TABLE ROCK ESTATES · BOISE, IDAHO

EXCLUSIVE MEMORY CARE CAMPUS.

An exclusive memory care campus opportunity — a licensed residential care conversion for sale in Boise's East End.

THE THESIS

THE DEMAND IS STRUCTURAL. THE SUPPLY ISN'T COMING.

National senior housing occupancy reached 89.9 percent in mid-2026 — the twentieth consecutive quarterly increase — while units under construction fell to their lowest level since 2012. The oldest baby boomers turn 80 this year, the cohort most associated with memory care entry.

Idaho compounds the squeeze: a 65-plus population projected to grow roughly 31 percent by 2031 against a construction drought, in a Treasure Valley market fragmented among small operators — with **no true luxury memory care tier**. Ada County's highest rates cluster near $8,300 per month, barely above the national median of $8,252.

The asset is memory-care-native: a single-level 8,959± SF residence — no stairs, wide circulation, a skylit commons — inside a fully walled perimeter with gardens made for secure wandering paths.

PHASE 1 CONVERTS THE EXISTING RESIDENCE. THE CAMPUS GROWS BY PLAT, AT THE OPERATOR'S PACE.

THE MARKET

A 550,000-UNIT NATIONAL SHORTFALL. A LUXURY TIER THAT DOESN'T EXIST HERE.

NIC MAP projects the U.S. faces a 550,000-unit senior housing shortfall by 2030 — a $275 billion investment gap requiring the industry to more than triple its development pace. Capital is responding by buying, not building: transaction pricing has passed prior cycle peaks, with price per unit up 43 percent year over year, and investors favoring acquisition of existing properties over new construction.

PwC and ULI now rank senior housing second among 27 property sectors for both investment and development prospects. Locally, regional wealth in-migration deepens the private-pay base each year. Disclosed with equal candor: premium-rate scenarios of $12,000–$18,000 per resident per month are category-creation assumptions requiring a purchaser rate study, and semiconductor wage growth competes for care labor.

89.9%	**550,000**	**#2 of 27**	**~$8,300**
U.S. OCCUPANCY, Q2 2026 (20TH ↑)	PROJECTED UNIT SHORTFALL BY 2030	PWC/ULI SECTOR RANKING, 2026	ADA LUXURY CEILING — THE WHITESPACE

Sources: NIC MAP (Q2 2026; Dec. 2025); PwC/ULI Emerging Trends in Real Estate 2026; state demographic projections; NIC median memory care cost 2025 ($8,252/mo); operator rate surveys. Rate scenarios are assumptions, not projections.

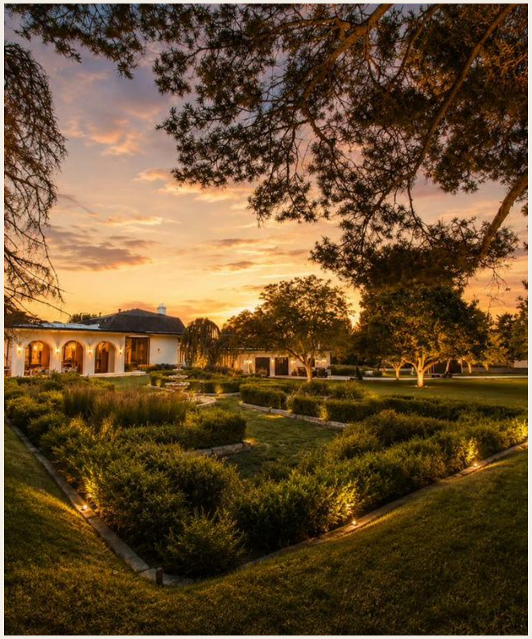
THE ASSET

BUILT LIKE A HOME. CONFIGURED LIKE CARE.

3.579±	**8,959± SF**	**864 SF**	**R-1B · 4.8/AC**	**East End**
WALLED & GATED ACRES	SINGLE-LEVEL MAIN RESIDENCE	GUEST HOUSE	ZONING & ALLOWED DENSITY	BOISE'S ORIGINAL ESTATE QUARTER

THE COMMONS UNDER GLASS

FAMILY DINING



SECURE GARDEN PATHS

ARRIVAL COURT

Single-level living converts to eight private memory care suites around the skylit commons; the guest house serves staff or an administrator. The walled perimeter and formal gardens deliver what memory care struggles to build: dignified security. City water and sewer are connected.

THE PLAN

A PHASED CAMPUS ON PUBLISHED STANDARDS.

Every phase of this exclusive memory care campus rests on statute, administrative rule, and the current zoning table — not on rezoning hopes.

PHASE 1 — THE FIRST HOME

Convert the existing residence to eight licensed suites. Under Idaho Code §§67-6531–32, residential care for eight or fewer residents is a residential use; licensure follows IDAPA 16.03.22 (RALF).

GROWTH — BY PLAT, NOT REZONE

Additional care homes are added by subdivision plats sized to the operator's program — two, four, or more lots — within the parcel's ~17-unit R-1B capacity. Projects of ten or fewer lots with no new streets qualify for a combined preliminary-and-final plat.

OPERATING FRAMEWORK

IDAPA 16.03.22 (rev. 2024): awake overnight staffing in all RALFs and one staff per detached building (§600); one administrator may cover up to three buildings and fifty beds (§215); homes of 3–16 residents occupy the small-home fire/life-safety tier.

WATER & UTILITIES

City water and sewer serve the parcel. Assured Water Supply (§11-04-010) applies at five or more dwelling units; a consumptive-use-neutral exemption is a credible path given existing irrigated-landscape demand.

Entitlement basis: Boise City Code Title 11, in effect as of April 2026 (through Ord. 11-26). R-1B, Table 11-02.5: 9,000 SF minimum lot, 50 ft average width, 20 ft minimum frontage, 4.8 units/acre, 35 ft height — a base capacity of approximately 17 dwelling units on 3.579± acres. Code-derived maximum; realized yield is design-dependent. Hillside/WUI overlay status and access design to be confirmed; buyer to verify. Care-use determinations subject to ZVL and state licensure; large-facility formats (ALF/CCRC scale) are not permitted in R-1B and are not proposed.

THE OPERATOR'S ADVANTAGE

WHY ACQUIRING BEATS BUILDING HERE.

For a senior living operator or investor, this memory care business opportunity converts the sector's hardest problems — time, capital, and differentiation — into the asset's strengths.

SPEED TO CENSUS

In a capital-constrained era where investors favor acquiring existing properties, an existing 8,959 SF single-level residence is the fastest path to licensed memory care beds in the Boise market — conversion and licensure, not years of construction.

OWN THE PREMIUM TIER

The gap between Ada County's ~$8,300 ceiling and what affluent East End families will pay for a true luxury small-home setting is the category. First mover owns it; the walled-estate format cannot be replicated by competitors.

PHASED, FINANCEABLE CAPITAL

Phase 1 cash flows fund the plat and later homes; each phase is separately underwritable, and the ~17-unit entitlement means the campus never outgrows its land.

EXIT LIQUIDITY

Senior housing transaction volume and per-unit pricing are setting records — and beneath the operating business, the residential entitlement stands as independent land value.

Operator diligence file: regulatory research memo, phasing framework, staffing model per IDAPA 16.03.22, rate-scenario workbook, and utility confirmations — released under NDA.

THE OFFERING

AVAILABLE FOR ACQUISITION.

This exclusive memory care campus is offered for acquisition with its regulatory research, phasing framework, and rate-scenario models. The full offering memorandum, prospectus, and diligence file are released under NDA.

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2199 E. Table Rock Road, Boise, Idaho 83712 · All figures approximate; buyer to verify; Zoning Verification Letter pending. · Offered by owner; price and terms released under NDA. · Private & Confidential — not for distribution. · Financial figures herein are illustrative assumptions for discussion only and are not projections, offers, or guarantees of performance.