

CONGREGATE
HOUSING
CORP.





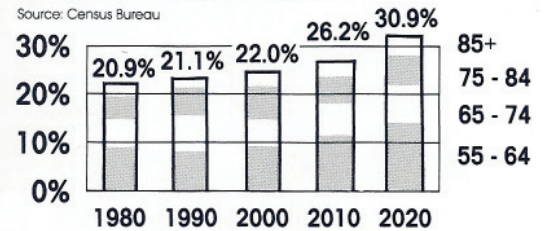
Give them a place to call home.



Senior Americans are the fastest growing population segment in the nation. By the year 2000 their numbers will increase dramatically. This upsurge in the population of those over 55, combined with the fact the overwhelming majority of seniors live in their own households, will create startling growth in the need for senior housing.

By 2020, almost one-third of the U.S. population is expected to be at least age 55.

Source: Census Bureau



Senior adults, as a group, want the comfort of a neighborhood and the security of having familiar places and close friends nearby. About 30 percent of seniors move after they reach age 65. However, they are only likely to make a change in their living arrangements if their needs change.

These facts and figures add up to an incredible upsurge in the need for senior housing options. Congregate Housing Corporation offers non-profit organizations the opportunity to provide seniors with housing options at a time when they may be seeking a secure, economical way of maintaining their independent lifestyles, along with the comfort of services that accommodate their special needs. Congregate Housing Corporation is your single source for planning, design, construction, financing and management.

By capitalizing on non-profit benefits, associations, private schools, children's homes, political subdivisions, colleges and universities can build congregate housing facilities at potentially no cost to the organization, and may offer a rent reduction of up to 10 to 30 percent below housing operated by for-profit organizations.





Complete analysis of your specific housing needs.



Integrating Client Input to Achieve Final Design.

Congregate Housing conducts a thorough feasibility study designed to establish a true picture of your organization's special housing needs. Our method transcends traditional demographic studies through questionnaires completed by each member of your organization, then tabulated and analyzed to determine your group's level of need for congregate housing. After the need for such housing is determined, results are further explored to determine what type of facility and services will best meet your group's requirements.

Our staff of specialists monitors all phases of facility development.

After your organization's specific needs are determined, our team of experts continues to work closely with you in all phases of facility development.

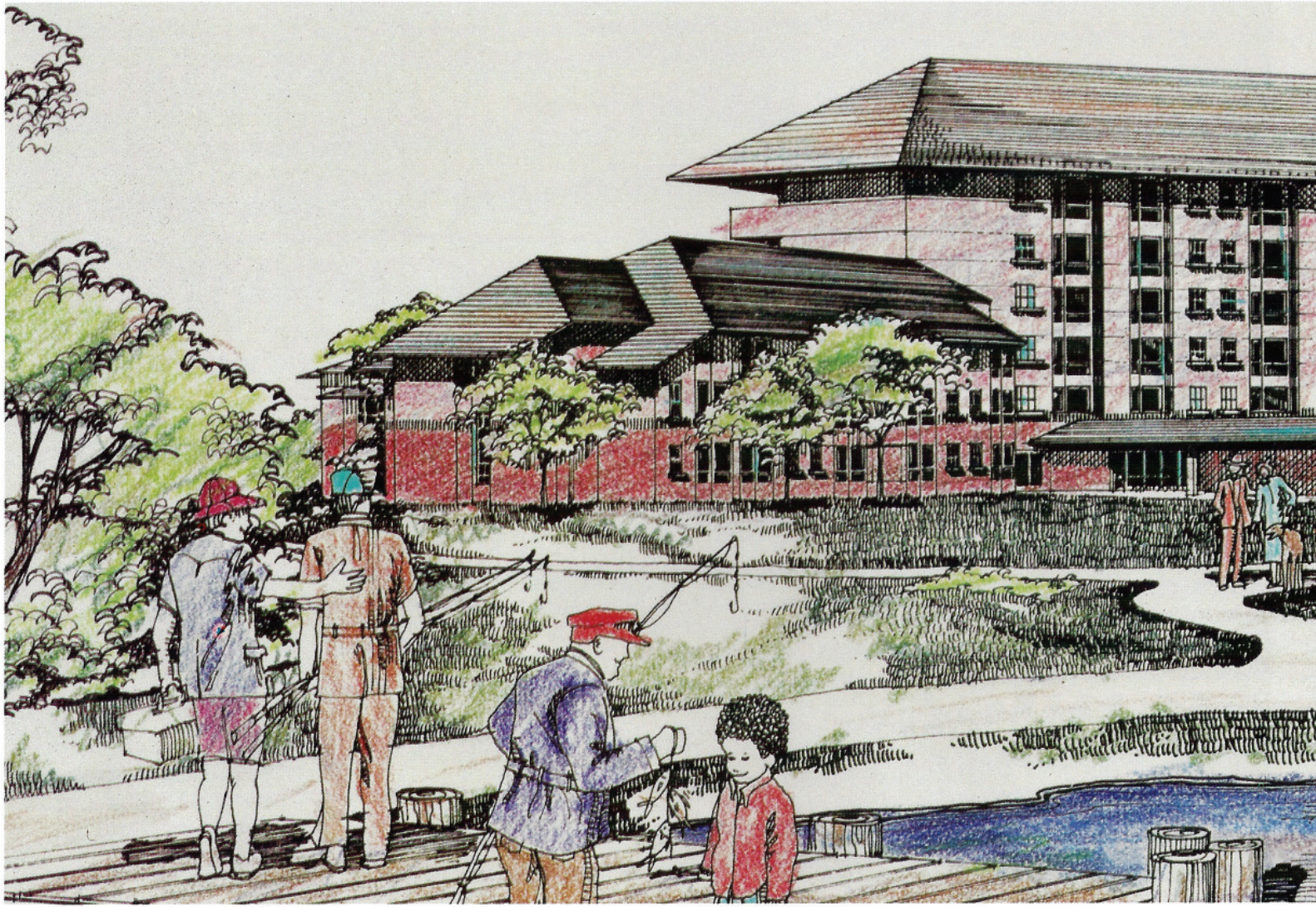
Site selection. Congregate Housing can assist you in evaluating your options during the site selection process. The facility can be built on property already owned by your organization, or a new site may be acquired. Of course, building on land owned by your organization has some advantages:

- Joint, increased usage of existing facilities.
- Greater control in overseeing the facility.
- Ease of ministering to residents' physical, emotional or spiritual needs.

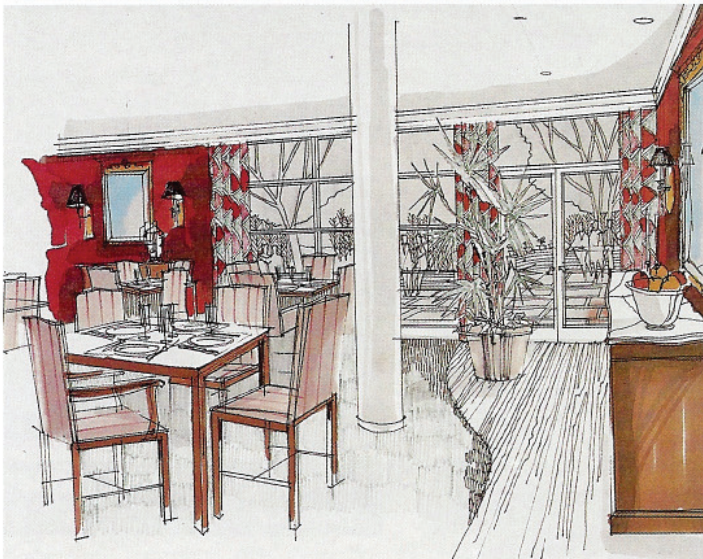


Robert Bullock,
Vice President Controller

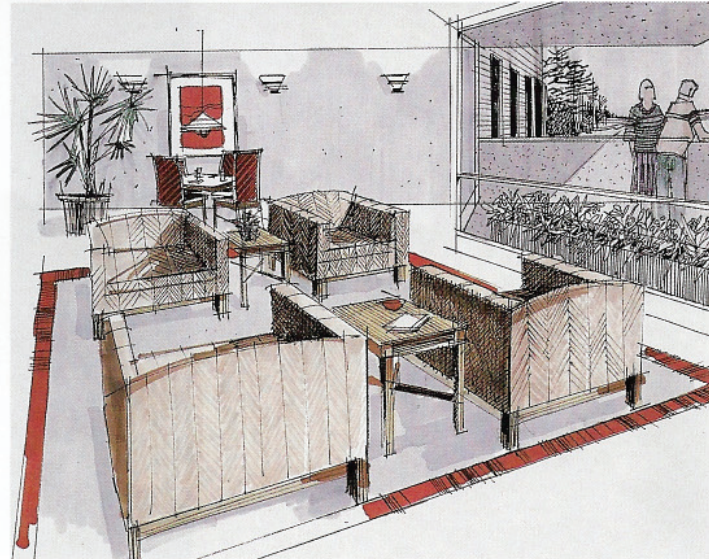


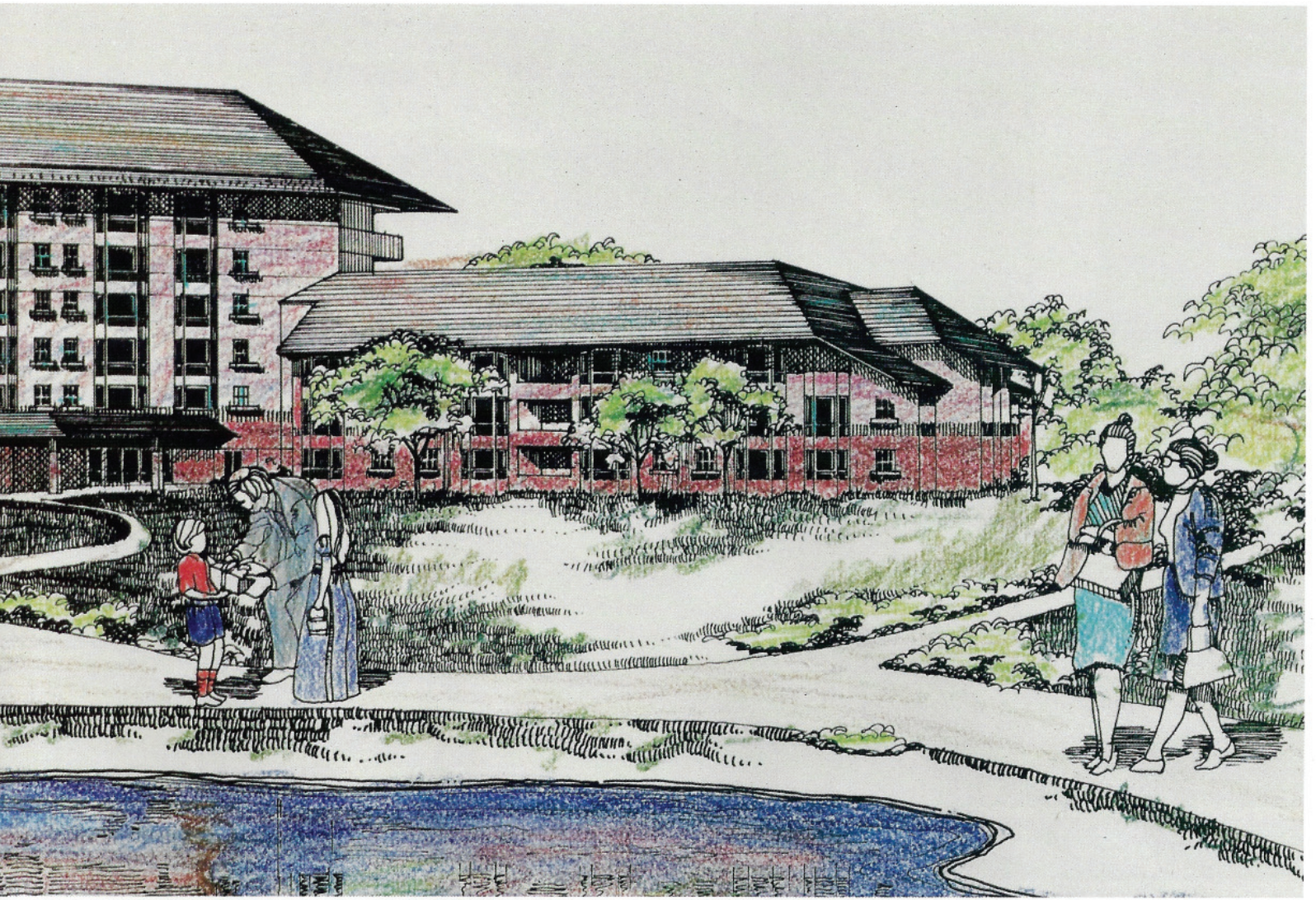


Typical Common Dining



... Conversation Area

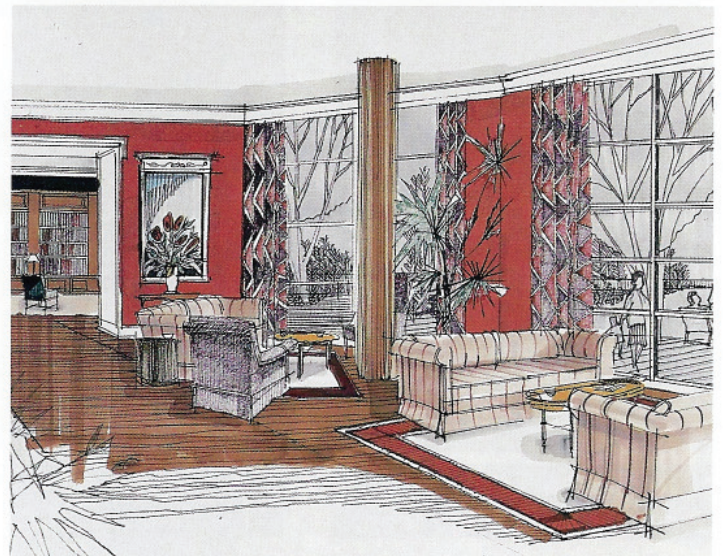




... Individual Apartment



... Common Living Area & Library





Computer Aided Design Technology.

Design and construction. Each facility is designed to fulfill requirements determined by our extensive feasibility study. Our architect, V. Aubrey Hallum, has years of experience in designing senior adult and multi-family environments. He works closely with your organization, designing the facility to accommodate your group's specific requirements.

In a Congregate Housing facility, each self-contained apartment has individual heat and air controls, with all utilities paid. A typical Congregate Housing facility also includes:

- Complete 24-hour security
- Smoke detectors and fire sprinkler systems
- 24-hour emergency call buttons in bath and bedroom
- Safety grab bars in bathroom
- One to two nutritious meals each day
- Elevators to all floors
- Full-time activities director
- Regular maid, housekeeping and laundry service
- Scheduled transportation for shopping, etc.
- Total building and apartment maintenance
- Library and art/crafts rooms
- Beauty and barber services

Once facility plans are completed and approved, our resident job supervisor provides on-site construction supervision through all phases of construction to ensure the quality and safety of the completed facility. Our in-house controller manages your project costs through all phases of construction to ensure you get the best value for your construction dollar.



Attention to Architectural Detail.



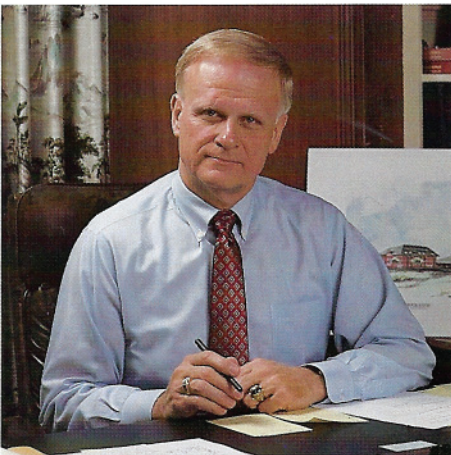


Your source for specially trained, on-site management.



Following completion of the facility, Congregate Housing will provide on-site facility management, or, if you prefer, assist in contracting another professional management firm. Either management program allows your organization to retain final authority in establishing operational policies and rent levels. Under the leadership of C. Bruce Davis, Ph.D., professor of gerontology, Director of the Center for the Study of Aging at Abilene Christian University, the Congregate Housing management team is trained and experienced in managing all types of facilities and special services for senior adults.

Wayne Daniell, Regional Vice President Marketing / Texas



Robert L. Barnhill, Regional Vice President Marketing / Tenn.

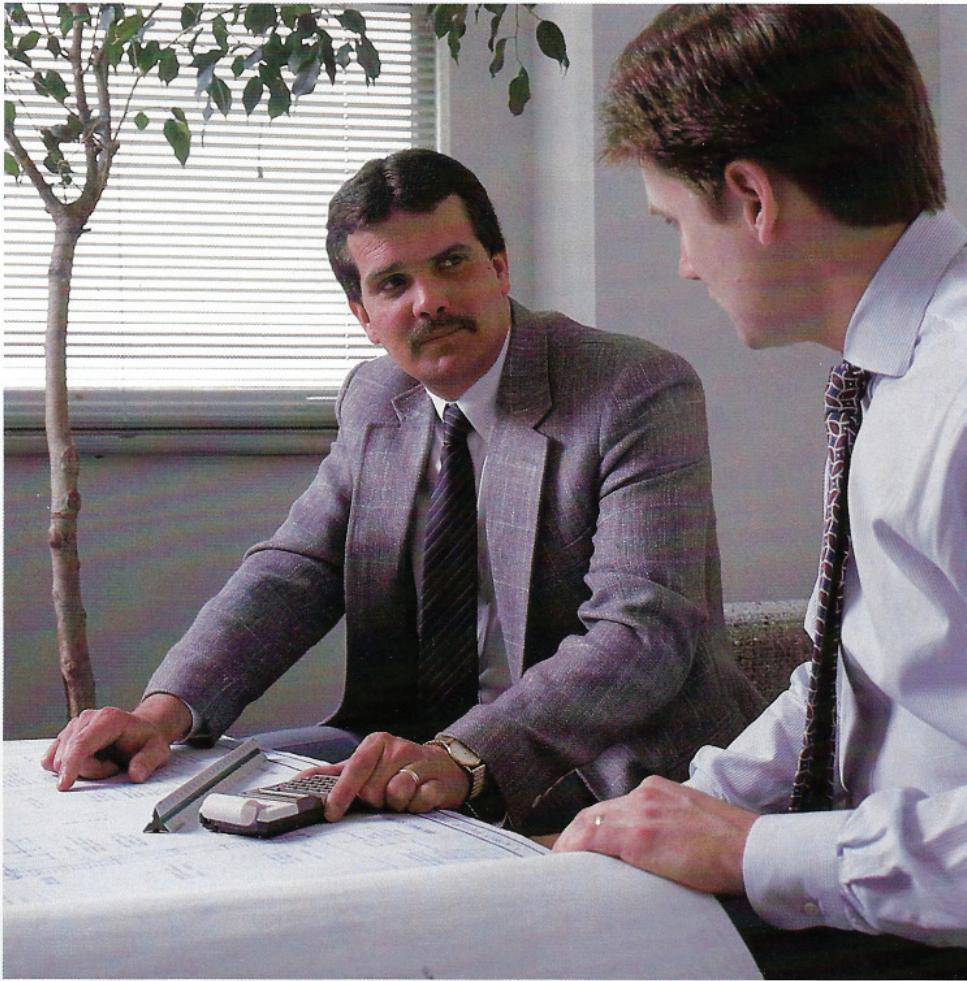


C. Bruce Davis, Ph.D., President Facility Management





The 100% financing solution.



Robert White, Vice President Construction

Housing owned by a non-profit organization would clearly be an attractive option for many people. However, such a commitment must be economically sound. Through Congregate Housing such non-profit organizations may immediately provide desirable retirement benefits without increasing budgetary requirements.

Financing, including 100% of construction cost plus the first year's interest and operating funds, is available from a number of sources with choices of amortization ranging from 15 to 40 years. The facility is self-liquidating, with monthly rent covering debt service, maintenance and all management costs. After the facility is paid for, funds previously required for debt service flow directly into the organization's treasury for use in other areas.

Our commitment to you.

Developing a housing project is an undertaking requiring a great deal of experience and knowledge. Your organization has a personal commitment from the experienced and dedicated principals and staff of Congregate Housing to adhere to the highest ethical standards and to work closely with you to deliver the most appropriate facility based on your organization's needs.



Office Management Support.





The Congregate Housing Opportunity



V. Aubrey Hallum, Fred A. Cowley, Jimmy F. Rogers

As a non-profit organization, your group is in a unique position to provide quality, affordable housing for those who desire it, at virtually no cost to the organization. With turn-key capabilities and a staff of specialists to provide expert guidance through all phases of facility development, from site selection to financing and facility management, Congregate Housing is your single service for achieving your objectives.

JIMMY F. ROGERS - President

Jimmy Rogers has 25 years of construction experience which includes all phases of real estate development and property management. Colony Homes, founded by Rogers in 1964, became Tarrant County's largest volume homebuilding firm. Additionally, Roger's firm has constructed 62 multi-family housing developments in Texas, Oklahoma and Virginia. The firm's management company has responsibility for all company owned projects. Rogers is past president of The Texas Association of Builders, and in 1976 was selected "Builder of the Year" by the Fort Worth and Tarrant County Builders Association.

FRED A. COWLEY - Executive Vice President

Fred Cowley, president of Fred A. Cowley Financial Management Inc., provides total financial planning services for his clients. He is also a certified insurance counselor, a TV anchor for KTVT's "Financial Focus" news segment, and has organized several joint-venture groups to purchase housing developments. Cowley frequently speaks publicly, on topics ranging from motivational psychology to investment strategy. Cowley is a graduate and former faculty member of Abilene Christian University.

V. AUBREY HALLUM - Vice President

V. Aubrey Hallum is principal architect of V. Aubrey Architects/ Planners, AIA, of Fort Worth, Texas. With over 25 years of experience, Hallum is recognized as a leader in commercial architecture design, land planning, interior design and space planning. Hallum has designed numerous multi-family housing developments and churches throughout the United States, in addition to schools, colleges, office and medical buildings, government and military assignments. He is the 1985 recipient of the prestigious Air Force Honor Award, for his firm's design for the Chapel Center at Lackland Air Force Base near San Antonio, Texas.





CONGREGATE HOUSING CORP. ■ 3440 SOUTH FREEWAY ■ FORT WORTH, TEXAS 76110 ■ (817) 924-3031

