



**FOR IMMEDIATE RELEASE**

**OPUS WEST SET TO ACQUIRE WEST MANSION**

Houston Area Landmark to be Centerpiece for Senior Living Development

**HOUSTON (June 6, 2007)** – **Opus West Corporation** has placed the historic West Mansion in Pasadena under contract. The purchase, which has been under negotiation for a number of months, will be completed in October. Opus West has partnered with **RED Group, LLC**, and the pair intends to develop an active senior residential community, **The West Mansion at Clear Lake**, on the approximately nine-acre site located at 3303 East NASA Parkway, using the West Mansion as the development’s landmark and centerpiece.

RED Group, LLC, a real estate development firm based in Scottsdale, Arizona, focuses on developing resort-style, active senior living communities. **Opus West Construction** will conduct the renovations that will take place to bring the West Mansion up to ADA standards and other codes—construction on the senior residential development will not begin until after the land purchase has been completed in October.

“The West Mansion is an incredible property with a rich history, and it offers the perfect mix of location and nostalgia needed to establish a first-rate active senior living development,” said **Robert Wheless**, director real estate development for Opus West. “With our joint vision, Opus West quality and RED Group innovation, we are confident that this will be the premier senior living community in the Houston area.”

The developers plan to construct a four-story, horseshoe-shaped complex, which will house 220 units for active seniors who are 62 years of age and older. The mansion itself will play a key role, housing administrative offices, dining facilities and central meeting and gathering areas for the residents. The individual one- and two-bedroom units, which will range from approximately 725 square feet to 1,400 square feet and feature 10-foot ceilings, will include full-size kitchens and appliances, emergency call devices, weekly housekeeping and flat linen service, granite countertops, premium wood cabinets, decorator carpet and window coverings, central ac/heat, ceiling fans and decorator molding and trim. Additionally, each residential unit will have a washer and dryer and a private patio or balcony.

**Gregory Hogan**, a principal of RED Group says the project will be aimed at creating a true sense of community among the residents. “We’ve had the pleasure of teaming with Opus West on a number of previous projects in Arizona, and we feel like the Texas market will greatly benefit from this type and quality of facility. With the West Mansion as the centerpiece, this particular property will be very unique and include a number of indoor and outdoor activities and combined with the vast array of amenities that we plan to offer, not to mention all the activities offered around Clear Lake, it will truly be a one-of-a-kind place for active seniors.”

Exterior facilities and amenities will include access-controlled and covered parking, swimming pool and therapeutic spa, gardens with walking paths, putting green, BBQ gazebos, outdoor dining, outdoor fireplaces and walking paths throughout the grounds and along the West Mansion’s private lake.

Plans for the interior common areas of the community will focus on preserving and restoring the historic West Mansion and include a grand entrance and lobby, reception counter, restaurant-style dining room, café bistro, library, lounge with billiards and card tables, fireplaces, intimate seating areas, movie theater, computer lab, crafts room, multipurpose activities room, dance floor, full-service beauty salon and day spa, chapel, fitness center and wellness facilities. The facility will offer planned daily activities and outings coordinated by a full-time activity director, concierge services, multiple dining options, security with controlled access and 24-hour staffing, and full use of all community facilities, amenities and programs.

The West Mansion is under contract for purchase from Hakeem Olajuwon, the former Houston Rocket, who bought the property from the Pappas family in 2006. The approximately 17,000 square foot Harris County mansion was built in 1929 by the JM West family, who spent approximately \$500,000 constructing the Italian Renaissance Revival style home. Designed by Joseph S. Finger, the 16-bedroom, 12-bath home was completed in 1930 and began a colorful and rich history, including ownership by Humble Oil and Refining Co. (now Exxon Co. USA) and Rice University. Equally notable, the West Mansion was home to the Lunar and Planetary Institute for more than 20 years.

#### **About Opus West Corporation**

Opus West Corp. is headquartered in Phoenix, with Texas offices in Austin, Dallas and Houston and California offices in Los Angeles, Orange County, Sacramento, San Diego and San Francisco. Opus West is one of five regional companies within The



Opus Group. Opus West has developed more than 49 million square feet since starting operations in 1979 and currently has more than 10 million square feet in planning or under development. The Opus Group, based in Minneapolis, is a \$2.1 billion premier, full-service real estate development company with nearly 55 years experience. Specializing in office, industrial, retail, multifamily, government and institutional development, The Opus Group has completed more than 2,375 projects and 228 million square feet and currently has 35 million square feet in planning or development. Opus employs 2,100 people in 28 offices in the United States and Canada. A community steward since its inception, The Opus Group is committed to the long-term development of people and communities by contributing 10 percent of its pre-tax profits to community organizations. For more information, visit [www.opuscorp.com](http://www.opuscorp.com).

#### **About RED Group, LLC**

RED GROUP, LLC is a real estate development company located in Scottsdale, Arizona. The principals of RED GROUP, LLC have more than 40 years of combined experience in multifamily development and investments totaling more than 6,000 dwelling units. The company continually seeks opportunities to fill the growing demand for quality senior housing, including public/private partnerships with municipalities similar to McDowell Village Senior Living, which was developed in conjunction with the City of Scottsdale's flagship senior center and neighborhood retail shops. For more information, please visit [www.redgroupllc.com](http://www.redgroupllc.com).