

Seniorhousingland.com has more deals which in my mind make a lot of sense for the "future of senior housing" especially in NY, NJ, and Florida.....

Two New York State **BIG** Senior Housing Conversion *Possibilities*

Both Of Which I Would Love To Live At.

#1 West of Hudson in Rockland County

#2 East of Hudson in Westchester County

--Each is an existing hotel/conference center with all existing facilities that are nicer than anything in any current retirement community in the region, each has all features such as pools, lobbies, restaurants, and beautiful grounds which would make conversion "easy."

--Each is in a location that will draw wealthy seniors as few better alternatives exist other than to move down here to Florida.

Slides 2-15



Slides 17 to end.

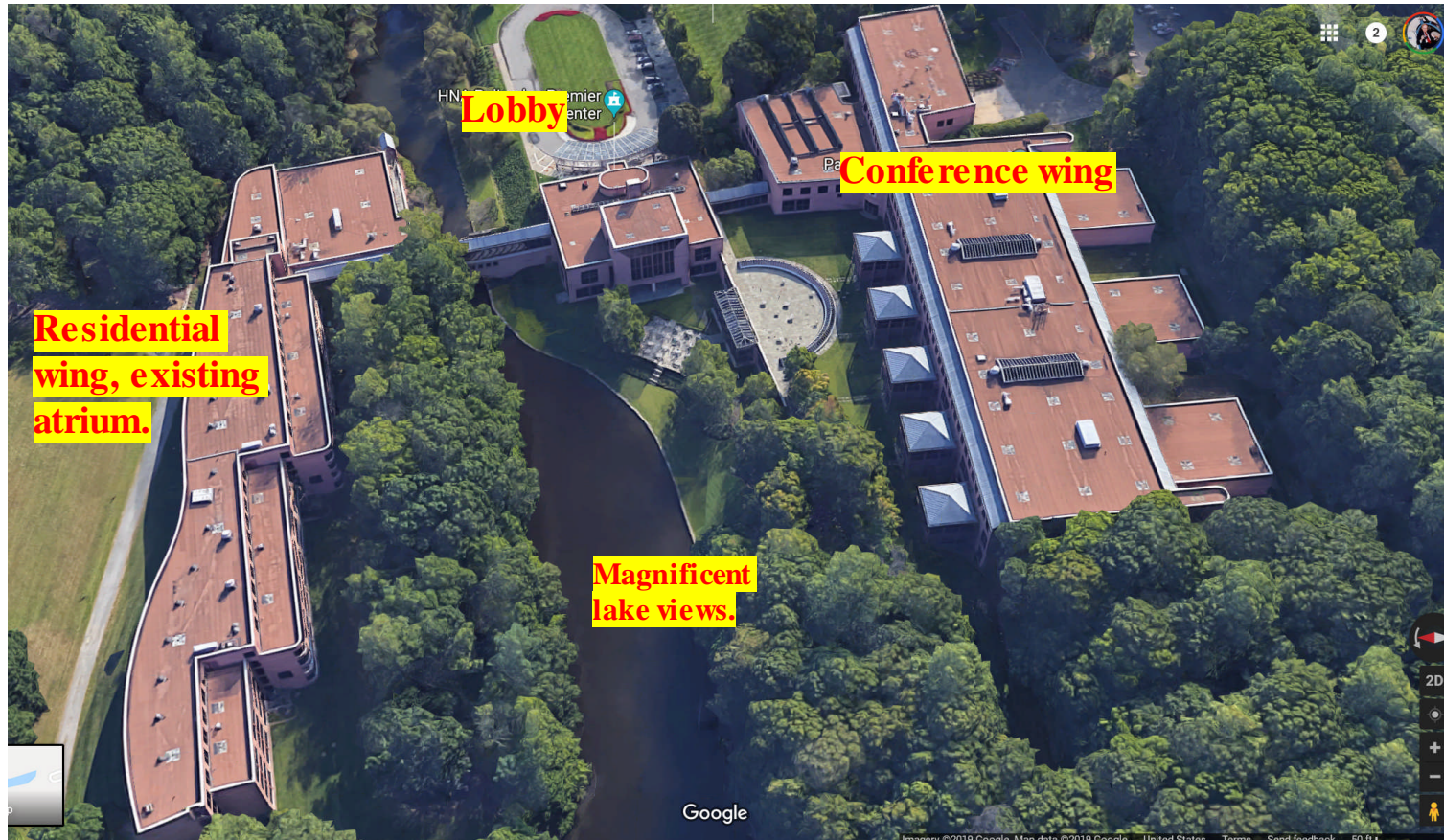


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1. Southern Rockland County, Existing former IBM conference center on 100+ acres. Existing 200+ room hotel with 200,000 sf of conference areas, restaurants, pools, recreation, in a nicer setting than any existing senior community in the region.

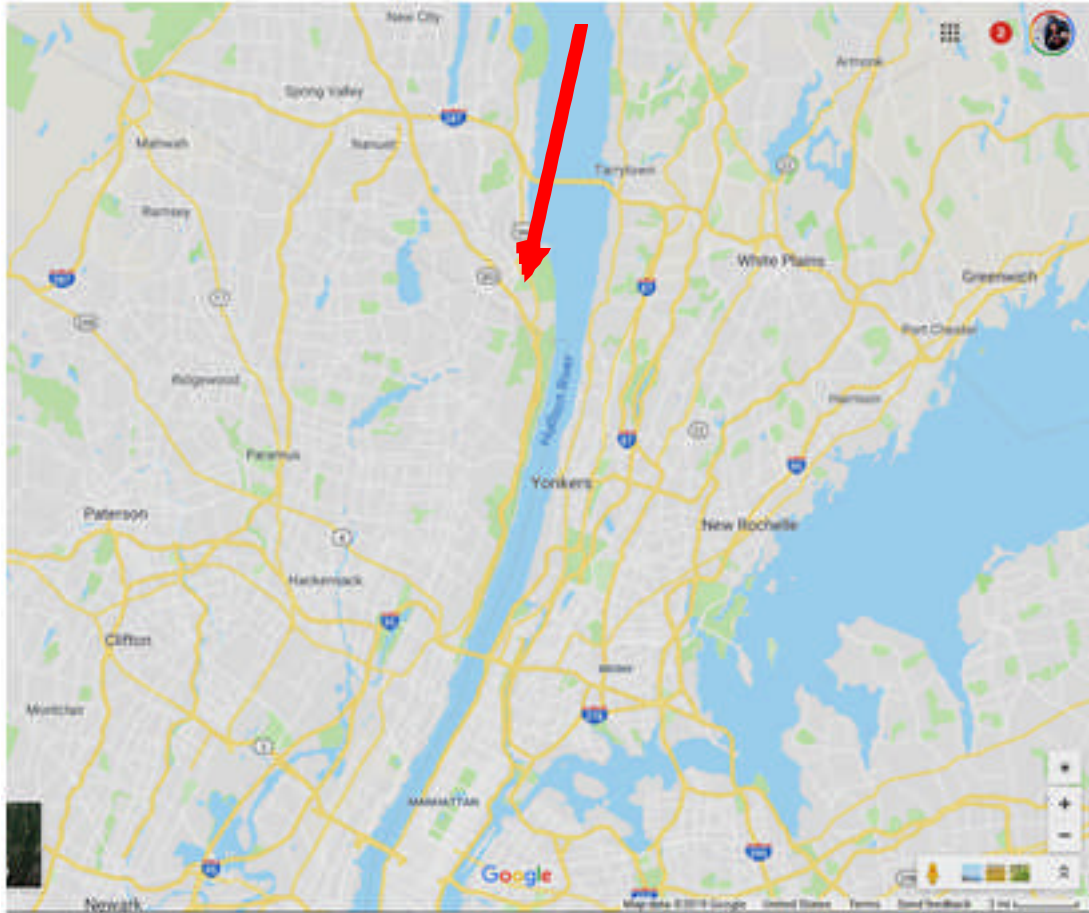


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#1, Rockland County Former IBM, it is right off the Palisades Interstate Parkway in Palisades, NY, 10964, just north of the NJ line. NY is no worse than NJ in terms of taxes for those who don't want to flee to Florida.



**Rockland County
Palisades former
IBM property**



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Wow, look what Zillow shows about this neighborhood!

SITE

The screenshot shows the Zillow website interface. On the left is a satellite map of a residential area with several red location pins. A red arrow points from the word 'SITE' to a specific pin on the map. To the right of the map is a grid of real estate listings. The top listing features a green house with a price of \$525,000. Below it are listings for 'optimum' with a price of \$10,000, a white house for \$3,600,000, a house for \$750,000, a house for \$3,500,000, and a house for \$1,400,000. The Zillow logo and navigation menu are visible at the top.

**Rockland County
Palisades former
IBM property**



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These are photos I took 1/10/19, the place is terrific, late 1970's as built by IBM. Front lobby needs upgrading, better wow. Setting is beautiful.



**Rockland County
Palisades former
IBM property**



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This is the what you see when you move in from the Front entrance to the main lobby, it is beautiful.



Rockland County
Palisades former
IBM property

View of
residential wing.

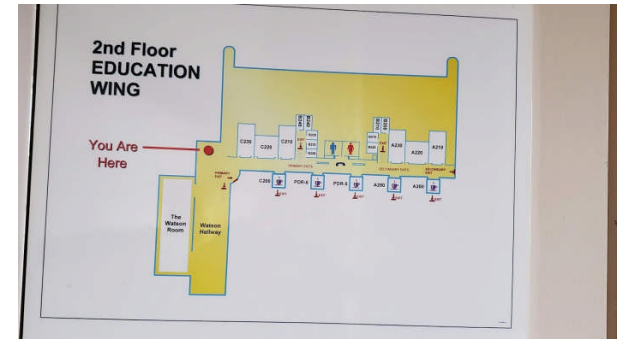


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“Education Wing” with view of dining skylight, dining below.



**Rockland County
Fairfax's former
IBM property**



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Existing dining, view towards main lobby. Kitchen behind, enough to serve an army.



**Rockland County
Palisades former
IBM property**



Indoor and outdoor seating areas overlooking magnificent lake.

AND I MEAN MAGNIFICENT, BEAUTIFUL, ETC.

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I repeat, I would like to live here. This is the view from the dining area overlooking the lake and the residential areas across the lake.

Rockland County
Palisades former
IBM property

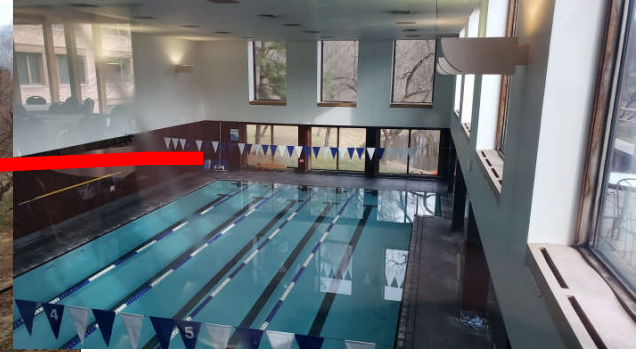


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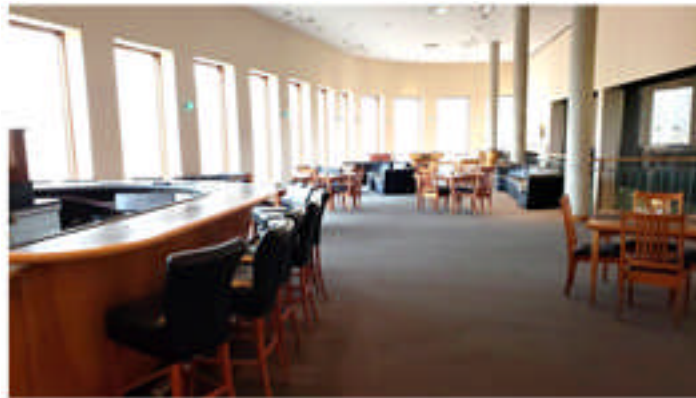
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Views looking towards indoor pool and residential wing.



Walkway from Lobby to residential wing overlooking lake. It is beau



Bar area in residential wing near pool.

**Rockland County
Palisades former
IBM property**

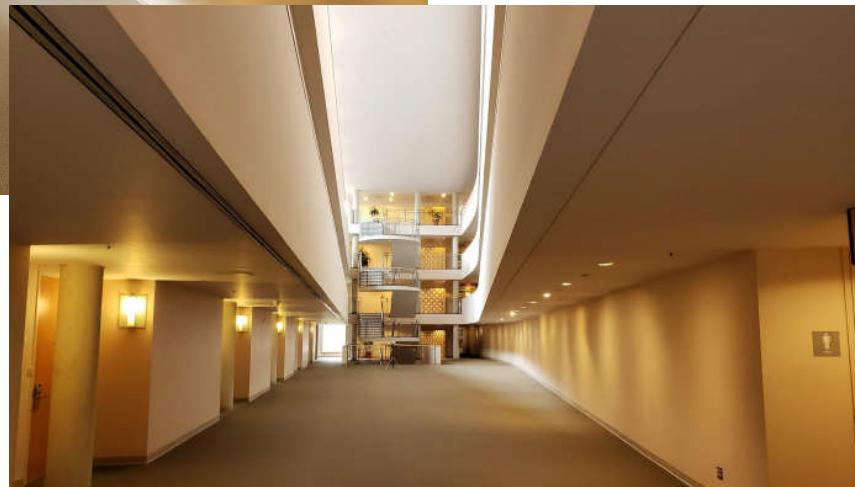
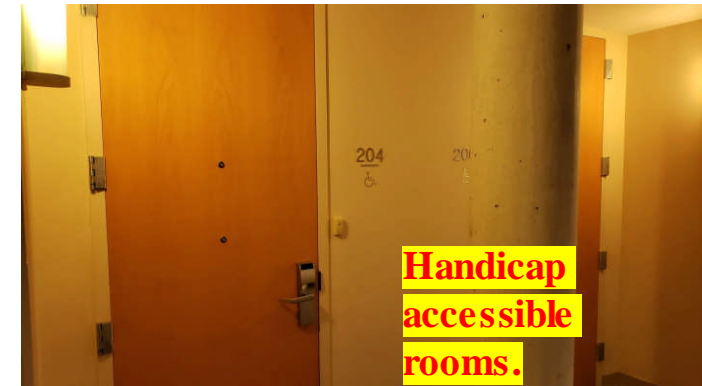


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Palisades IBM, residential wing with atrium. This is view from Third/Main Floor, there are units below overlooking the lake on the left, and on the right, top floor, units only to the right. As-built floor plans on the way, to show possible grouping to make larger units. This was built in effect as a dormitory.



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Top Floor, note rooms on north side looking south over lake with atrium below.



Rockland County
Palisades former
IBM property



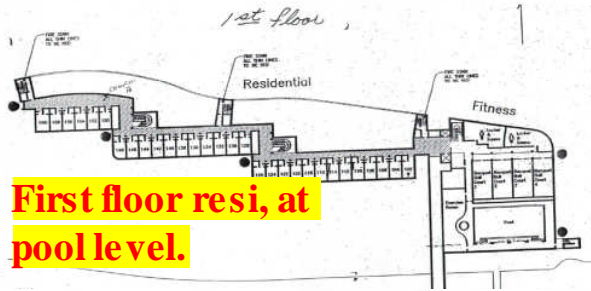
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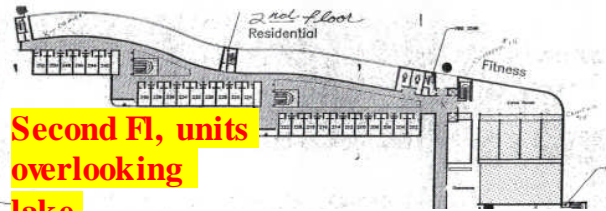
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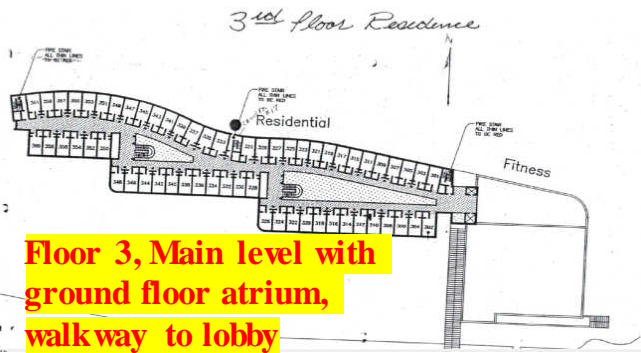
Residential floor plans – actual as-builts will be available. 1980's construction.



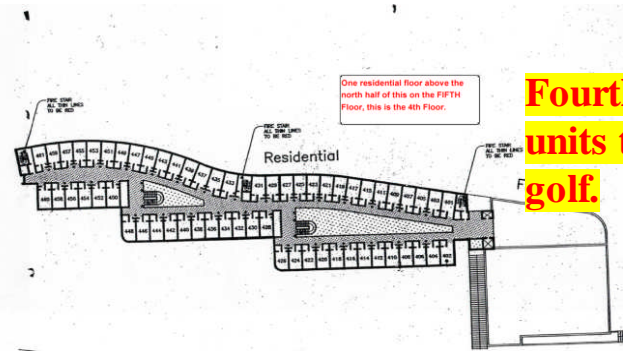
First floor resi, at pool level.



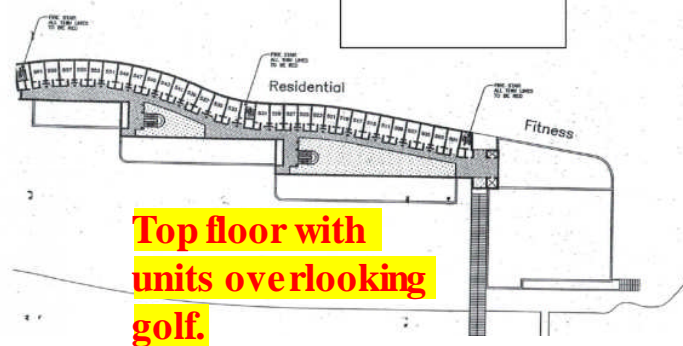
Second Fl, units overlooking lake.



Floor 3, Main level with ground floor atrium, walk way to lobby



Fourth Fl, atrium, units to north overlook golf.



Top floor with units overlooking golf.

Rockland County Palisades former IBM property

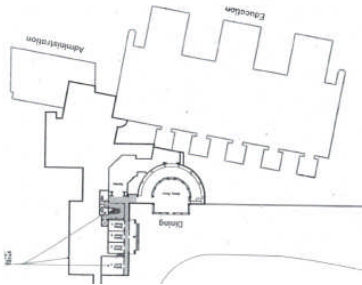


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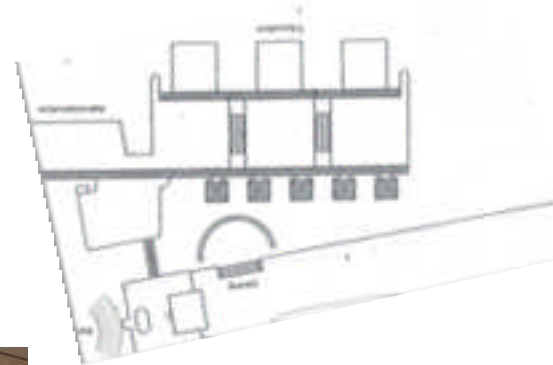
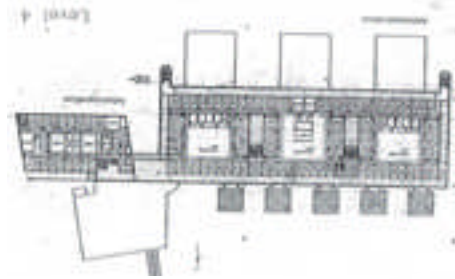
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Plans of Education south side of building. If you can imagine a training building built by IBM in 1980, this is it.



Restaurant level.



**Rockland County
Palisades former
IBM property**

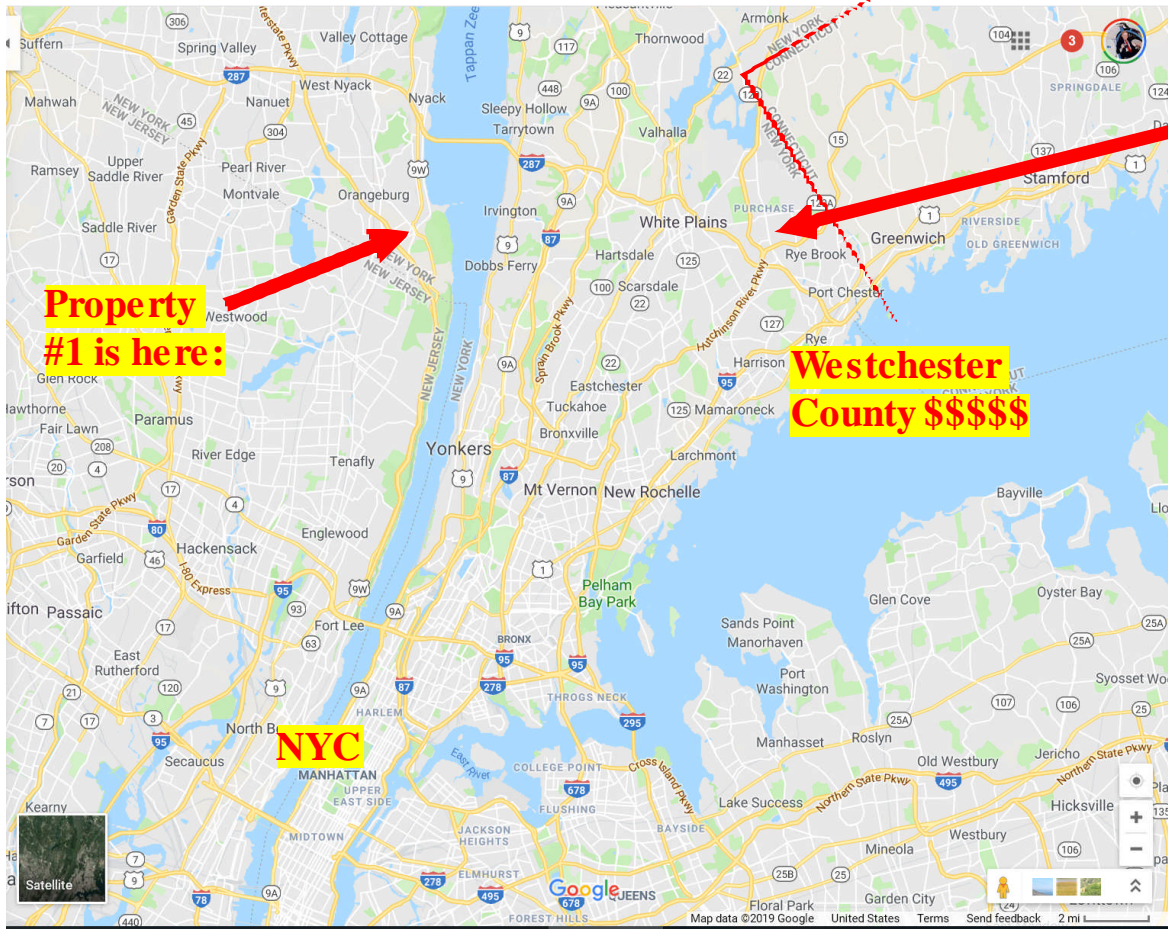


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Property #2, Rye, NY, 10573, existing luxury hotel with conference center, all facilities, surrounded by golf and probably more money than anywhere except maybe here in Boca.



HERE, a chip shot away from Greenwich, CT.

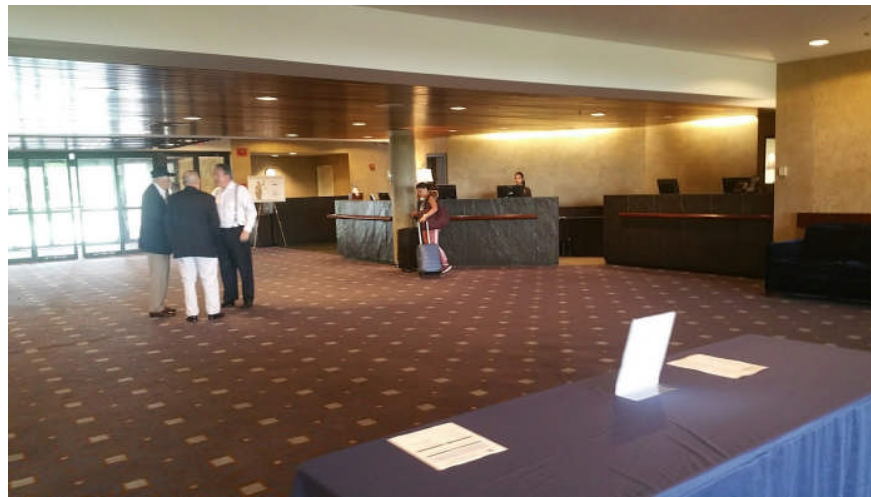


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I took these photos in July, 2018. In the 1980's, this was a 5 Star hotel.



**Westchester County
Existing Hotel Deal**

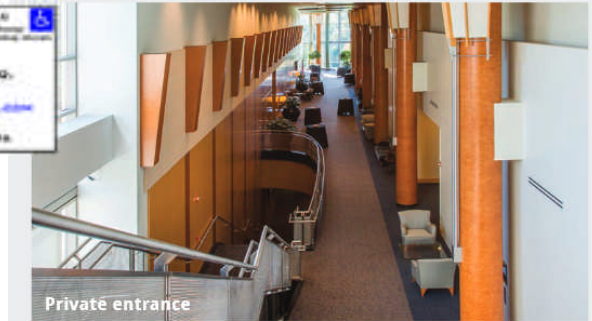


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This wing was built for Pfizer to be a regional training facility. Now vacant.



This is the Conference Center Wing which could be converted to ALF

For both of these properties, and others, senior housing may be the best adaptive re-use to get to the highest and best use.

Both are in high wealth areas with little supply of new high-end senior apartments, or in the case of Westchester, there will be a \$1M+ entry fee CCRC being built next door, I would love to do a \$7,000 / month senior rental with services beyond that as competition.....

-You come up with a better idea!



***Call me to discuss this
and other deals.***

For Further Information

| | |
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