

Bayshore Retirement Living announces the ground breaking of The Bayshore on Hilton Head Island, which will be the only rental waterfront senior living community on Hilton Head Island and the first independent and assisted living community constructed in seventeen years.

Tampa, Florida January 13, 2016

Tampa based developer Bayshore Retirement Living announced this week that it has broken ground on The Bayshore on Hilton Head Island. The Bayshore represents the next generation in senior living matching innovative design with best-in-class service. The Bayshore will be an upscale 126 unit independent and assisted living community constructed in a high-end, five story, residential building.

The project is located at 421 Pope Squire Road on the west side of Hilton Head Island. The waterfront community will have spectacular views of the Intracoastal Waterway and Pinckney Island National Wildlife Refuge and is adjacent to Hilton Head Plantation on the north and The Skull Creek Boathouse, Hudson's and Chart House restaurants to the south.

Bayshore's waterfront location includes an expansive pier and dock that will be used as an outdoor living area and to moor the community's boat that will be used to provide its residents sunset cruises. The innovative community will be one of the first senior housing communities in the state of South Carolina to offer its assisted living residents an upscale living environment that includes full kitchens with designer cabinets, granite counter tops, stainless steel appliances, and full size refrigerators. The one and two bedroom units will also have 9-11 foot ceilings, full size stackable washer and dryers, and beautiful plank floors throughout the units' common areas.

One of the most innovative and appealing features of The Bayshore will be the interchangeability of care levels within the units. The entire community will be licensed to provide assisted living services so that as residents age in place the residents that move in as independent residents will not have to move from their units or to another wing if and when they determine they need assisted living services. Instead of moving, the services and care will be delivered to them in their unit for an additional charge allowing them to be cared for with dignity.

The Bayshore on Hilton Head Island is designed to provide its residents a secure, carefree and catered lifestyle focused on their wellness. The 126 unit community will feature an extensive array of amenities for the discerning resident: a spa, salon, movie theater, a beautiful dining room overlooking the resort style pool, an outdoor putting green, outdoor resident garden, library, café, arts and crafts center, courtyards with fountains and lush landscaping, and an outdoor waterside swing trellis and fire pit. The private Sky Bar and Club on the fifth floor will

have spectacular views of the water and includes a covered outdoor seating area, a game room for billiards and cards, a piano, and a separate room that will include a virtual golf simulator.

Bill Harkins, Town of Hilton Head Island council member for Ward 2 and Mayor Pro Tem, commented...

“This new residential model complements the current range of single family homes and condominiums in Hilton Head Plantation and throughout the Island. The product offered will appeal to the discerning person looking for high-end amenities and long term comfort and security.”

Mr. Harkins also noted that ...”from the Town’s perspective, this exciting project represents a significant addition to our tax base, a major infusion of investment capital, and employment opportunities for some 70 plus people.”

The developer, Bayshore Retirement Living, is based in Tampa, Florida. The principals have over 50 years of combined experience in senior housing development and operations (see www.bayshorerl.com). The ownership joint venture, Bayshore Hilton Head, LLC, has selected LCS as the management company for the community. LCS is the third largest operator of senior housing communities in the United States. Fraser Construction, based in Bluffton, South Carolina, is the general contractor for the project. Texas Capital Bank, based in Dallas, Texas, is the construction lender for the community.

The Bayshore on Hilton Head Island will be ready for occupancy by the second quarter of 2017. For more information, please visit our website at www.bayshorehiltonhead.com.