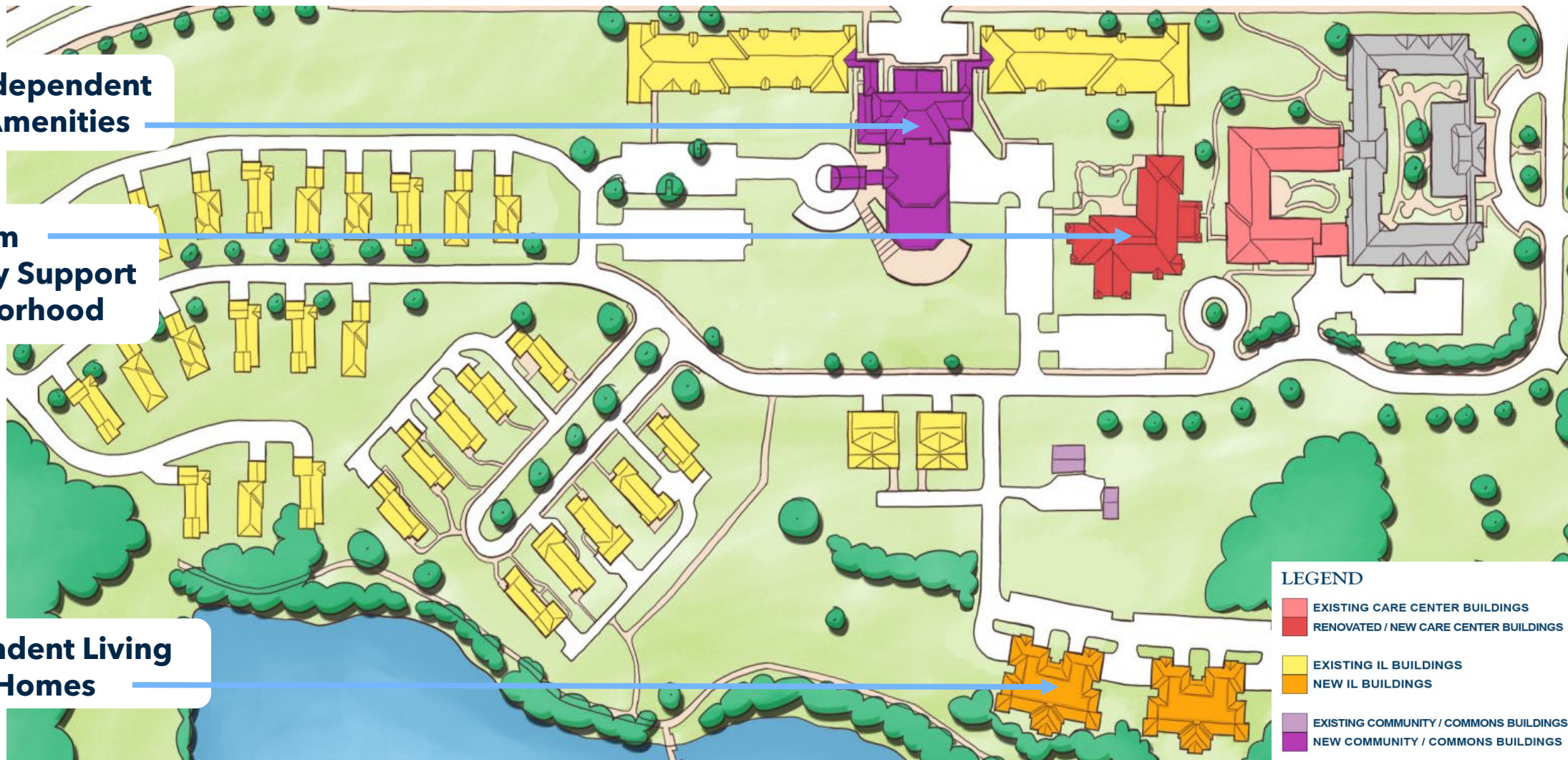
- 2 Hybrid Homes
- 20 residences of Memory Support
- Independent Living amenities / common areas
- TIMELINE TBD = Plan to Begin shortly after Phase 1

PHASE 2 EXPANSION

New Independent Living Amenities

20 Room Memory Support Neighborhood

Independent Living Hybrid Homes



BLUE RIDGE COMMONS



Conceptual Rendering

BLUE RIDGE COMMONS



Conceptual Rendering

BLUE RIDGE COMMONS



BLUE RIDGE COMMONS



Conceptual Rendering

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 AT LAKEWOOD



(conceptual rendering only)



MEMORY SUPPORT



- 20 Beds -Replica of Memory Support at The Glebe
- Private Rooms
- Neighborhood Approach

MEMORY SUPPORT AT THE GLEBE



MEMORY SUPPORT GARDEN



Conceptual Rendering

INDEPENDENT LIVING AMENITIES

TO BE
DESIGNED

- Additional and larger dining options
- Larger more robust fitness
- Business Center / Library
- Theatre
- Chapel
- Community Gathering Room for large events
- and much more

PHASE 3 - 4

- Additional hybrid homes
- Added amenities as campus evolves

PHASE 3 EXPANSION

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

New Amenities

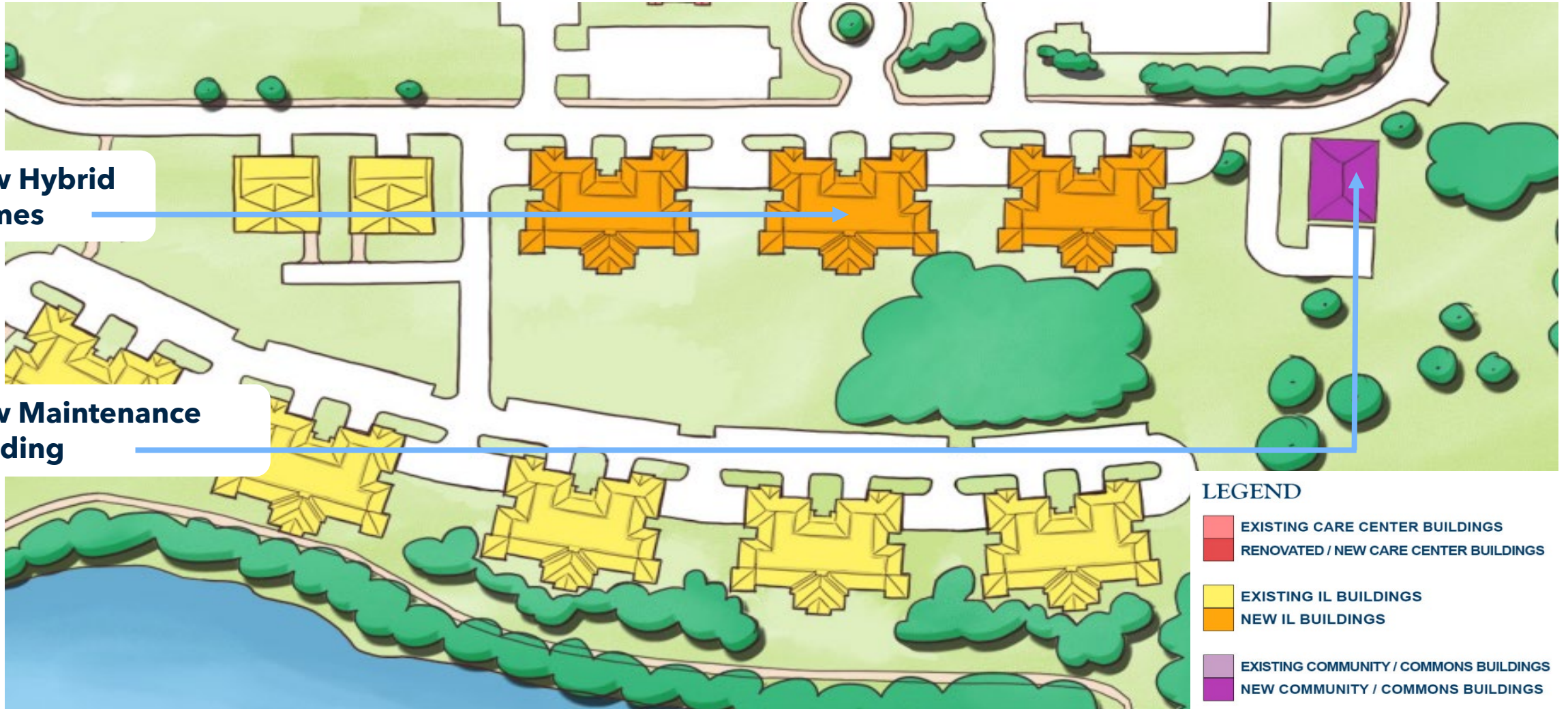
New Hybrid Homes



PHASE 4 EXPANSION

New Hybrid
Homes

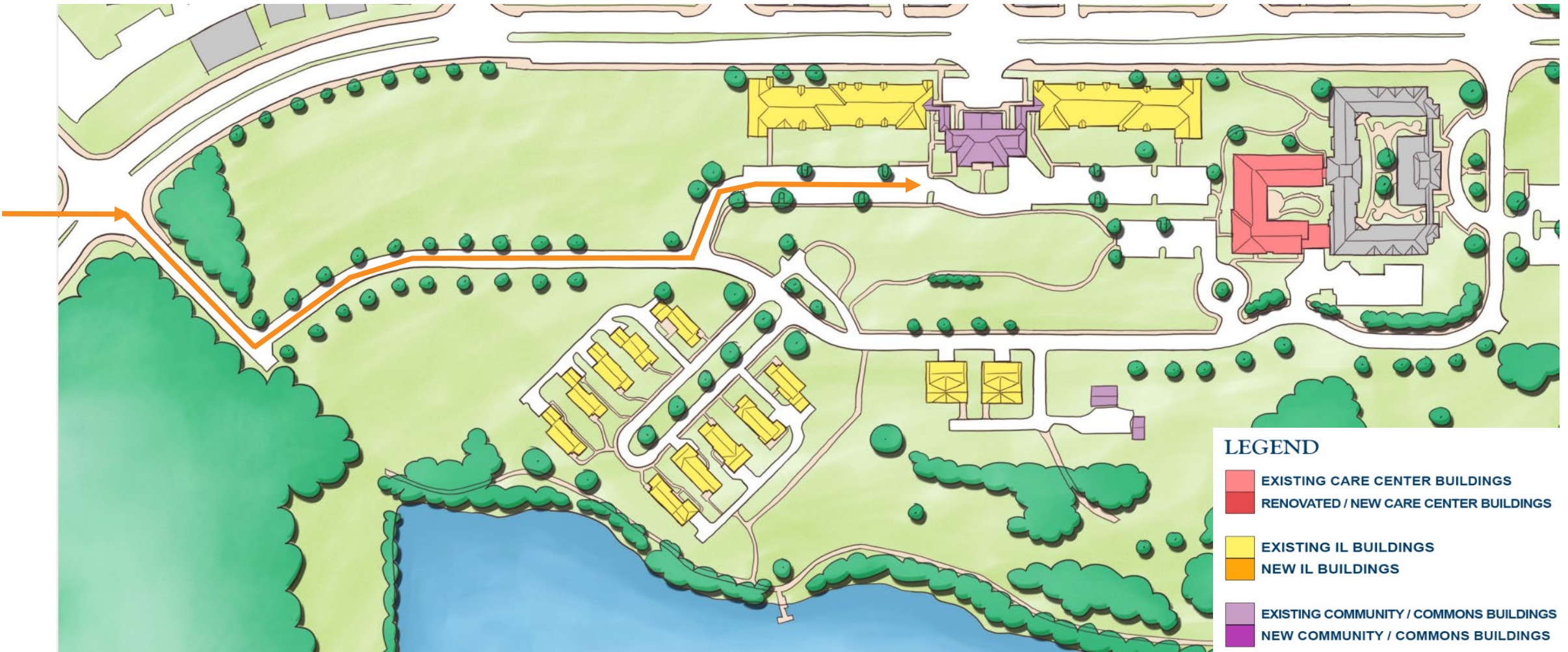
New Maintenance
Building



TRAFFIC PATTERNS & ACCESS POINTS

- Create pedestrian and golf cart friendly campus
- Distinct resident entrance and separate vendor, team member entrance
- Loading dock and distances

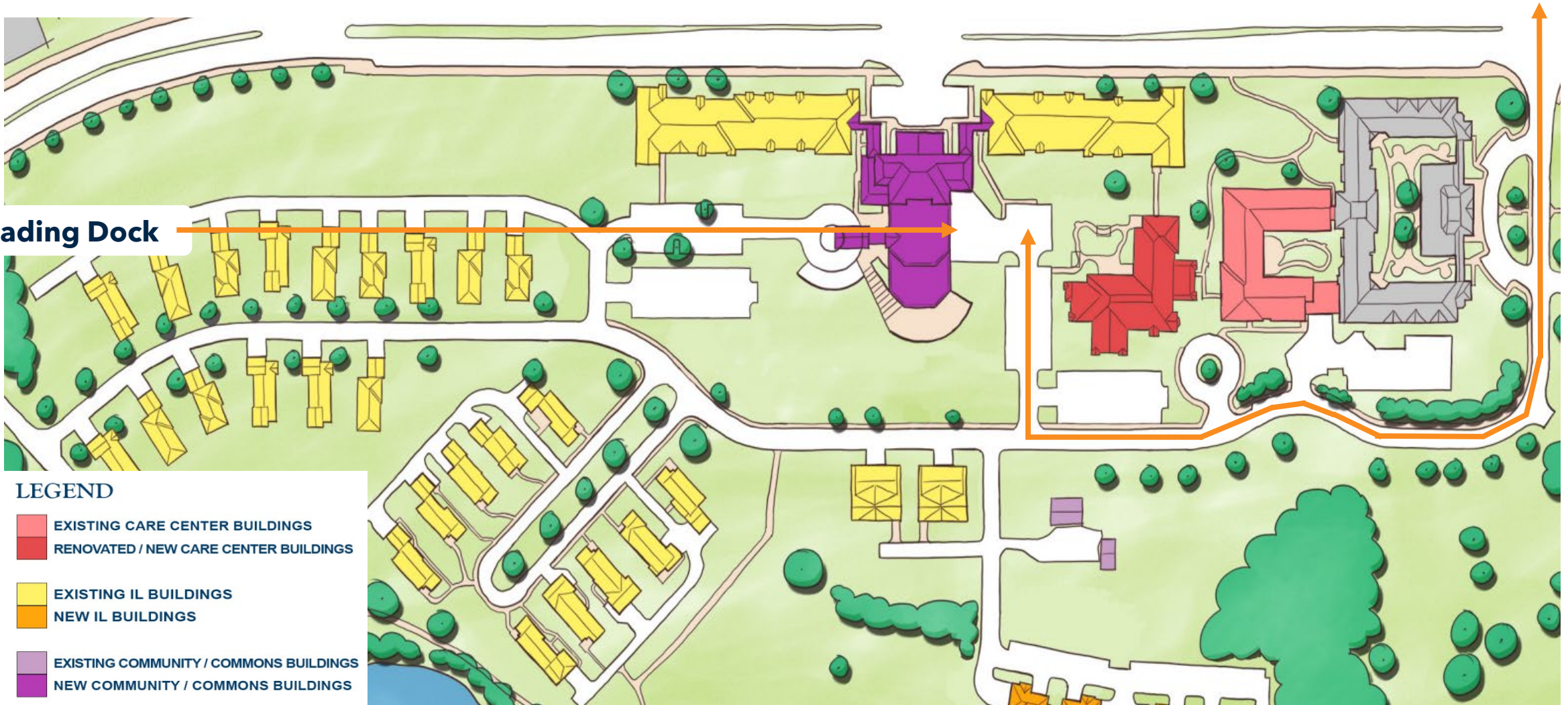
CURRENT DELIVERY TRAFFIC 2023



FUTURE DELIVERY TRAFFIC

EXPANSION
PHASE 2

Loading Dock



VIEWS FROM SOUTH APARTMENTS



- Current view is parking lot and bushes
- Memory Support needs to be in close proximity to assisted living
- We will lowering the roof lines from Glebe
- Beautiful courtyard - Landscaping
- No more looking at a parking lot

VIEW 1

TOWARD
MEMORY
SUPPORT
FROM IL
1ST FLOOR



VIEW 2

TOWARD
MEMORY
SUPPORT
FROM IL
2ND FLOOR



VIEW 3

TOWARD
MEMORY
SUPPORT
FROM IL
3RD FLOOR



CARE DELIVERY



SUMMIT ASSISTED LIVING

Dedicated plans are being made to enhance our capacity of care within your residence and home.



We will accommodate and retain residents with increased care including:

MOBILITY NEEDS

NUTRITIONAL ASSISTANCE

MEMORY SUPPORT

WHAT WILL RESIDENTS EXPERIENCE?

CARE LEVELS

- Resident assessments will determine an individual's level of care needs.
- Varied levels of care within Assisted Living

ACUITY-BASED STAFFING

- Additional Clinical Team
- Housekeeping
- Care Liaison

EQUIPMENT

- Mechanical Lift
- Vital Sign Machine
- Oxygen Concentrator

COORDINATION EFFORTS

BETWEEN THE SUMMIT *AND* SUMMIT HEALTH & REHAB

- Summit team members visit Summit residents daily M-F at Summit Health and Rehab.
- Summit team members support resident care plan meetings at Summit Health and Rehab.
- Summit team members (including ED and Administrator) have monthly communications meetings with Summit Health and Rehab's Administrator and DON.
- Summit and Summit Health and Rehab have a group email established for improved communications.

PLANNING ASSUMPTIONS

- Stabilized Occupancy
- With routine capital reinvestment
- Good fiscal controls (expense growth)
- We can afford these projects in conjunction with other company initiatives
- These projects enhance long-term financial performance
- Access to capital markets can change based on conditions out of LifeSpire's control

THANK YOU

THE SUMMIT

1400 ENTERPRISE DRIVE

LYNCHBURG, VIRGINIA 24502

