



# Regeneration 2025 Tele-Med Hubs In Multiple Small Communities

120 units of Senior Housing

A Prevention Network for underserved communities

Initial Project \$33 million

A Prevention Network for underserved  
Individuals in Small Communities

# Seniors Housing Corporation

## INVESTMENT BENEFITS

- ▶ \$100,000 per 1 per cent ownership OPTIONAL for 10 Doctors plus Tele-Med fees with Increased Business to doctors managing more patients digitally
- ▶ \$5,000,000 per 50 percent for start up capital Investors in the medical industry like Kaiser Permanente or Intermountain with expected ROI 12% to 22%
- ▶ Market Increases by 8 percent every year from changing Demographics
- ▶ With 100% HUD Construction funding and 50% to 66% rent assistance

# WHAT MAKES US DIFFERENT?

- ▶ **EXPERTISE IN DESIGN** with experienced urban planning and commercial development for an affordable community.
- ▶ **NETWORK** is all inclusive and will provide Medical services, monitoring as well as professional interfacing.
- ▶ **ULTIMATE GOAL** to provide residents a supportive, stimulating environment where they will thrive in mind, body, and spirit.





# WHAT MAKES US DIFFERENT?

- ▶ **OUR COMMUNITIES WILL INTERACT WITH THE MEDICAL COMMUNITY BUT ALSO ALLOW OTHER FAMILY MEMBERS TO PARTICIPATE WITH OUR RESIDENTS THROUGH TECHNOLOGY**
- ▶ **COMMUNICATION WITH ALL TYPES PROFESSIONALS** such as pharmacies, physical therapists, Chiropractors etc.
- ▶ **COMMUNITY FACILITIES TO INCLUDE SHOPS, SERVICES, HEALTH AND WELLNESS FACILITIES AND MUCH MORE**





The company will provide a mix of services to those in need. These include tele-medicine monitoring/exams, diet, insurance, consulting, and exercise,

# HEALTH AND WELLNESS

# MAI Diagnostic Orchestrator

Microsoft just introduced an AI system that achieves 4x higher diagnosis results than experienced doctors on some of medicine's most challenging cases, marking a "step towards medical superintelligence."

MAI-DxO simulates a virtual medical team, with specialized AI agents handling hypothesis generation, test selection, and cost monitoring. Researchers created SDBench, a benchmark with 304 complex cases — with MAI-DxO, paired with OpenAI's o3, achieving the highest accuracy in testing.

The MAI/o3 pairing solved 85.5% of cases correctly, with a group of physicians with 5-20 years of experience averaging just 20%. The AI system also resulted in cost savings over human doctors, spending \$2,397 per case compared to an average of \$2,963 for physicians.



# Personal Tele-Med Scanning Booths

## List of Scanning Booths

[news@Nvidia.com](mailto:news@Nvidia.com)  
about life sciences for healthcare



Office Working Pod **Medical** Healthcare Isolation Easy Removable Pods

**\$690.00-4,330.00**

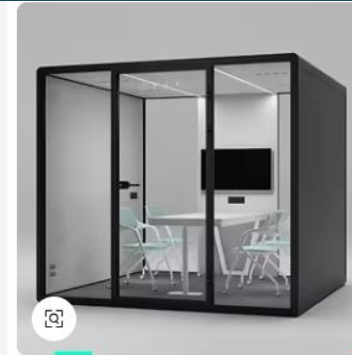
Min. Order: 2 sets



**MARCH** OEM Movable Soundproof Cabine for **Medical** Examination Easy Install Soundproof  
**Verified**

**\$1,452.39-1,458.39**

Min. Order: 2 pieces



Soundproof Vocal **Booth** Studio Outdoor Use Easy Removable **Medical** Healthcare Isolation

**\$4,399.00-5,999.00**

Min. Order: 1 set



**MARCH** Portable Movable Silence Acoustic **Medical Booth** Silence **Medical Booth**...  
**Verified**

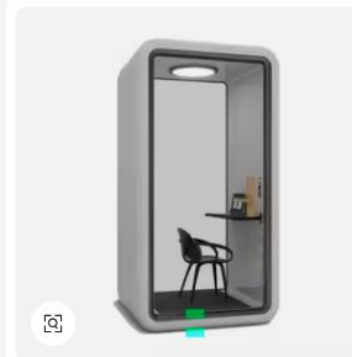
**\$2,200.00-3,950.00**

Min. Order: 1 set



**MARCH** Good Quality Portable Office Soundproof **Medical** Audiometry Glass Room...  
**Verified**

**\$2,100.00-3,975.00**



**MARCH** 2025 Hot Sale Easy Install Privacy **Medical** Hotel Home Office Pod Office...  
Ready to Ship

**\$650.00-1,450.00**



**MARCH** Outdoor Office Pod Soundbox Outdoor Soundproof **Booth** Better Sound...  
**Verified**

**\$972.81-2,545.62**



**MARCH** Safe Observation **Medical** Silent **Booth** Isolation **Booth** Surgical Healthcare...  
**Verified**

**\$2,580.00-3,380.00**

# WHAT MAKES US DIFFERENT?

- ▶ Creating a unique environment through video conferencing between patient AND medical
- ▶ Provides a unified experience between doctor, patient, clinics, pharmacies, hospitals and labs through innovative technology and a data center for medical records.





# Video Conferencing and Interfacing With AI



Links to existing telemedicine

1. [Video conferencing](#)
2. [Medical Records Tracking](#)
3. Data center
4. [Skin Cancer detection machine](#)

# AI Assistance in tele- Medicine

The future of medicine isn't about pills or robots; it is about software that thinks

- **Medical Diagnostician:** AI assists in analyzing medical images (e.g., X-rays, MRIs) and diagnosing diseases.
- **Pharmacist:** AI helps in drug discovery, dosage optimization, and managing prescriptions.
- **Nurse:** AI-powered tools monitor patient vitals and predict health deterioration.
- **Radiologist:** AI enhances image analysis and detects abnormalities.
- **Genetic Counselor:** AI analyzes genetic data to predict disease risks.
- Big Tech goes into AI healthcare

# AI is coming to the Medical Industry

The U.S. healthcare system is under more pressure than ever:

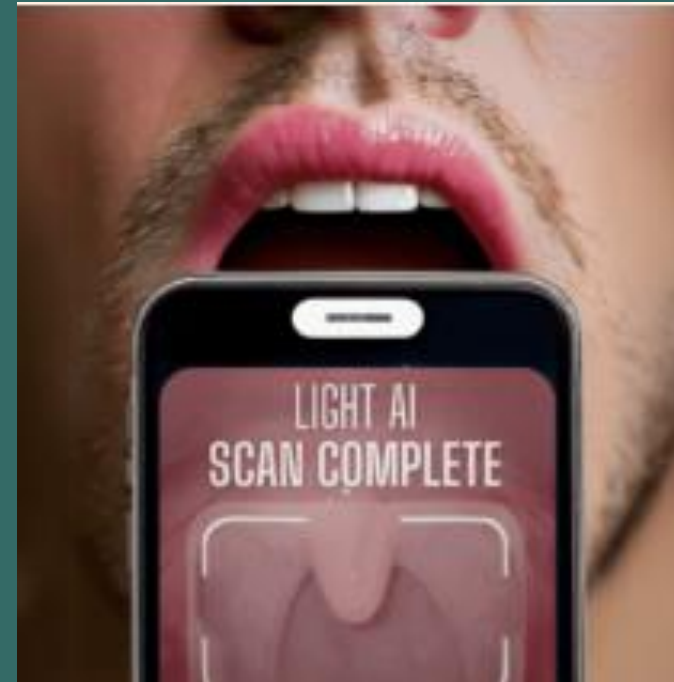
Labor costs are up 37% since 2019.

Administrative costs swallow 25% of America's \$4.3 trillion healthcare spend annually.

We're hurtling toward a projected shortage of 86,000 physicians by 2036

Doctors across many disciplines have already integrated AI into their work, including...

- Cancer
- Heart disease
- Alzheimer's
- Skin conditions
- Glaucoma
- Lung diseases



What is driving the billion dollar rush into medical AI




# Track My Medical Records

Digimia LLC Health & Fitness

★★★★☆ 276

**E** Everyone

**i** This app is compatible with your device.

 Add to Wishlist

**Install**





# Video conferencing

**HEALTH TRACKING**



**PHYSICIAN, CLINIC and HOSPITAL INTERFACE**



**FAMILY CONNECTIONS FOR HEALTH**



**OTHER PROFESSIONAL INTERFACE**



A typical 120 apt model for duplication in many places like suburban sites where land costs are lower

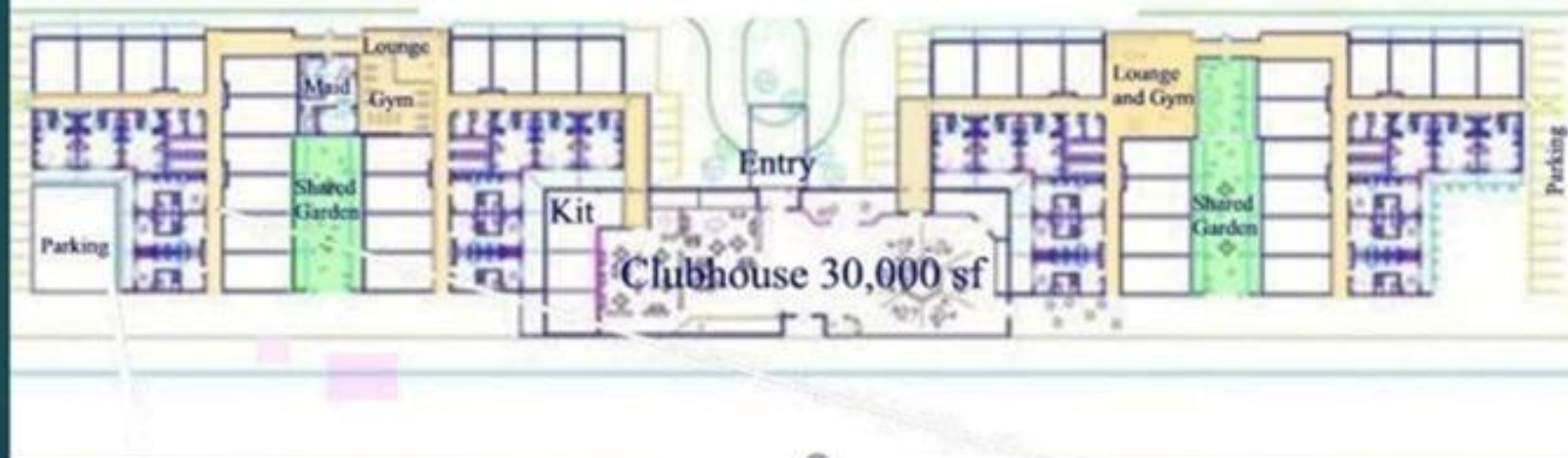


Garden Living with private patios

\$33 Million Model Built on 4 acres

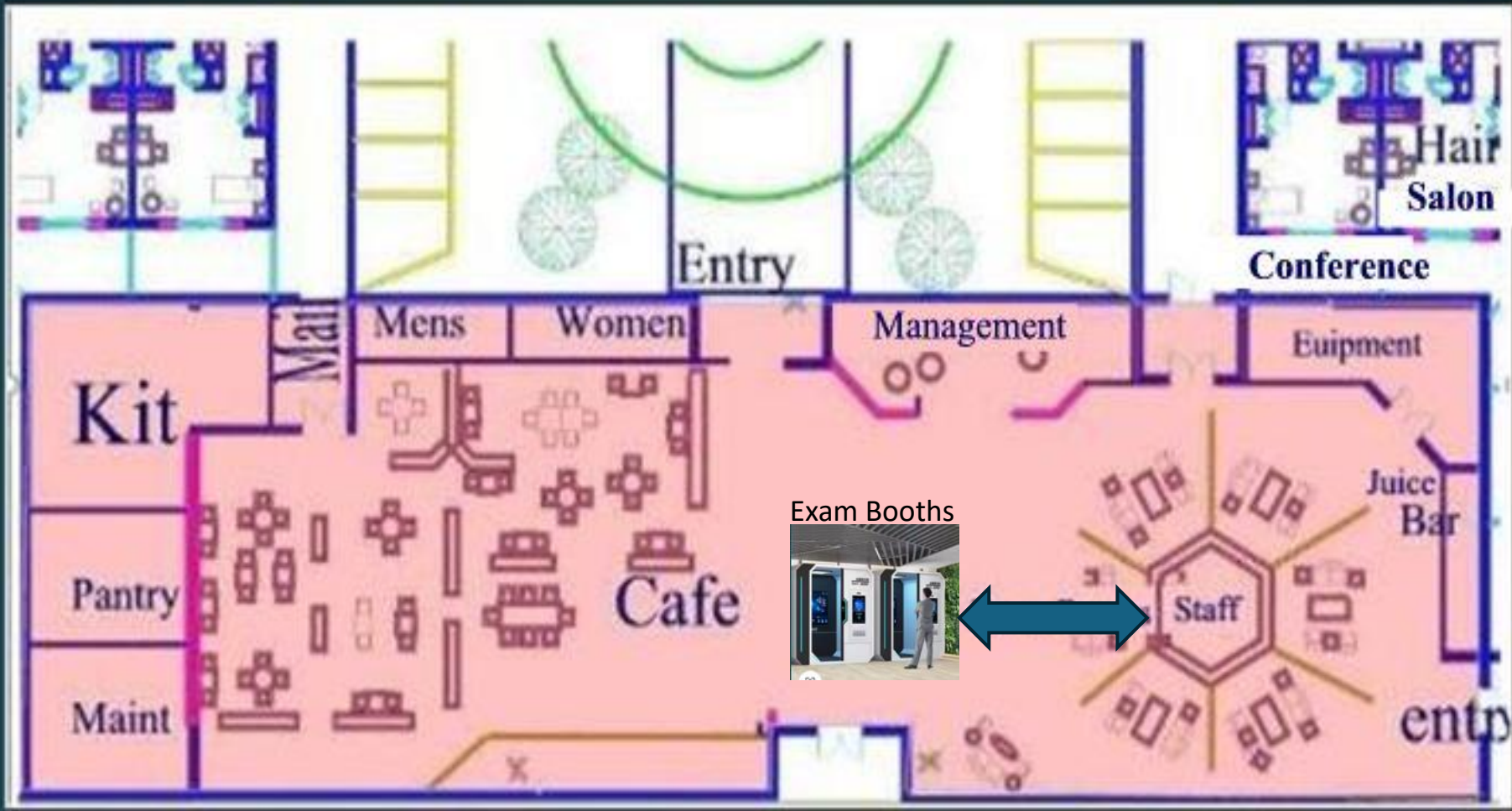
Indoor hallway access to all Apts in a two story layout. There is a lounge plus exercise room in each wing and maid service storage rooms

## First Floor Layout



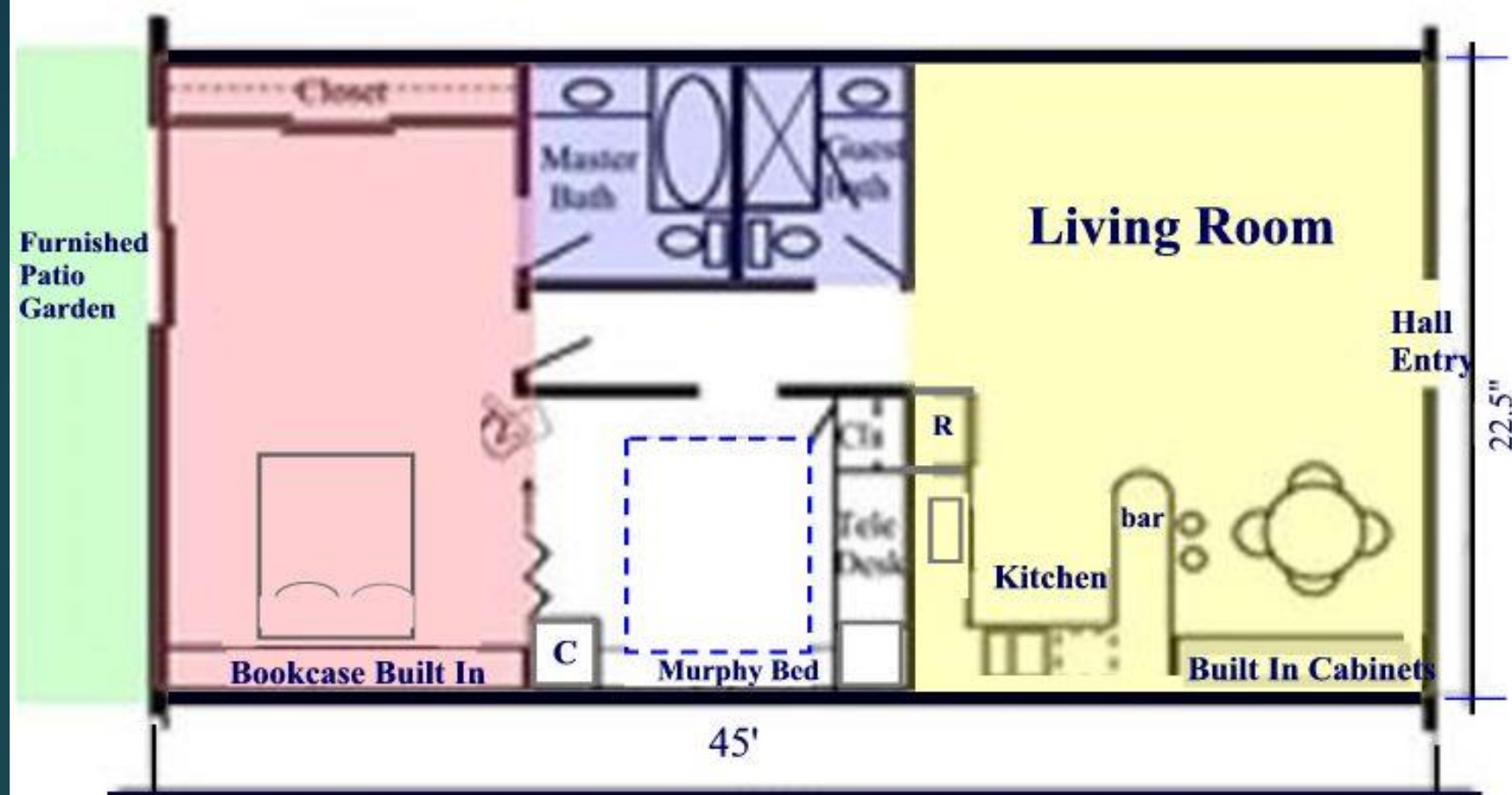


# Club House with Services



Services are Café, Exam Rooms, Hair salon, gym, Juice Bar and Conference Room



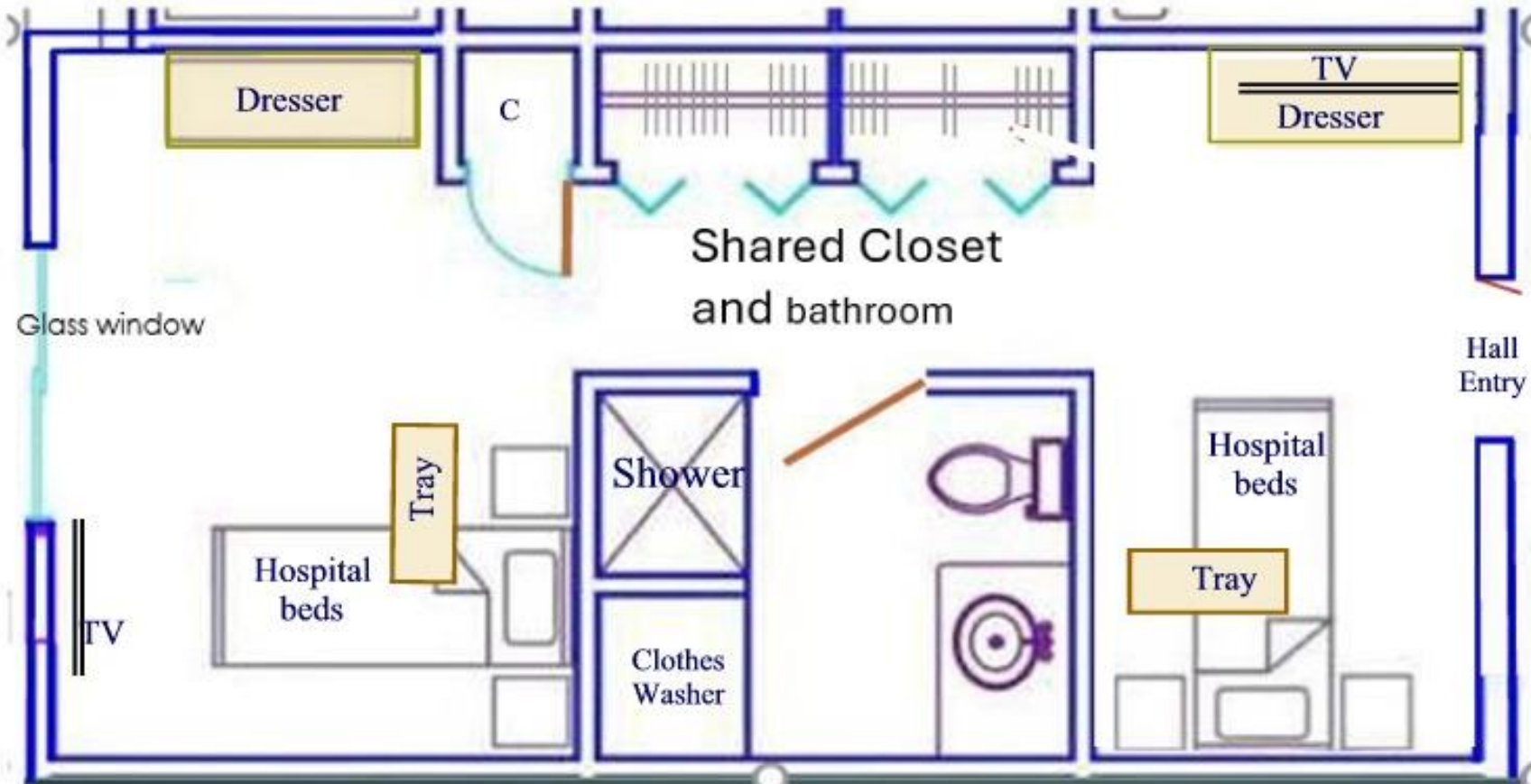


## 1st Floor Schematic for 60 Garden Units

These units will pay \$2,500 for a single or \$3,000 total for a double. HUD could subsidize up to 50%. Rents include meals and Telemedicine.

## 60 Units for Medicaid on the second floor

This is also a 1,035 sf apt designed for two persons. Rents are paid 100% by Medicaid for Nursing Procedures



Rents are \$ 7,500 bed, if paid by Medicaid. This includes use of the clubhouse, TV, food and a Telemedicine account

# Economic Feasibility for 120-unit project

<b>TOTAL DEVELOPMENT</b> 130,000 s.f is	\$33,113,000
HUD First Mortgage on land + construction is	<u>\$28,000,000</u>
Equity Required is	\$ 5,113,000

Total Construction at \$125 psf is	\$23,837,000
Plus, architecturals and engineering of	\$ 750,000
Land Costs for 9 to 10 acres is estimated at	\$ 1,080,000
Construction Finance of	\$ 1,322,000

Estimated Net operating Income before debt is	\$2,926,000
HUD annual Payments 3% interest + 3.3%AM	<u>\$1,710,000</u>
<b>Profit Potential on \$5 mil</b>	<b>\$1,216,000</b>

# Proforma Development Spreadsheet in the works

Land		1,080,000		9.00
Existing Structures *				0.00
<b>SUBTOTAL</b>		<b>1,080,000</b>		<b>9.00</b>
<b>SITE IMPROVEMENTS</b>				
Off Site Infrastructure *		200,000	street & drainage upgrades	1.05
On Site Infrastructure *		20,000	cistern, mechanical	0.10
Demolition*		50,000		0.26
<b>SUBTOTAL</b>		<b>270,000</b>		<b>1.42</b>
<b>CONSTRUCTION</b>				
Building Permit Fees *		350,000	? Where from	1.84
Tap Fees water (sewer need to call sewer district)*		490,000	250K + 2,000 p/u	2.57
Construction / Rehabilitation *		23,837,500	190,700	125.00
Landscaping *		200,000		1.05
Contingency 6%		1,430,250	11,919	7.50
Other solar 200 KW		0		0.00
<b>SUBTOTAL</b>		<b>26,307,750</b>	<b>219,231</b>	<b>\$138.76</b>
<b>PROFESSIONAL FEES</b>				
Architect Fees		450,000		2.36
Engineering Fees		300,000		1.57
Real Estate Attorney Fees		5,000	42	0.03
Soils Tests		6,000	50	0.03
Surveys		2,000	17	0.01
Green Planning and Design Fees		10,000		0.05
Other (please specify)			0	0.00
<b>SUBTOTAL</b>		<b>773,000</b>		<b>4.05</b>
<b>CONSTRUCTION FINANCE</b>				
Construction Insurances at 1%		230,000	workmans, gen liab, causa	1.21
Construction Loan Orig. Fee at .5%		170,000	0	0.89
Construction Interest (\$23M x 4% x 50%)		829,732	6,914	4.35
Attorney Fees		25,000	contract & all vendors	0.13
Title and Recording		20,000	167	0.10
Other (please specify) draw supervision at \$4,000 p/m		48,000	400	0.25
<b>SUBTOTAL</b>		<b>1,322,732</b>	<b>0</b>	<b>6.94</b>



# Proposed as a Model project for 25 Towns in Colorado

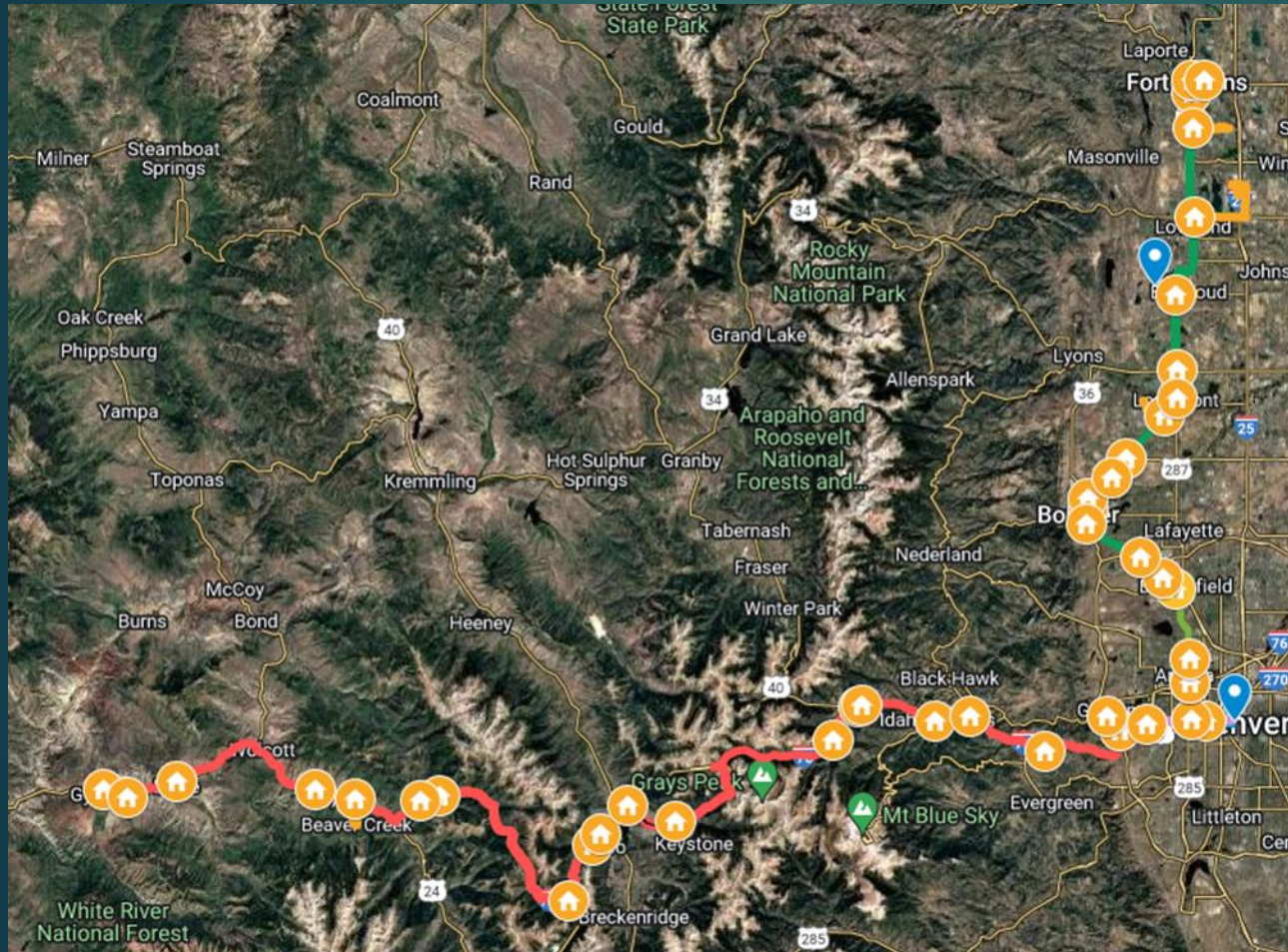
## Multiple Projects get more Savings

When negotiating with subcontractors and material suppliers, they will offer a 10% to 15% savings when they know everything will be duplicated

The architectural and engineering fees of \$750,000 could be cut in half if they know they can be reused again.

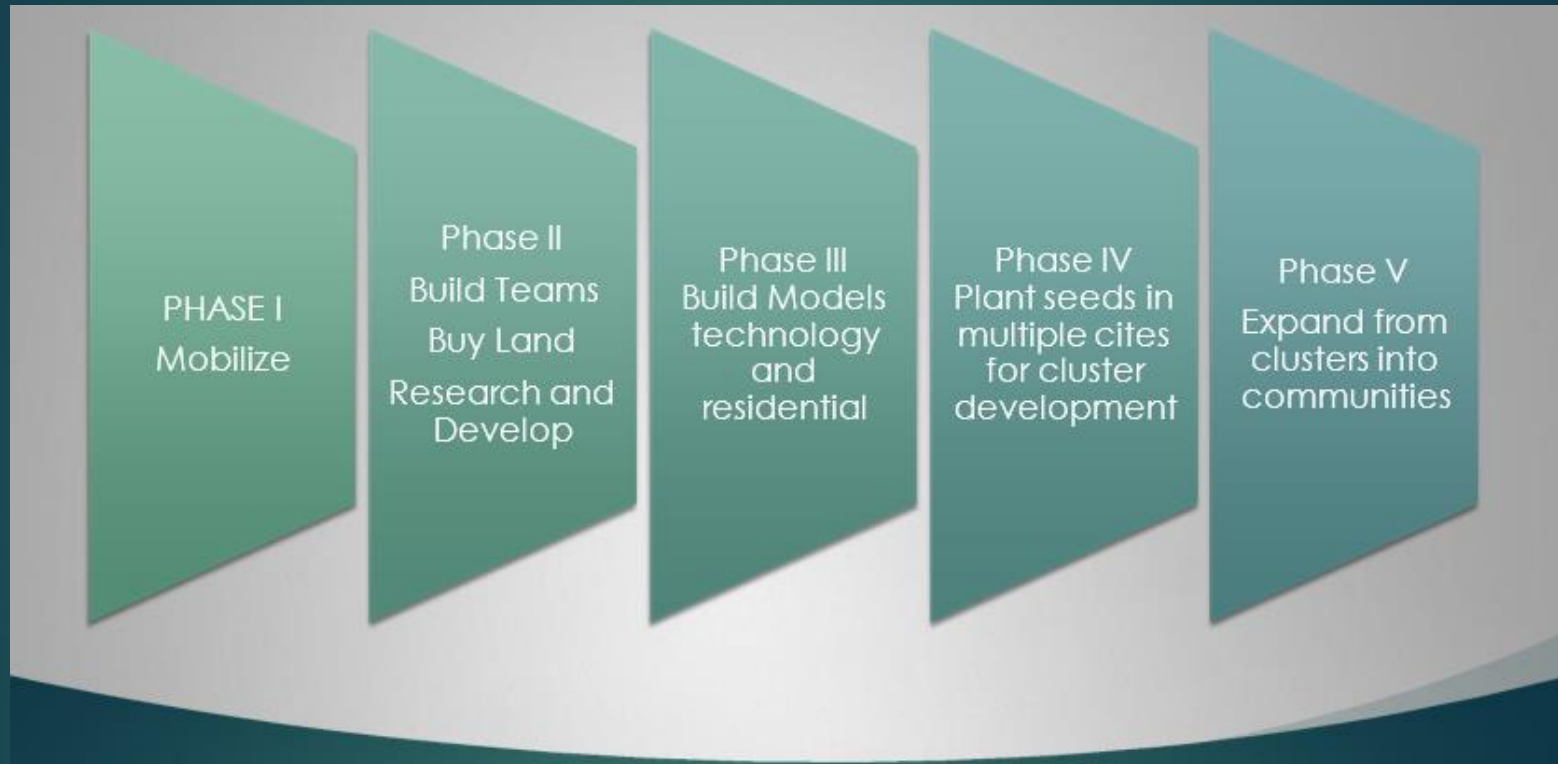
Since everyone knows what to do in the later projects they can save 10% of more from the greater efficiency and less time means less interest.

# Expansion Options



These are the 25 towns along a 210-mile corridor selected for new AI infrastructure. Each of these types of development is aimed at more affordable rentals for those in need with the added feature of telemedicine to monitor, treat and operate it. HUD will pay 50% of the rental fees for those that qualify. Then Tele-Med service is managed by a group of doctors with option to participate in the real property and share in the real estate profits.

# Possible Funding Sources



## PHASES

1. Mobilization
2. \$1,000,000 from 10 doctors for R&D
3. \$25 Million from hospitals, clinics and labs
4. \$100 Million from medical industry
5. \$ 250 Million from equity funds



# Market Research

Date	Name	Phone	Cost	Services	Capacity	City	
	Sunrise at Pinehurst	1-888-373-8530	\$3,840	Assisted living, Hospice care, memory care, Resp	104	Denver, CO 80236	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
3-Dec	Brookdale Lakewood	1-888-373-8530	\$3,625	medication, transportation, house keeping,		Lakewood, co.	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
4-Dec	Wind creast cointinuing care	1-888-373-8530	\$3,800	nursing and retirement		Littleton, co.	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
4-Dec	Brookdale Littleton	1-888-373-6530	\$3,615	Nursing. Med's. Transportation,Housekeeping	55	Littleton, co.	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
4-Dec	Atria inn lakewood	1-888-373-8530	\$2,648	nursing , retirement, respite care,memoery care		Lakewood, co.	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
4-Dec	Sunrise Orchard lakewood	1-888-373-8530	\$3,900	Assisted living, Hospice care, memory care, Resp	108	Lakewood, co.	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale green mountain	1-888-373-8530	\$2,950	memory care, nursing	161		<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale university park	1-888-373-6530	\$2,480	independent lv, assisted living,retirement comm	236	University Park	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale DTC	1-888-373-8530	\$3,685	onsite nursing daily on call @ night	85	Englewood	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale park pl	1-888-373-8530	\$3,495	Assisted living,Indp. Lv.,Memory Care, Respite		Denver	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Sunrise @ cherry creek	1-888-373-6530	\$3,210	Assisted living, Indp.,Lv.,Memory Care,Respite	85	Denver	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	The Inn @ Greenwood Villag	1-888-373-8530	\$3,350	Assisted living, Respite care, Retirement	67	Greenwood Viilage	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale roslyn	1-888-373-8530	\$2,275	Assisted living, , Memory , Nursing Homes, Respite	125	Denver	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale greenwood	1-888-373-8530	\$4,000	Assisted living, , Memory , Nursing Homes, Respite	90	Greenwood Viilage	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale highland	1-888-373-8530	\$2,050	,Assited living, Transportation, House Keeping	70	Denver	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Atria applewood	1-888-373-8530	\$4,552	Assisted , Independent , Memory , Retirement	133	Denver	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale mountain view	1-888-373-8530	\$2,080	Independent , Assisted Nursing Homes, Retirement		Denver	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Village at Lowery	1-888-373-8530	\$2,200	memory care, nursing	154	Denver	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale Aurora	1-888-373-8530	\$3,625	Assisted living and memory care		Aurora	<a href="http://www.seniorhomes.com">http://www.seniorhomes.com</a>
5-Dec	Brookdale Arvada	1-888-373-8530	\$3,500	assisted living Memory Care, Respite Care		Arvada	
5-Dec	Sunrise at Westminster	1-888-373-8530	\$3,150	assistedliving	109	Westminster	
Dec6-7	Bonaventure of castlerock	1-888-373-8530	\$2,895	assisted living		CastleRock	
Dec6-7	Sunrise Aat FlatIrons	1-888-373-8530	\$3,660	Assisted living, Hospice care, memory care, Resp	130	CastleRock, FlatIron"s	
Dec6-7	Brookdale Brighton	1-888-373-8530	\$2,985	Assisted living, Hospice care, memory care, Resp		Brighton	
Dec6-7	The Carillon at Boulder Cree	1-888-373-8530	\$3,250	Assisted living, Hospice care, memory care, Resp		Boulder	
7-Dec	Wynwood at Ridge Pt.	1-888-373-8530	\$2,110	Assisted living, Hospice care, memory care, Resp	90	Boulder	
7-Dec	Sunrise of Boulder	1-888-373-8530	\$3,600	Assisted living, Hospice care, memory care, Resp	110	Longmont	
7-Dec	Alta Vista	1-888-373-8530	\$5,650	Assisted living, Hospice care, memory care, Resp	56	Longmont	
7-Dec	Atria Longmont	1-888-373-8530	\$2,886	Assisted living, Hospice care, memory care, Resp		Longmont	



# Colorado's aging population looks to double in 15 years

By Tom McGhee *The Denver Post*

Over the next 15 years, the number of people 60 or older in Colorado is expected to more than double, boosting the need for long-term care and services that enable older adults to live independently in their homes.

Keeping needy senior citizens in their homes will require an expansion of services like transportation, meals-on-wheels, counseling and nutrition education, according to the Colorado Department of Human Services.

To meet that need, the agency is asking for an additional \$4 million next year, which would raise state funding for Area Agencies on Aging to \$21.3 million.

"We have to make sure our budget reflects seniors as a priority. This \$4 million

will ensure that we have services that are needed to keep our seniors in their homes," said Rep. Steve Lebsock, D-Thornton, who plans to introduce a bill seeking the money for senior services.

The graying of the workforce is a historically unprecedented demographic shift that will continue past 2040, said Bob Semro, health policy analyst for The Bell Policy Center.

The implications of as many as 1 million baby boomers leaving Colorado's workforce will have enormous impact on the state's tax base, Semro said. Not only will the income that older adults pay in taxes shrivel, employees who have older family members will be losing days at work to take care of their relatives.

"Do we have the workforce, the infra-

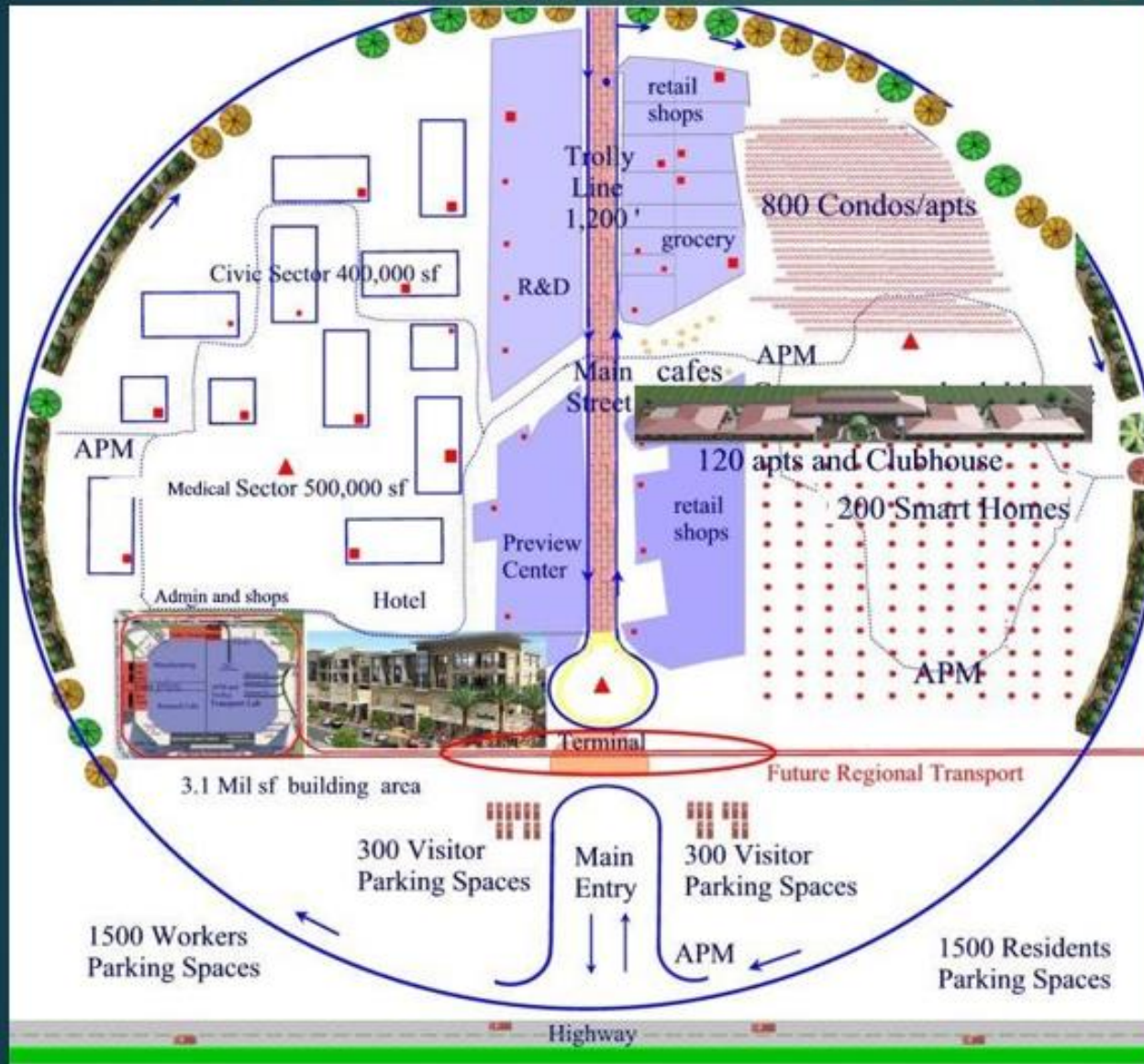
**SENIORS » 7A**



Laura Aguinaldo helps Louisa Coley get ready to board a bus home from Seniors' Resource Center. *Brent Lewis, The Denver Post*

		RATE RANGE			MEDIAN ANNUAL RATE <sup>1</sup>	FIVE-YEAR ANNUAL GROWTH <sup>2</sup>
		MINIMUM	MEDIAN	MAXIMUM		
HOME	Homemaker Services	\$9	\$21	\$32	\$47,773	2%
	Hourly Rates					
COMMUNITY	Home Health Aide Services	\$11	\$22	\$35	\$50,336	2%
	Hourly Rates					
FACILITY	Adult Day Health Care	\$40	\$64	\$90	\$16,640	3%
	Daily Rates					
	Assisted Living Facility (One Bedroom - Single Occupancy)	\$1,752	\$3,313	\$8,700	\$39,750	2%
	Monthly Rates					
	Nursing Home (Semi-Private Room)	\$170	\$217	\$261	\$79,205	3%

# A REGENERATION COMMUNITY



- \* 135 acres land for:
- \* 1,200 Senior Apts
- \* 500,000 sf medical
- \* 250,000 sf retail mall
- \* 400,000 Commercial
- \* \$400 Million Cost
- \* Trolley on mall
- \* Driverless carts
- \* Ring Road & Walking
- \* Operations Center
- \* 3,600 Car Parking
- \* Transport terminal
- [more](#)