

Georgia Real Estate

- ◆ Led the nation in number of fastest growing counties, 2000 - 2005
- ◆ 18 of top 100 counties in nation
- ◆ 15 surround metro Atlanta
- ◆ Growth sphere extends 80 miles
- ◆ No outward boundary to limit growth
- ◆ Decentralized Employment Growth

Atlanta Journal-Constitution, March 16, 2006

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Georgia Real Estate

- ◆ Atlanta area is one of the fastest-growing areas in nation
- ◆ Strong growth will continue over next 25 years
- ◆ Projected Growth by 2030
 - 100,000 population growth per year
 - 60% move from outside Atlanta
- ◆ 20 - County area to add 2.2 million residents

Atlanta Regional Commission, November 2006

Georgia Real Estate

- ◆ Atlanta – “Top 10 cities: Where to buy now.”
- ◆ 24% projected gain in property value over 5 years
- ◆ Primary “growth pole” for entire Southeast
- ◆ Metro area includes 110 municipal governments
- ◆ Cities compete for growth

Business 2.0 October 2006

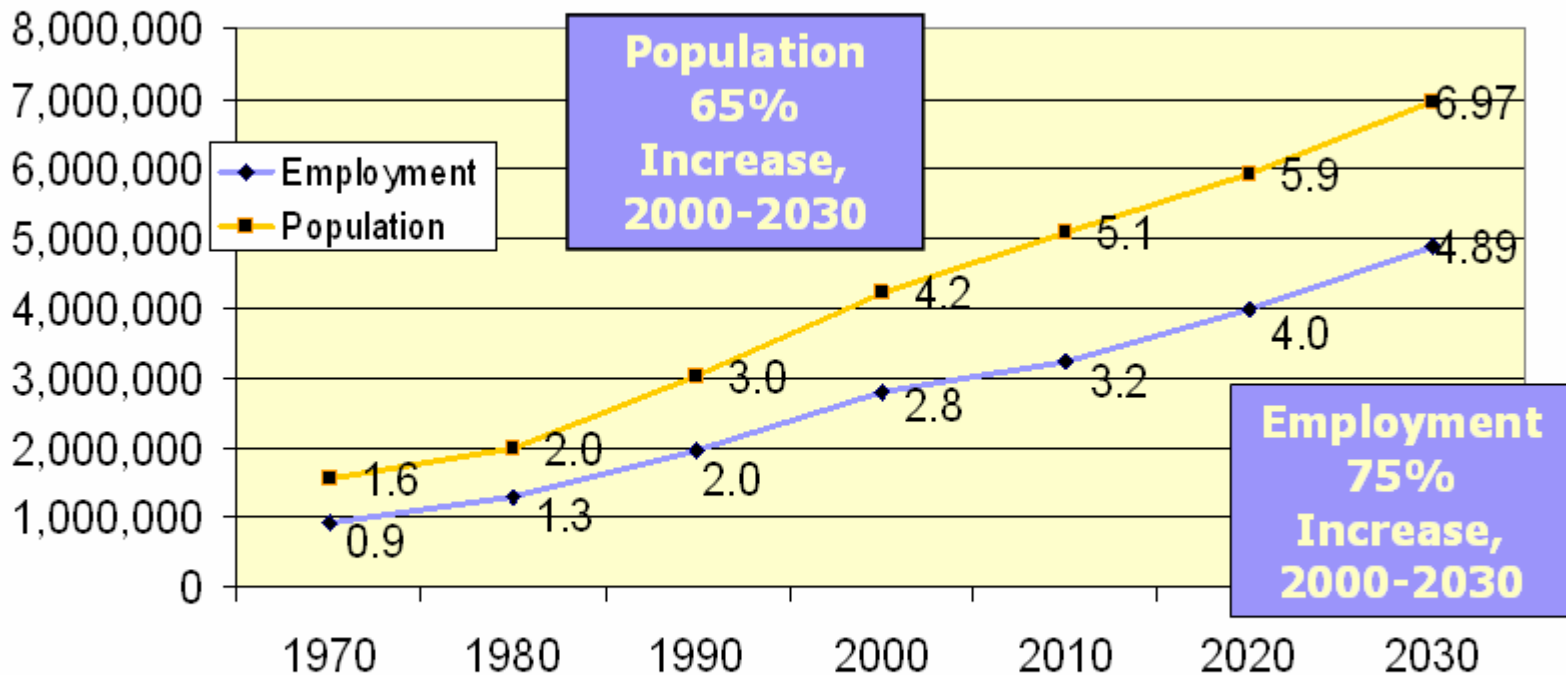
Atlanta Job Growth

- ◆ Metro Atlanta economy has been strong during a slow national period
- ◆ Job Growth Projected Gain 1998 – 2005
 - 1.8 million net new jobs
- ◆ Personal Income above National Average






Metro Atlanta Chamber of Commerce,
October 2006

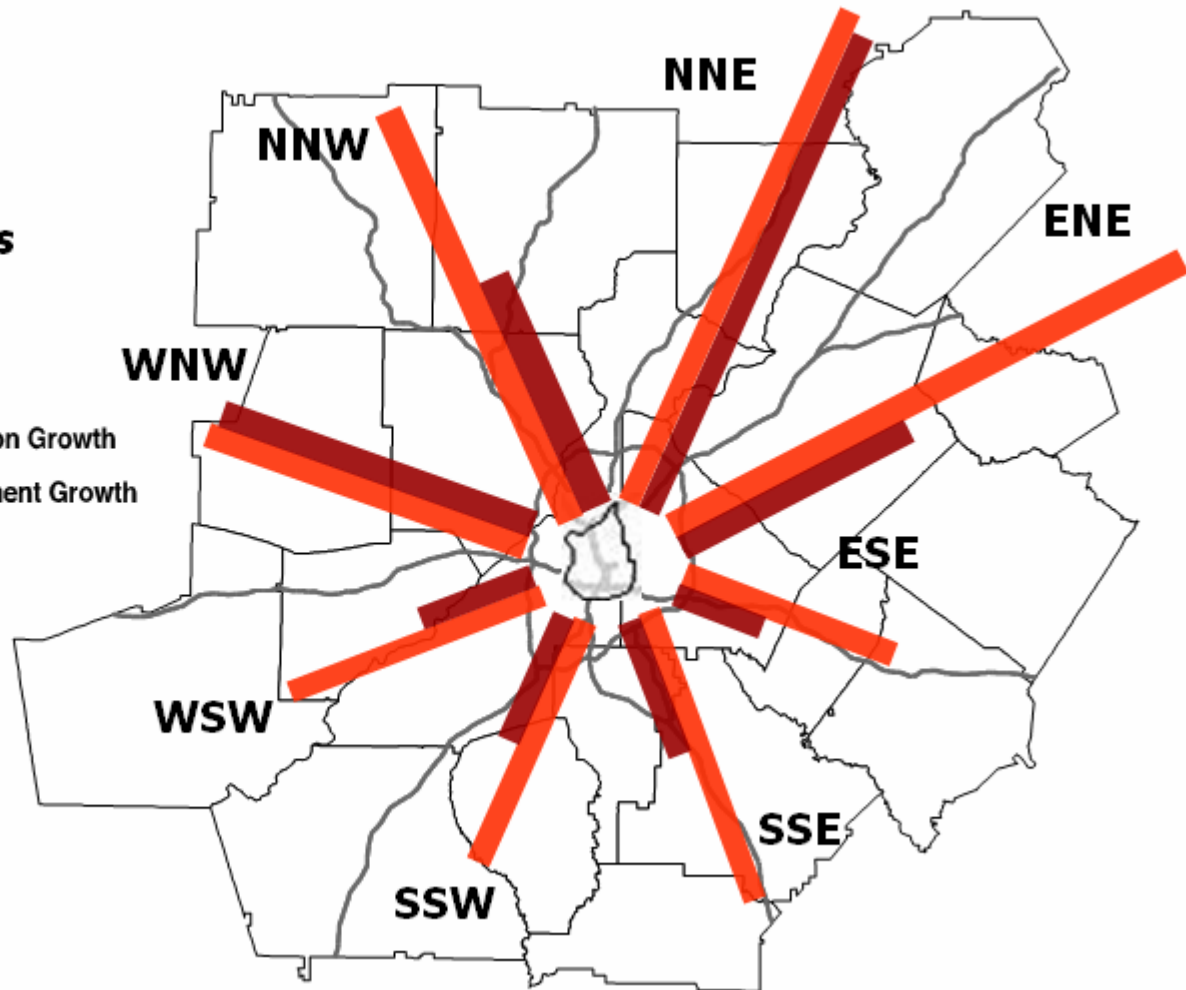
Population and Employment



Growth Going Everywhere

For 20 Counties

-  2000–2030 Population Growth
-  2000–2030 Employment Growth
-  Interstate System



The "Core" is not depicted by a "growth bar", but increases by 77,024 persons and 65,562 jobs between 2000 and 2030



Atlanta Employers

- ◆ No Single Industry or Firm Dominates
 - Diversity in Employment
- ◆ Service Industries Employ Largest Number
- ◆ Trade and Manufacturing Are Important
- ◆ 24 - Fortune 1000 Corporations in 2000
 - BellSouth, Home Depot, Coca Cola, UPS
- ◆ More Than 1,300 International-based Businesses

Metro Atlanta Chamber of Commerce, October 2006

“Silicon Valley of the South”

- ◆ New Hub for High-Tech Companies
 - IBM, Cisco, H-P, Oracle

- ◆ Number 3 High-Tech Center in US in 2003
 - Georgia Tech Influence



Metro Atlanta Chamber of Commerce, October 2006

Gwinnett County

- ◆ Population - 693,890 in 2005
 - 29% Growth Expected 2000 – 2010
- ◆ Jobs - 313,873 in 2005
 - 22% Growth Expected 2000 – 2010
- ◆ Education Systems
 - Gwinnett County Public Schools
 - ◆ Largest School System in Georgia
 - Home to Multiple Colleges or Universities

Gwinnett County

- ◆ The Gwinnett Center
 - Convention Center
 - Arena
 - Performing Arts Center

Jackson County

◆ Population – 52,292 in 2005

- 25.7% Growth 2000 – 2005

◆ Largest Employers

- Kubota, Toyota, Wayne Farms

◆ Education Systems

- Three Independent Schools Systems
- Convenient to multiple Colleges

Jackson County

◆ Home to Chateau Elan

- Winery and Conference Center

Cherokee County

- ◆ Population 179,301 in 2005
 - 42% Growth Expected 2000 – 2010
- ◆ Jobs – 43,727 in 2005
 - 51% Growth Expected 2000 – 2010 Atlanta
- ◆ Education Systems
 - Cherokee County School District
 - Home to 6 Colleges or Universities

Savannah Real Estate

◆ Historical Coastal Town

- Senior activities
- Beautiful Surroundings
- Mild Climate
- Town Squares, Parks, etc

◆ Coastal Georgia and South Carolina Area

- One of fastest growing areas in United States

Savannah

- ◆ Population 312,000 in 2005
 - 13% Growth Expected 2000 – 2010
 - Higher Than National Average
- ◆ 21.5% - Age 55 or Older

US Bureau of Census

The Residence of Sun River

- ◆ Investor Owned Retirement Condominiums
 - Pre-development
 - Located in Savannah, GA
- ◆ Senior Housing for 55 and over
- ◆ Aging Baby Boomers
 - 76,000,000 million people
 - Estimated 40% not prepared for retirement

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Southeastern Retirement Development

- ◆ Developer and Operator of Senior Housing
 - Independent Congregate Living
 - Assisted Living
 - Alzheimer's Care
- ◆ Hands On Operational Experience
 - Understand the Residents Needs

35-Year Veterans of Senior Care

Problem

Three Main Fears of Seniors

- ◆ Adequate Housing
- ◆ No Activities – Boredom
- ◆ Loneliness

Aging Population Growth

