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**FOCUS PROPERTY GROUP AND ASCENT LIVING COMMUNITIES
ANNOUNCE NEW SENIOR LIVING COMMUNITY IN DENVER**

Firms Will Partner to Develop 4.4-acre Site in Denver's Hilltop Neighborhood

Denver, Colo. — March 27, 2018 — Focus Property Group, a Denver-based property investor and developer, and Ascent Living Communities, an owner and operator of senior living communities based in Centennial, have announced their partnership to bring a state-of-the-art senior living community to Denver's Hilltop neighborhood. The as-yet named 4.4-acre site, at the corner of Holly Street and Leetsdale Drive, will offer urban-style living to seniors with a host of attractive amenities.

The property will feature over 200 apartments on three levels plus an underground parking garage, including independent living apartments, assisted living suites and memory care suites. The architecture of this new senior residential community is inspired by the best design of nearby neighborhoods, the urban lifestyles of the residents and a high regard for the staff. The three floors of residences will be organized around three internal courtyards, and the building will be positioned along Leetsdale Drive. The custom-designed courtyards will create a variety of activity choices and experiences, each with a unique set of amenities. A free-form, two-level courtyard will provide opportunities for strolls among rock formations and water features. A more formally manicured courtyard will be equipped with lawn games and an amphitheater. Apartments and amenity spaces will be crafted to offer a continuum of care options for the residents, allowing them to age in a healthy and vibrant environment. Many of the large, contemporary apartments will be equipped with fireplaces, balconies, and glass walls overlooking spectacular mountain views.

With health and wellness as the primary focus, residents will have access to multiple recreational facilities including a fitness and yoga center, and a full aquatics center housing a lap pool, therapy pool, spa, and a reverse-current resistance walking pool. Varied restaurant options will also be available with a bistro offering chef-driven cuisine and al fresco dining with scenic views.

"It was important that this new community reflect the urban amenities and refined architecture that are characteristic of Hilltop," said Josh Fine, executive vice president of Focus Property Group. "I live a few blocks away and our family has deep roots in the neighborhood, so we want this project to reflect all that is great about living in the area," he added.

Conveniently positioned at the nexus of the Cherry Creek, Hilltop and Lowry neighborhoods, residents will be surrounded by public transit, shopping malls, boutique stores, supermarkets and community centers.

“I couldn’t be more excited to have another opportunity to bring a new senior living community to this part of Denver,” said Susan Reimer, founder of Ascent Living Communities, who ran another successful senior community in the Hilltop area for many years. “I am very passionate about those residing in the surrounding neighborhoods, and I’m looking forward to once again operating a first-class senior living community that puts the needs of the residents and their families first,” added Reimer, who is celebrating her 20th year in the industry.

Focus Property Group acquired the site, a former milk processing and distribution center, in 2016. Focus teamed with Ascent Living Communities, a leader in managing senior communities, to co-develop, operate and manage the community. “We wanted to team with a stellar operator to develop the site,” said Fine. “Ascent was a perfect match for us – they are veterans in senior living and deeply connected to the community, and they are a small, boutique Denver-focused firm like us,” he added.

Construction is expected to commence in the first quarter of 2019 with initial move-ins planned for summer 2020. Hord Coplan Macht (HCM) will be designing the project. HCM is nationally recognized for creating buildings that enrich the lives of residents and enhance the communities in which they are located.

“The intention of the building, interior and landscape architecture is to provide contemporary, metropolitan-style living and community services for enlightened seniors,” said HCM’s Dan Ritter, one of the lead architects on the project. Austin-based **studioSIX5** has been tapped for the interior design. Catamount Constructors, Inc. will be the general contractor.

About Focus Property Group

Focus Property Group develops high-quality office, retail, residential, hospitality, and mixed-use properties primarily in Denver’s urban core. In addition to the Hilltop Senior Living project, the firm is completing development of a 233-room hotel in the Union Station neighborhood, and developed and operates Enterprise Coworking, a 66,000-square-foot shared office space in RiNo. Led by President Bahman Shafa and Vice President and General Counsel Josh Fine, Focus believes deeply in the enduring value of cities and specializes in projects with locations that leverage the urban environment with access to transit and other key urban amenities. For more information visit: www.thefocuscompanies.com.

About Ascent Living Communities

Ascent Living Communities is a full-service senior living development, operations management, and consulting services firm in Denver, Colorado. Established in 2008, Ascent Living Communities founders Tom Finley and Susan Reimer have a combined 40 years of experience in the industry. With over \$100 million in senior living development completed over the last several years, Ascent prides itself on bringing the latest design and thinking to new and exciting markets in Colorado. Ascent currently owns and operates over 400 units of senior living in Colorado, including communities featuring independent living, assisted living and memory care living environments. For more information visit: www.ascentlc.com.

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