

Everwood Reserve Properties, LLC

5900 Balcones Drive, Suite 100
Austin, TX 78731



Date: July 30, 2025

Tomball Economic Development

ATTN: Tiffani Wooten
29201 Quinn Road, Suite B
Tomball, TX 77375

RE: Everwood Reserve – Request for Grant

Dear Ms. Wooten,

My name is Andrea Ameen, and I am part of the team at Everwood Reserve Properties LLC. We would like to formally request a grant for the infrastructure and site construction costs to develop the currently vacant +/-7.12 acre tract located at 13011 Medical Complex Dr., Tomball, TX 77375, into a small assisted living and memory care community for seniors in the area.

Everwood Reserve will be a small assisted living and memory care community serving a total of 32 residents across 2 beautiful homes with 16 bedrooms each. We will develop the currently vacant lot into a beautiful home for grandmas and grandpas to live out their final years in comfort and with dignity. There is currently a large need for more assisted living and memory care in the Tomball area. A recent market analysis that we conducted through a third party projected that there are currently 150 beds needed in assisted living and memory care currently, and we are hoping to serve the community and fill this need (Senior Haven Investments, National Investment Center MAP study).

Our location in the Medical District ensures that residents will have easy access to healthcare and related services. The close proximity also opens up many opportunities for community partnership. We plan to create partnerships with local healthcare providers, hospice companies, nonprofit organizations, and other businesses to serve the residents of our homes. This will contribute economic growth to the local area.

Everwood Reserve will provide luxury, boutique services that will help us stand apart from local competition. We will provide a new type of service, blending empathy with execution to provide the very best care with the highest quality building and amenities. Everwood Reserve will bridge

this gap by providing the amenities found in larger facilities and staff to resident ratios of 1:4 to 1:6 during the day.

Each of the 2 homes will be approximately 10,200 sq. ft. and provide ample living and recreational space for grandmas and grandpas to enjoy their latter years. Each home will feature an open living and dining area with a large fireplace, 20 foot ceilings, and floor-to-ceiling windows along the walls throughout. The kitchens will be open but secured, and we will employ a private chef to prepare scratch meals each day. There will also be a salon in each home, additional sitting rooms, and a library. There will be a total of 6 covered back patios in the shared secured yard, along with covered patios in the front of each home. We will provide memory care, so we anticipate most of our residents will have dementia or need end of life care.

We will also build a community garden and walking paths on the property. We will be installing infrastructure to ensure our residents are secure and safe at all times. The property will provide a high-end aesthetic to the area.

About Everwood Reserve Properties, LLC.

My husband, Aaron Ameen, and I are the founders of Everwood Reserve Properties LLC. We created the company with this new development in mind. Between us we bring expertise in real estate, business development, human development theory, program management, people management, and caregiver training. We built a portfolio of rental properties in various markets around the country. We both have experienced the difficulty of finding high quality senior care and memory care when caring for our own parents and grandparents. That gave us the motivation to embark on this project.

We have seasoned partners on our team, including experienced assisted living operators, a physician's assistant to bring clinical expertise, and a team of assisted living owners who also run an investment fund for the industry. We have also hired a local builder, Boatman Construction, to complete the project. Our team of experts will ensure that our project is on budget and on-time. We look forward to elevating the assisted living industry and bringing the first flagship Everwood homes to Tomball.

Overview of the Project and Benefits to Tomball

This development will improve infrastructure on currently unimproved, vacant land in Tomball's Medical District. We will bring over infrastructure for electricity, where there is currently a gap in lines between Cherry St and School St along the south side of Medical Complex Drive. We will also be bringing over a sanitary sewer line from across the road. We will add paving for parking.

The project will provide a high quality senior living community for end of life care and those with dementia, which is becoming more and more prevalent in our population. The population of Tomball includes over 20% seniors, and the city is seeing increased growth (US Census Bureau, 2025). Currently, according to a demographic analysis we performed through Haven Senior Investments (using data from the National Investment Center MAP study), there are

already 150 beds needed within 6 miles of our location. Our community will contribute to solving this current and future housing need.

In addition to providing a much needed service, our business will create partnerships with surrounding businesses, contributing to economic growth. We will develop partnerships with local retailers and service providers. We also plan to connect family members to appropriate service providers. These partnerships will contribute business to local companies.

Infrastructure, Project Cost, and Timing

Our total project cost is around \$6.9M. Below is a breakdown of our project costs.

Project Costs	
Land: +/- 7.12 acres	\$1,100,000
Civil Engineering	\$35,000.00
Architect	\$57,500.00
Sitework and Building Cost	\$5,721,888.00
Insurance and Fees	\$84,893
Total Project Cost (estimated)	\$6,999,281

Our total construction timeline is 10-12 months with groundbreaking in September after we close on September 9th. Our anticipated opening is between October and November of 2026.

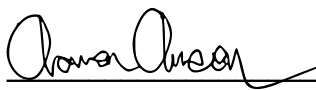
We look forward to a future in Tomball.

Sincerely,

Andrea Ameen

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Aaron Ameen

A handwritten signature in black ink, appearing to read 'Andrea Ameen', is positioned above a horizontal line.