

VIVID VISION FOR



HOBLOTT
H O M E S

Coming 2022!

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Hoblitt Homes is an all-inclusive senior living complex. Our vision is to have Assisted Living, Independent Living, Memory Village, and Hospice Care. We care about our seniors and want them to have the happiest, healthiest life possible, while maintaining their dignity and independence. This vivid vision is an overview of all the entities, most of the elaboration focused on assisted and independent living. The assisted living, independent living and community center will be built in the first 3 years, with plans for the other facilities to be built in the future. We will be franchising out Hoblitt Homes once we are well established in the bitterroot. One of our main goals is to change geriatric care around the US. The following pages are just a small snapshot of what we are looking to do with Hoblitt Homes. For more information or investment opportunities, please contact Kristina McConnell at: 406-830-4236 or send an email to her at: admin@hoblitthomes.com

Property

Looking to purchase property by Spring of 2022.

Hoblitt Homes will consist of the following areas on our proposed property:

100 Acre Ranch Property in the Bitterroot Valley

- Small Assisted Living Houses
- Individual Independent Living Houses
- Large Community Center
- Inpatient Hospice Center
- Memory Care Village
- Barn for Animal Therapy
- Greenhouse/Garden/Dog Park
- Storage Sheds
- Daycare for Staff and Visiting Relatives
- Maintenance Buildings

Assisted Living Houses

We will start building the first house in the fall of 2022. Once the first house is full and there are 8 residents on a wait list, we will start the construction of the second house. We will continue building as many houses as necessary to meet the needs of the baby boomers in the valley. Twenty is a goal, we could eventually build a few more or a few less, depending on the needs of our residents.

Our assisted living homes will include:

- Reception Area for receptionist and security camera monitoring
- 16 Rooms with private bathrooms and 3 different floor plans to choose from
- 1 large laundry room with hopper
- 1 large open dining room
- 2 large private dining rooms with french doors out to patios

- 1 large cozy living room with large picture windows, lots of lighting, sky lights, gas fireplace, piano and activity area
- Game closet
- Conference room with a round table for meetings with staff and or family members
- Staff room with bathroom/shower, lockers, fridge, couch, and table
- On-call room for staff
- Wide exits on both ends of the facility
- Coat closets
- Med room that will contain locked med cart and resident's files

Independent Living Houses

We will start to build the first couple of houses in fall 2023. These houses will be rented out to individuals or couples who are completely independent. As with assisted living, independent houses will be built as we get a wait list. We can build as many or as few as necessary, to meet the needs of our seniors in our community.

Our independent living houses will contain:

- 1 – 2-bedroom houses
- Handicap accessible bathrooms with walk in showers
- ½ bathrooms for guests
- Kitchen
- Living rooms
- Laundry facilities
- Parking garage

Amenities of living in an Independent Living House:

- Weekly housekeeping
- Vacuuming
- Dusting
- Cleaning of bathrooms
- Mopping
- Laundry can be added for an additional charge
- Pets will be permitted upon approval with pet fee
- Access to the Community Center and all activities
- Grocery shopping on a weekly basis for an additional charge
- 2 meals per day at the Community Center

Community Center

We will start building the community center in the fall of 2023.

The community center will incorporate:

- Gym
- Pool for physical therapy and water aerobics
- Large dining room able to seat 500 people
- 8 – 10 Private dining rooms
- Movie theater
- Massage
- Hair salon/SPA
- Clinic for our on-site Nurse Practitioner
- Library
- Bowling lanes

Inpatient Hospice Center

- Plans to build in 2027
- Hospice center details will be available by 2023

Memory Village

- Plans to build in 2028
- Village details will be available by 2025
- Our village is based off of another model of care practiced in other countries for those with dementia

Barn for Animal Therapy

We will build and implement an animal therapy program fall of 2022.

- Horses
- Chickens
- Sheep
- Goats

Greenhouse/Gardens/Dog Park

We will start using gardens in the summer of 2022. There will be several raised garden beds in addition to what we will plant in the ground. We will build a greenhouse by fall of 2023. The dog park will be built spring of 2022.

- The gardens will be for the residents' use and for growing food for the homes
- Dog park is for residents that have pets

Storage Units

We will build storage units in 2023.

- Available for residents and staff to rent

Daycare

We will build our daycare center in the fall of 2024.

- Hours 6:00 am – 11:00 pm
- Staff benefit
- Residents' family members that are visiting

Residents

Care

- Staff to resident ratio will be one caregiver per every 6-8 residents
- By year 3 we will have an onsite nurse practitioner
- We are setting a new standard for what care really is
- We will be resident focused
- An environment that will exceed all expectations

Activities

- Water aerobics in our on-site pool
- Regular trips off campus
- Animal therapy
- Various indoor and outdoor games
- Parties on a regular basis to celebrate holidays and special occasions
- On-site golfing
- Scenic drives
- On-site fishing pond

- Crafts
- Card and Board Games
- Entertainment
- Miniature golf
- Movie theater
- Hair Salon and Spa

Meals

- All food will be purchased locally and fresh
- All meals will be homemade by staff and residents
- Meals and Menus will be dietician approved
- There will be onsite gardens and greenhouses that will provide some of our produce
- Residents will get the opportunity to participate in meal prep if they wish

Employees

Hoblitt Homes inspires a culture of creativity for employees

- Hoblitt homes is an environment that boost employee morale and encourages employees to reach their professional goals in life
- It is a family friendly environment, that understands employees have families that come first
- We cultivate this environment by providing an on-site secure daycare, offered at a discount rate for your children
- The children have the option (with parental approval) to interact with the seniors throughout the day
- We foster an environment of learning, growing, and working together
- Opportunities for continuing education and trainings offered to help every employee achieve their goals
- Employees start with 2 weeks paid vacation, 1 week of sick leave, health insurance and retirement packages available
- We have competitive pay, with various bonuses throughout the year
- If you want to be a part of this revolution and this vision is for you, please send me an email at: kmccconnell.hoblitthomes@gmail.com.