

April 1

| 2018



CONDOMINIUM RESIDENCES

~ GOLD STAR SERVICES~

HOSPITALITY MANAGEMENT SERVICES; AFFILIATED

St. Augustine's Senior Living Communities

Senior adults are living longer today than in previous years in this country. There are a growing number of centenarians amongst the seniors. Against all natural odds, many are laying claim to God's promise that their life will be 120 years; and they are aging as healthy, functional human beings. Fueled by the entry of baby boomers into this age category, senior citizen population is growing at an explosive exponential rate.

Americans born between 1946 and 1964 are considered to be "baby boomers". Our American society is not very well postured to meet the needs or utilize the benefits of this creative – often energetic – part of our population. Often family members will abandon these senior members long before they are ready for the grave.

In 1990 there were 3.3 million senior citizens in the United States. By 2030 70-million Americans will be senior citizens! Today, every 8.3 seconds a "baby boomer becomes a senior citizen. That's 11,000 new senior citizens from the "baby boomer" population each day! Senior citizens are the fastest growing segment of our population today. Many exciting opportunities exist because of these facts.

This document is a well thought out and carefully constructed business plan for the establishment of a vibrant and far-reaching Senior Citizen Ministry through St. Augustine's Vista Harbor Rehabilitation Center and Villa's of Crystal Village Senior Living Communities. One that will meet the needs and greatly increase the quality of life of these valuable citizens, both within our ministry, those residing within Michigan area, and throughout the continental United States, and indeed the world. The details incorporated in this plan, when replicated throughout the land, will meet the needs of senior citizens for many years to come.

- **Senior Citizen Ministry:** The Senior Citizen Ministry of St. Augustine's Senior Living Community is composed of four distinct components which thematically integrate together to form a quality of life support and enhancement system for seniors and the community in which they live. Those four distinct components include the following amenities. Together, these facilities meet the residence, health and well-being of the seniors who utilize them.
 - i). An Assisted Living Facility
 - ii). A Family Life Facility,
 - iii). Access to Comprehensive Inpatient Rehabilitation Facility (CIRF),
 - iv). An Affordable Residential Living Condominium Community.

The purpose of the St. Augustine's Senior Citizen Ministry is to meet the physical, emotional, and spiritual needs of our senior members and those of the Metropolitan Detroit community, the continental United States, and indeed the world. Wise and prudent use of talented people, quality physical resources, and technology are skillfully applied in order to accomplish this end.

CRYSTAL VILLAGE



Villas of Crystal Village

A Senior Living Community located within the Eastern District in the City of Detroit, near Harper Woods and Grosse Pointe, offers exceptional independent living and personalized assisted living options for seniors.

The Villas of Crystal Village is an Affordable Housing Development adjoining more than 100 beautiful rolling acres of magnolia trees, ponds, walkways, and green space managed in collaboration with St. Augustine's Community Development Corporation and The Roberts Hospitality Management Corporation.

The Villas of Crystal Village Senior Living Community shall consist of 125 affordable senior housing units featuring 1600 square feet comprising, 2 bedrooms, a den, private patio and entrance, 2 car garage, state subsidized family units.

The community is nestled within an affluent community of brick homes, and revitalized neighborhoods a most stately single family brick homes. A senior community comprised of natural wetlands, water fountain, abounds; a winding boardwalk will connect the community to a lovely gazebo, a community center and nearby convenient shopping district; restaurants, upscale retail, and Cathedral St. Augustine's; International Chapel.

The community is near the Interstate – 94; 696 and in the "University District" of St. Augustine's, Detroit, Michigan. There is quick access to any number of favorite restaurants, Shopping Mall, Cinemax, and other local attractions in Harper Woods and Grosse Pointe.

Living in Crystal Villages

A unique lifestyle experienced in a condominium community. Over 125 condominium units preserved for seniors 55 – years of age and older. These units collectively nestled amidst a fabulous state of the art clubhouse. An Acute Care Rehabilitation, Hospitality Center comprising an additional 125 units will be developed, managed and operated in collaboration with Hospitality Management Services and Quality Health Care Provider.*

A total 250 Waterfront Centre units featuring “Hotel – like hospitality” environment providing comfort convenience and upscale living.

Experience the pleasures...

Beautiful landscaped grounds

Golf Courses

Community Club House

Swimming Pool & Spa

Convenience & Peace of Mind....

Concierge Services 24/7

Meeting your needs & greeting your guests

Parking

Electronic security system with keycard access

Wi-Fi

Gold Star Services ~ Hollywood Golf

St. Augustine's Senior Living Communities

12545 KELLY ROAD, DETROIT, MI 48224

DETROIT RIVERFRONT

U.S. CENSUS TRACT

ACS DEMOGRAPHIC CHARACTERISTICS

HUD Census Tract #: 26163500500

Block Group 1, Census Tract 5005,

Wayne County, Michigan

*A Detroit International Riverfront & Detroit Eastern District
Development Project.



St. Augustine's National Foundation

St. Augustine's Community Development Corporation ("CDC")
Developer | Sponsor

C. A. Horne, Chief Development Officer

17520 W. Twelve Mile Road, Suite 200

Southfield, MI 48075

248.667.1400*1.240.235.4340

[St. Augustine's National Foundation](#)

REFERENCES: Census Tract

[http://factfinder2.census.gov/faces/
nav/jsf/pages/searchresults.xhtml?
refresh=t](http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t)