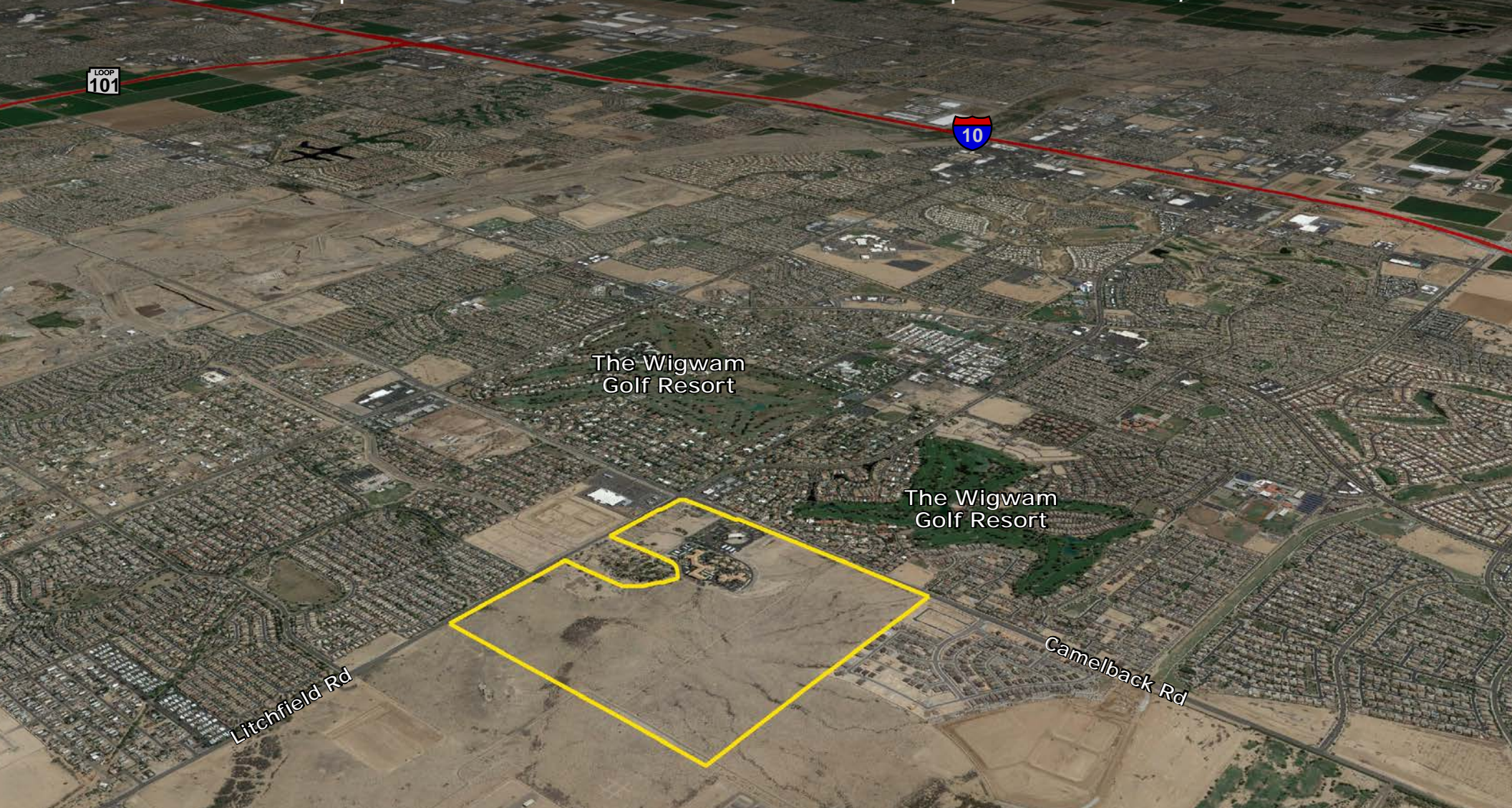


# LA LOMA ±143 AGE TARGETED RESIDENTIAL ACRES

EXCLUSIVE LISTING | WRAPS NWC CAMELBACK RD & LITCHFIELD RD | LITCHFIELD PARK, ARIZONA



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZLF00277-1.21.19





# LA LOMA PROPERTY ATTRIBUTES

**LA LOMA** sits on a ground lease held by Sun Health, an Arizona Health nonprofit organization. The La Loma master plan calls for Sun Health to execute its vision of quality senior care across the remaining development space that will complement the existing La Loma Village, a 117 unit independent living resort property. At complete build out La Loma will house ±476 total units of independent and assisted living units, with community centers, community gardens and a ±79 acre parkland amenities.

**LOCATION** Property wraps the northwest corner of Camelback Road and Litchfield Road in Litchfield Park, Arizona

**SIZE** ±143 acres residential (available in full or in part)

## UNIT COUNTS

Neighborhood	Min. Units	Max. Units
North Side	204	245
West End	277	332
<b>Total</b>	<b>481</b>	<b>577</b>

**PRICE** Submit  
See Price Structures Exhibit on page 3

## ZONING PAD

**PAD** Click here to view the [La Loma PAD](#)  
PAD expected to receive final approval 3Q17 with significant flexibility for homebuilder lot count and lot sizes.

## UTILITIES

Water and Sewer: Liberty Utilities  
Electric: APS

## SCHOOLS

Mabel Padgett Elementary School  
L. Thomas Heck Middle School  
Millennium High School

**LOT LAYOUT** Lot layout in Exhibit attached reflects 504 lots on 143 acres. PAD allows for flexibility in lot counts and layouts.

**COMMENTS** La Loma is designed to be a Lifestyle Community, providing an aging in place Resort Living. The two residential parcels are on either side and are adjacent to the ±79 acre community Parkland district. The Parkland will house the future amenity set of La Loma. Future residents will have full access to the amenities, however builders will not bare a heavy cost associated with the open space, or be faced with a set delivery time frame.

**APPROVED ZONING DISTRICTS** The La Loma life plan community has been divided into five types of development districts. The districts limit the allowable uses while maintaining specific development flexibility within each district. The table below summarizes the allowable uses within the R1-6 district that encompasses the North Side and West End neighborhoods. Specifics regarding the other individual districts can be found in the link below.

## R1-6 ZONING DISTRICT ALLOWABLE USES

\*Gross density based on the Luke Airforce Base's Graduated Density  
Note: Setbacks can be adjusted up to 25% at the site planning level, by staff approval

		Single Family Detached					Single Family Cluster/Attached		
Use		Single Family Lots and Recreational Open Space					Duplex, Fourplex and Townhomes		
Lot Size	45' x 115'	55' x 115'	60' x 120'	65' x 120'	75' x 130'	80' x 130'	30' x 90'	50' x 50'	70' x 90'
Maximum Lot Coverage	50%	50%	50%	55%	55%	60%	67%	56%	48%
Maximum Building Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Typical Building Height	35'	35'	35'	35'	35'	35'	25' - 35'		
Maximum Residential Density*	2.0 DU/AC	2.0 DU/AC	2.0 DU/AC	2.0 DU/AC	2.0 DU/AC	2.0 DU/AC	2.0 DU/AC	2.0 DU/AC	2.0 DU/AC
Setbacks									
Front	20'	20'	20'	20'	20'	20'	20'	5'	20'
Street Side	20' total (Applies only to corner lots, 10' on both sides)	20' total (Applies only to corner lots, 10' on both sides)	20' total (Applies only to corner lots, 10' on both sides)	20' total (Applies only to corner lots, 10' on both sides)	20' total (Applies only to corner lots, 10' on both sides)	20' total (Applies only to corner lots, 10' on both sides)	20' total (Applies only to corner lots, 10' on both sides)	10' total	20' total (Applies only to corner lots, 10' on both sides)
Side - Interior	10' total (5' on both sides)	15' total (no less than 5')	15' total (no less than 5')	15' total (no less than 5')	15' total (no less than 5')	15' total (no less than 5')	N/A	15' total	15' total (no less than 5')
Rear	20'	20'	20'	20'	20'	20'	10' Zero lot line for Alley Loaded	5'	15'

# LA LOMA PURCHASE STRUCTURES

Land transactions at La Loma are structured as 99-year Ground Leases and can include an extension for an additional 99 year lease to have a minimal/no affect on future homebuyers. The basic structure of the Ground Lease are outlined below:

**PURCHASE PRICE/RENT** The Purchase Price/Rent for the Property shall be structured in whole or in part as prepaid ground lease rent described as follows:

- Purchase Price/Rent shall be based on an agreed upon finished lot value between the Buyer and Seller
- Infrastructure costs ("Development Costs") will be deducted from finished lot value.
- The Purchase Price/Rent may be structured in part as prepaid rent in a phased take down structure.
- There shall be a true up of Purchase Price/Rent based on 25% of final selling price of each home that is due if selling price of home is higher than 25% of Purchase Price/Rent less Development Costs.

**PHASED TAKEDOWN** Closing shall occur in a  $\pm 4$  phase takedown structure.

- Initial phase 1 takedown shall comprise of  $\pm 30$  acres or 125 lots at the closing date.
- Phase 2:  $\pm 35$  acres or 150 lots shall close 1 year following the initial closing.
- Phase 3:  $\pm 35$  acres or 150 lots shall close 1 year following phase 2 closing.
- Phase 4: Remainder of acreage or approved final platted lots to close 1 year following phase 3 closing.

Seller is open to review other mutually beneficial structures presented by prospective buyers.





# LA LOMA SUNHEALTH SENIOR LIVING



**SELLER** Sun Health, an Arizona Health Nonprofit is fully committed to the build out and vision of the La Loma Master Plan. Sun Health is a 501(c)(3) nonprofit organization in Arizona that is committed to building health programs that enhance the lives of everyone it serves – residents, patients, donors and volunteers. For 50 years, Sun Health has strived to stay ahead of the curve, regularly taking the pulse of the community, anticipating industry trends and creating programs and services to meet current and future needs.

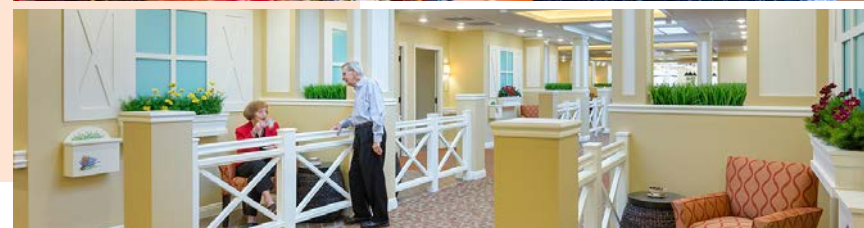
La Loma Village in Litchfield Park, Arizona provides a rich retirement experience in a setting that boasts spectacular desert mountain views and offers a long list of first-class entertainment and life enrichment amenities.

**PREMIER RETIREMENT LOCATION** La Loma Village is within minutes of some of the best shopping, dining and entertainment venues in Arizona. Located just a few miles southwest of the Westgate Entertainment District in Glendale, La Loma Village residents enjoy easy access to concerts and Phoenix Coyotes hockey at the Gila River Arena as well as championship college football and Arizona Cardinals home games at University of Phoenix Stadium. Additionally, Spring Training baseball is just a short drive away with easy access to three nearby Major League ballparks.

Dozens of additional fine dining options also await, with a variety of choices in Litchfield Park, a community known for its small-town charm, golf, art festivals, outdoor concerts, culinary events, cafes and eclectic shops. This includes the Wigwam Resort, known for its golf and gourmet restaurants.

La Loma Village residents can find comfort knowing that their community offers complete care on campus, featuring **assisted living**, **skilled care**, **memory support**, **rehabilitation** and **short-stay** programs.

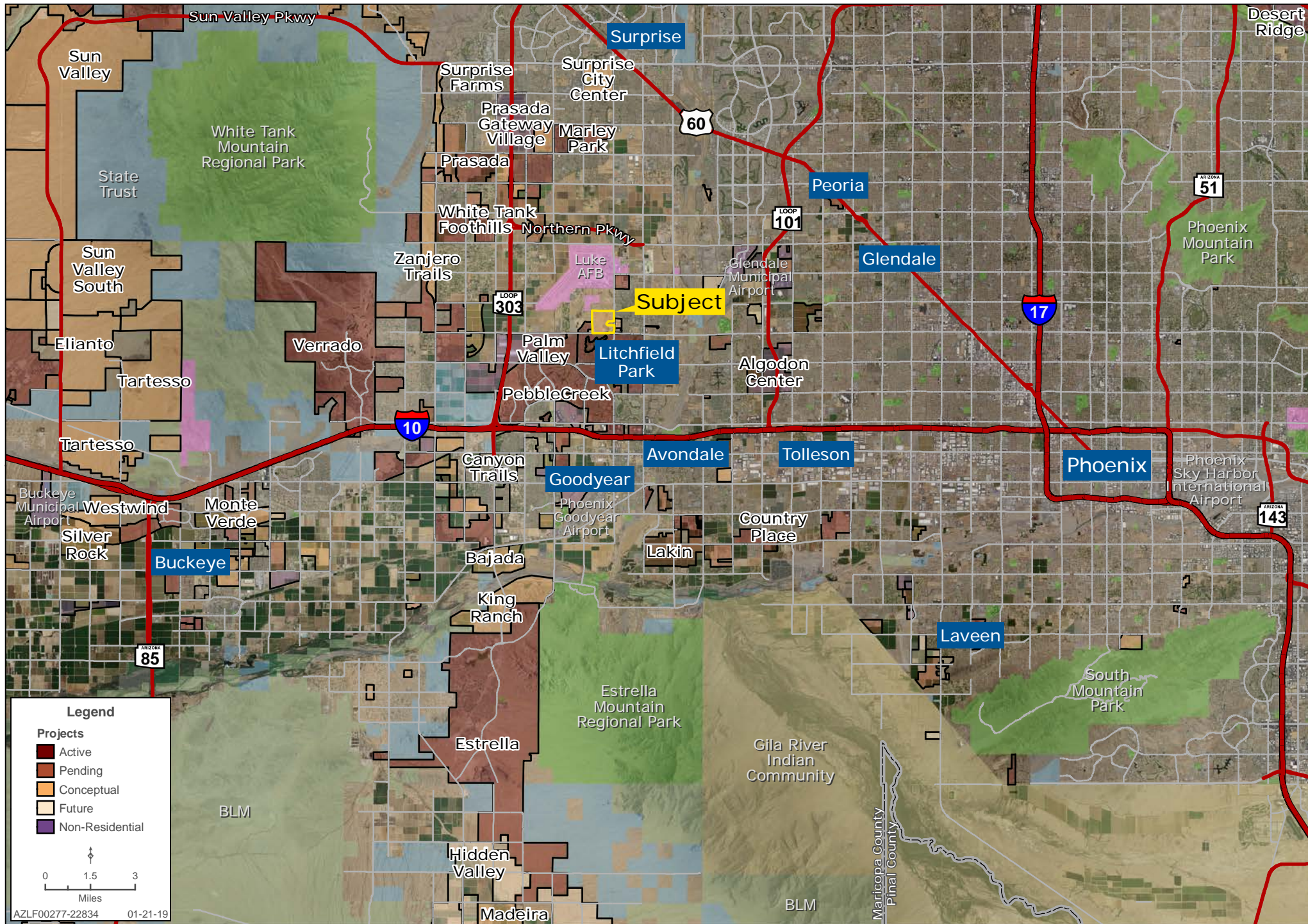
**OPERATIONS** Sun Health, a local nonprofit, owns and operates three out of the 14 Life Care communities in Arizona including La Loma Village. All three award-winning communities are regulated by the Arizona Department of Insurance and the Arizona Department of Health Services. Our mission is to promote an environment that focuses on overall wellness and healthy, active living.





# LA LOMA REGIONAL MAP

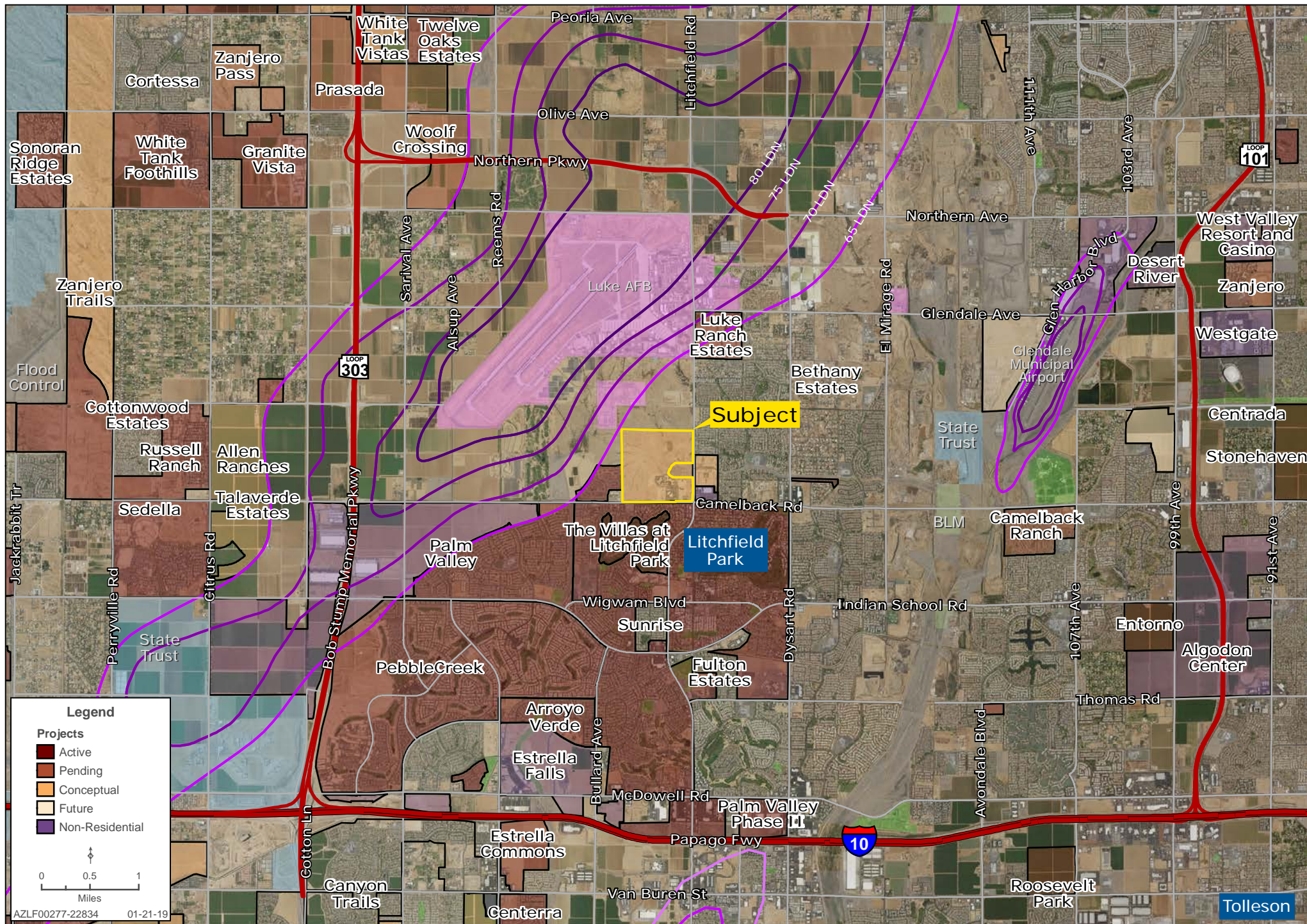
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# LA LOMA SURROUNDING DEVELOPMENT MAP

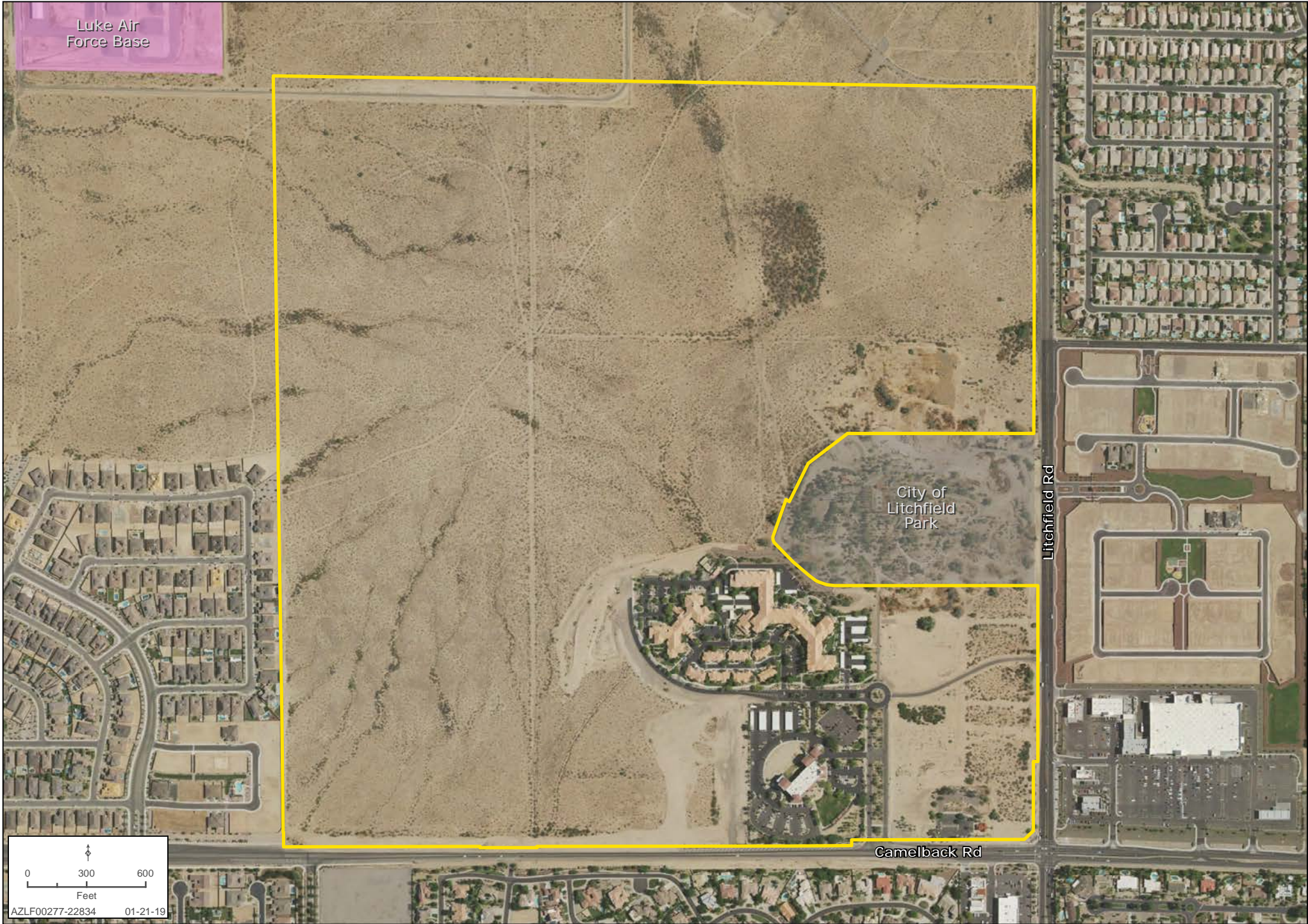
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# LA LOMA PROPERTY DETAIL MAP

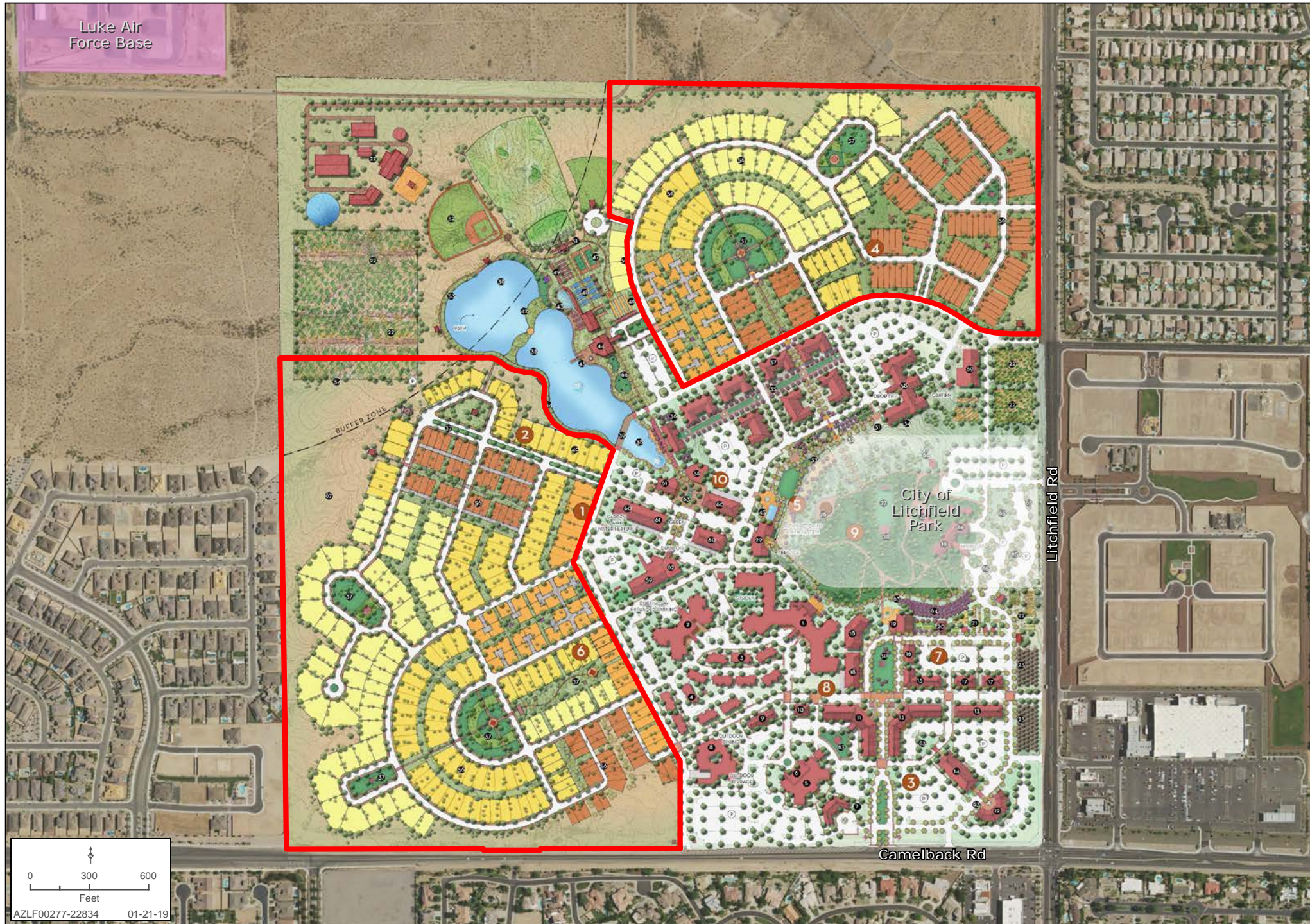
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# LA LOMA SITE PLAN MAP

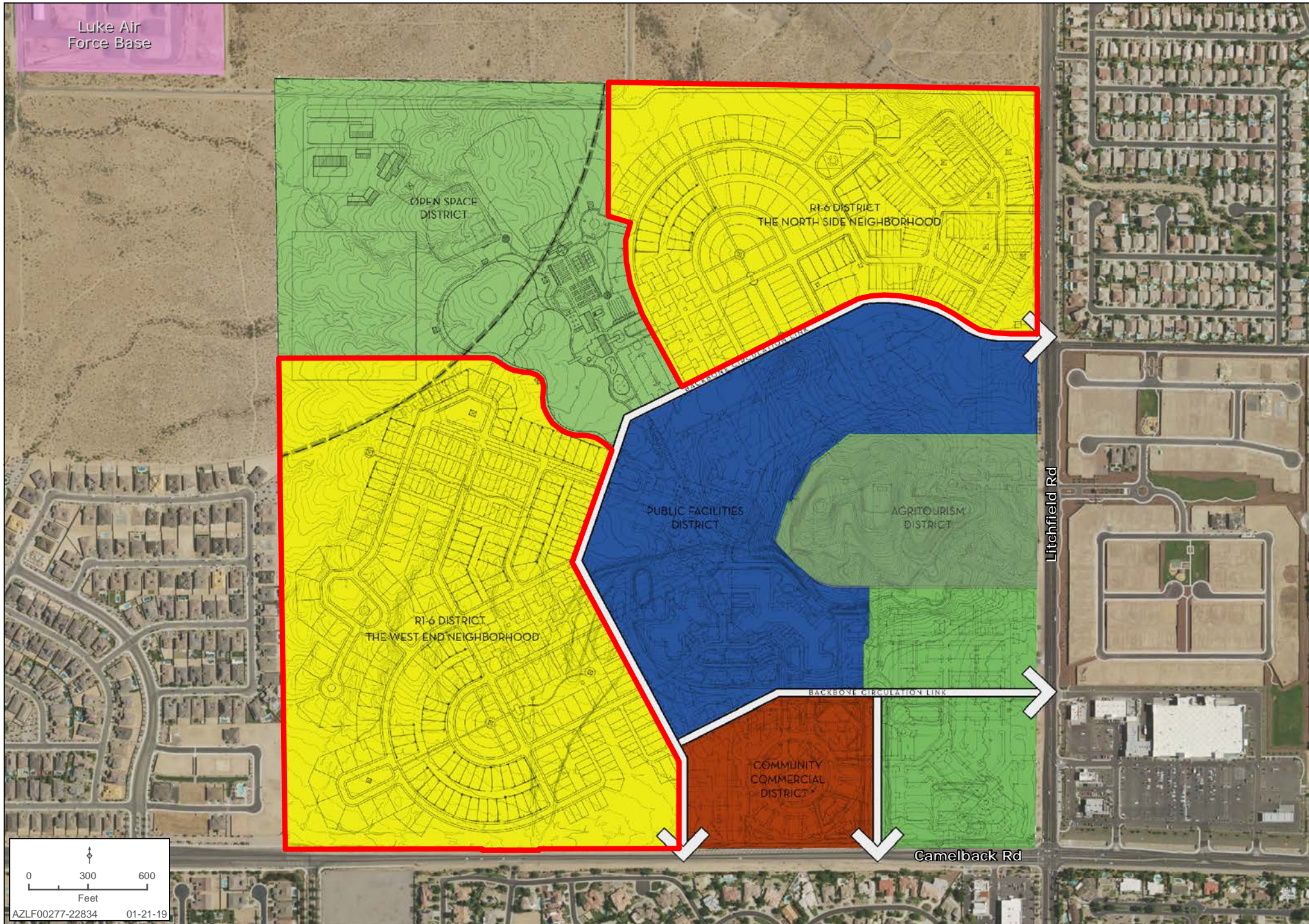
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# LA LOMA ZONING MAP

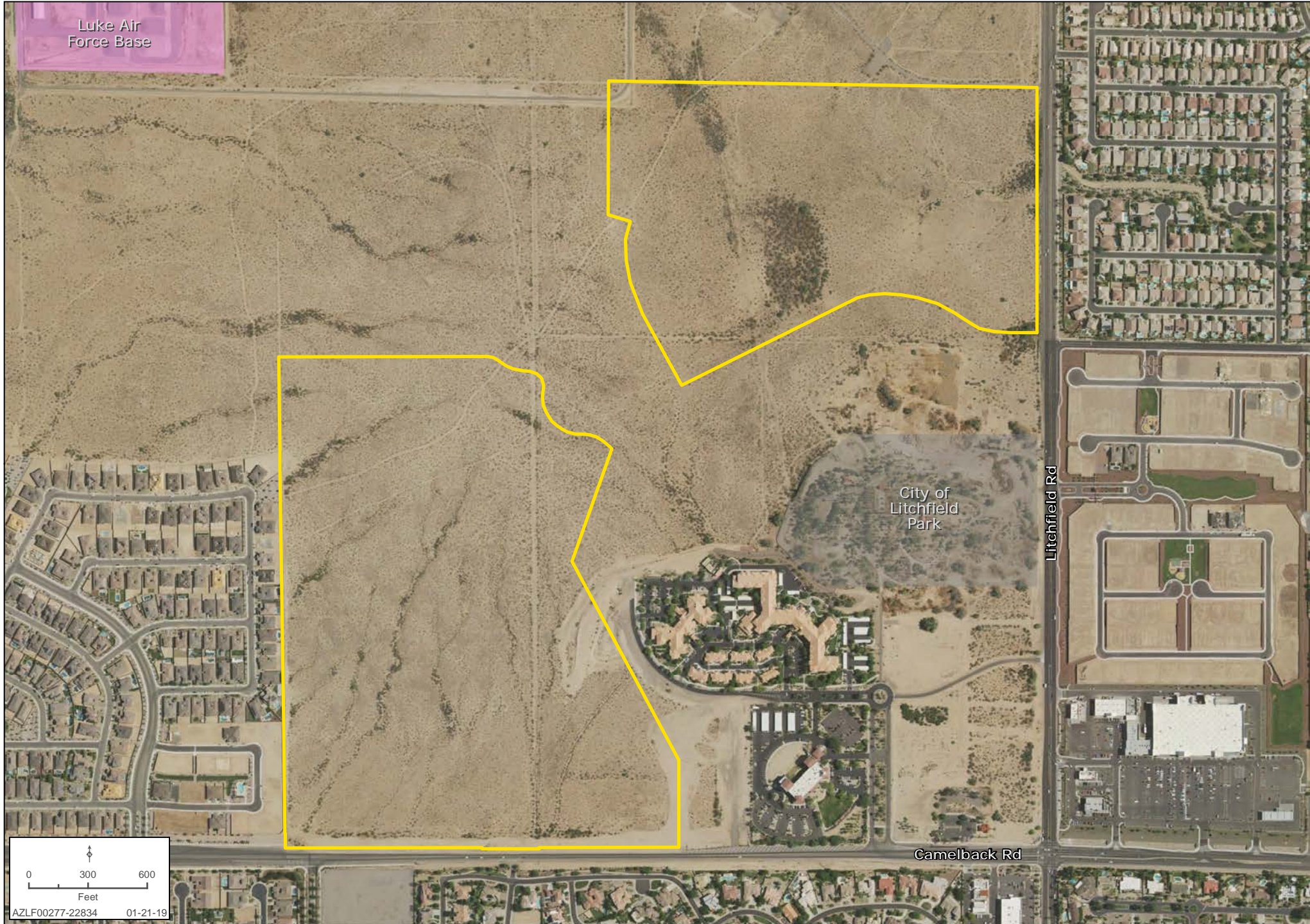
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# LA LOMA R1-6 ZONING MAP

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## LEGEND

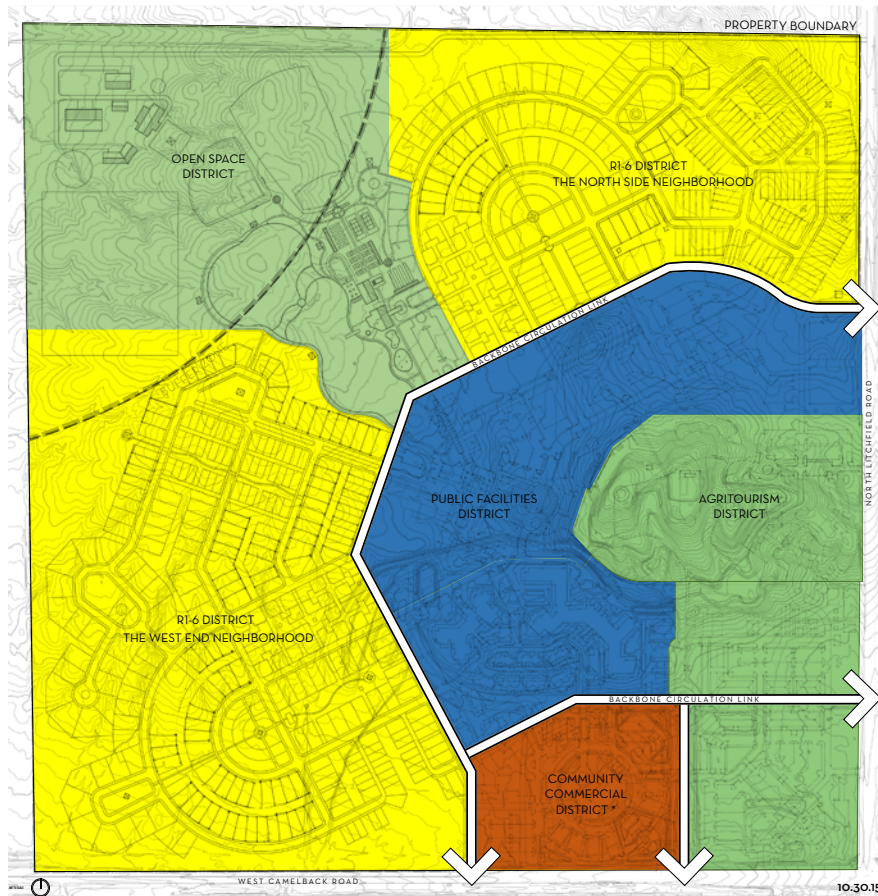
- |                           |                                     |                          |                       |                             |                               |
|---------------------------|-------------------------------------|--------------------------|-----------------------|-----------------------------|-------------------------------|
| 1 EXISTING VILLAGE CENTER | 13 RETAIL/ OFFICE                   | 25 HOMESTEAD (C.O.P.)    | 37 NEIGHBORHOOD GREEN | 49 SHUFFLE BOARD            | 61 LAKESIDE RESTAURANT        |
| 2 EXISTING CARE CENTER    | 14 KNOWLEDGE CAMPUS                 | 26 WATER TANK (C.O.P.)   | 38 LAKE               | 50 SPORTS COTTAGES          | 62 HEALING GARDEN             |
| 3 EXISTING CASITAS        | 15 RETAIL/MIXED-USE                 | 27 GREAT LAWN (C.O.P.)   | 39 BRIDGE             | 51 GOLF TECHNOLOGY CENTER   | 63 CELEBRATION PLAZA          |
| 4 CASITAS EXPANSION       | 16 REST. W/ OUTDOOR DINING (C.O.P.) | 28 ICONIC TOWER (C.O.P.) | 40 CENTRAL PARK       | 52 BASEBALL FIELD           | 64 GRAPE VINEYARDS            |
| 5 EXISTING OFFICE         | 17 SPECIALTY RETAIL                 | 29 RECREATION CENTER     | 41 DOG PARK           | 53 CONCERT LAWN             | 65 OLIVE GROVE (C.O.P.)       |
| 6 OFFICE EXPANSION        | 18 HYBRID                           | 30 VILLAGE GREEN         | 42 WATER FALL         | 54 PICNIC STRUCTURE         | 66 PUTTING PARK               |
| 7 NEW EDUCATION BUILDING  | 19 THE INN/BED & BREAKFAST          | 31 COMMUNITY GARDENS     | 43 POOL               | 55 EQUINE WELLNESS FACILITY | 67 IRRIGATION POND            |
| 8 COMMUNITY CENTER        | 20 FLOWER SHOP                      | 32 HILLSIDE GARDENS      | 44 LAKE HOUSE         | 56 SINGLE FAMILY LOTS       | 68 HISTORICAL MUSEUM (C.O.P.) |
| 9 WELLNESS CENTER         | 21 GREEN HOUSES/ GARDENS            | 33 MEDITATION GARDENS    | 45 FISHING DOCK       | 57 HYBRID HOMES             | 69 SUPPORT SERVICES           |
| 10 FOUNDATION             | 22 FARM FIELDS                      | 34 HEALING GARDENS       | 46 BOCCIE BALL COURT  | 58 FUTURE A.L.              | 70 GARDENS                    |
| 11 RESIDENTIAL UNITS      | 23 ORCHARDS (FORMAL)                | 35 ESPLANADE             | 47 TENNIS COURTS      | 59 A.L. UNITS               | 71 EXPANDED DOG PARK          |
| 12 RETAIL/ MIXED-USE      | 24 BREWERY (C.O.P.)                 | 36 ACTIVITY SPACE        | 48 PICKLE BALL COURT  | 60 I.L. RES.                | 72 CENTRAL PLANT              |
|                           |                                     |                          |                       |                             | 73 MEMORY CARE                |
|                           |                                     |                          |                       |                             | (C.O.P.) CITY OUT PARCEL      |



## ZONING DISTRICTS STUDY

PROPOSED USE COMPATIBILITY

ENTITLEMENTS



**DRAFT**

GENERAL PLAN LAND USE DESIGNATION: PLANNED DISTRICT (PD)

WITH UNDERLYING ZONING DISTRICT: PUBLIC FACILITIES, COMMUNITY COMMERCIAL, OPEN SPACE, AGRITOURISM, RI-6)

### RESIDENTIAL DEVELOPMENT STANDARDS:

RI-6 DISTRICT REQUIREMENTS: 4.2-6.5 DU/AC  
6,000 SQ. FT. (MIN. LOT AREA)  
40' (MIN. LOT WIDTH)

THE WEST END NEIGHBORHOOD: 279 LOTS  
THE NORTH SIDE NEIGHBORHOOD: 168 LOTS

\* COMMUNITY COMMERCIAL DISTRICT DOES NOT ALLOW FOR RESIDENTIAL/MULTI-FAMILY APARTMENTS WITHIN ZONING DISTRICT.

