



Case Study: Sunrise Senior Living – Fremont, CA

This case study illustrates a sample investment opportunity under Exonomo Capital’s HEALIT track, focusing on the development of an assisted living facility that integrates real estate and healthcare innovation.

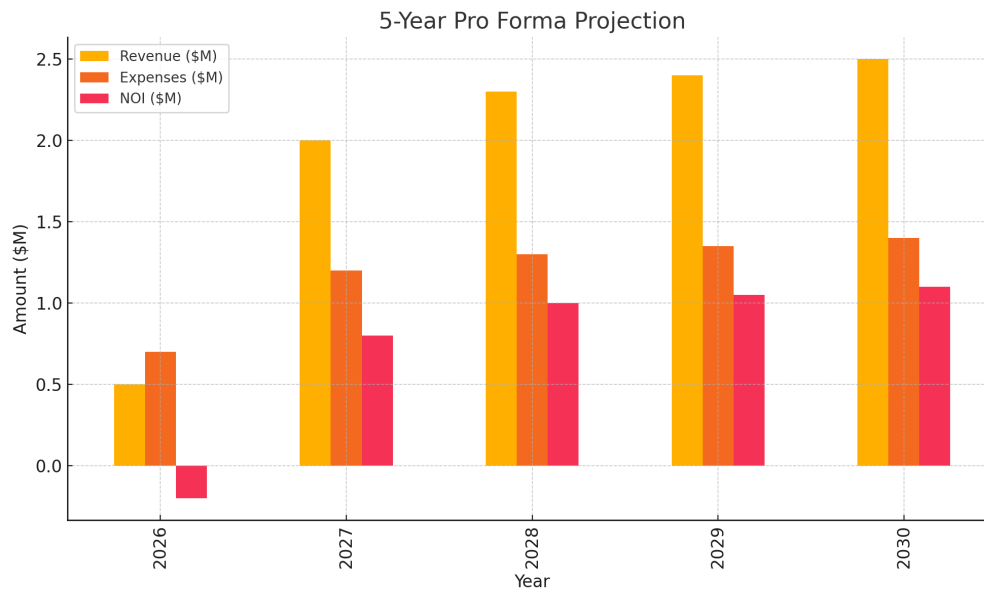
Executive Summary & Deal Rationale

The Sunrise Senior Living project in Fremont, California is a mock development opportunity designed to showcase Exonomo Capital’s investment model. With an aging population and underserved senior housing market in the Bay Area, this 80-unit assisted living facility is positioned to meet increasing demand while delivering strong financial returns.

Site Plan & Zoning Overview

The proposed 1.5-acre site is currently zoned for residential-medical use, allowing multi-story senior housing. The development includes common areas, wellness amenities, and integration with nearby healthcare providers.

Capital Stack & Financial Pro Forma (5-Year Model)



Total development cost is estimated at \$18M, with a capital stack composed of:

- \$10M equity (including LP contributions)
- \$8M construction loan (senior debt)

The 5-year pro forma projects:

- Stabilized Year NOI: \$2.1M
- Projected IRR: 17.8% net to LPs
- Equity Multiple: 2.2x

Operator Memorandum of Understanding (MOU)

The project includes a preliminary agreement with a licensed operator experienced in California senior housing. Key terms include a triple-net lease with revenue-sharing, performance incentives, and operator-managed compliance.

Technology Integration Strategy

The facility will deploy in-room telehealth portals, AI-powered monitoring for falls and vitals, and integrated EHR systems for clinical coordination. Family dashboard access is included to promote transparency.

Construction Timeline & Anticipated Returns

Construction begins Q2 2026, with completion expected in Q4 2027. Stabilization targeted within 12–18 months.

****Key Metrics:****

- LP Net IRR: 17.8%
- Equity Multiple: 2.2x
- Preferred Return: 8% annually post-stabilization