

AlcoreSenior

LIMITED LIABILITY COMPANY



www.alcoresenior.com

We develop Senior Care and housing in small towns.

Target middle American values.

Middle income.

Principal has developed in excess of 15 similar properties,
all using conduit bond financing

We are great neighbor
little traffic-no school burden-no emissions

Middle Market – middle American

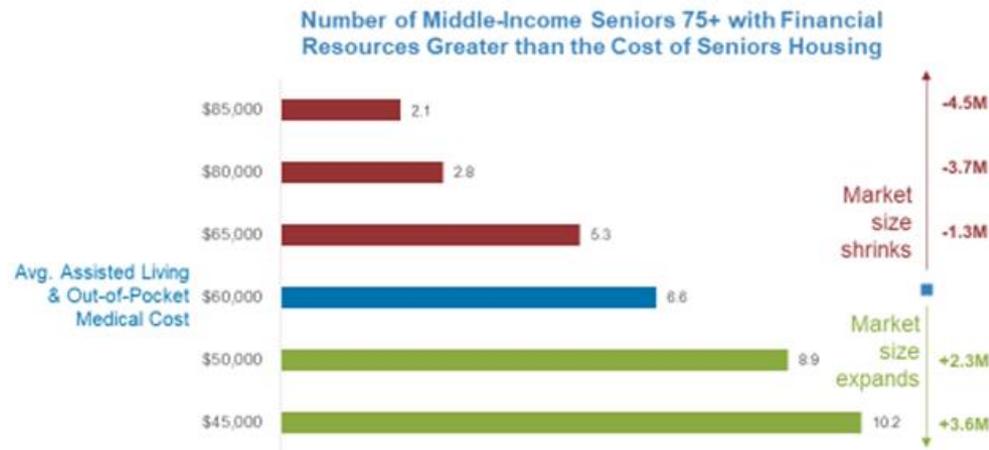
- ***The Forgotten Middle –***
 - Too Wealthy for Government support
 - Yet not enough income for many current upscale developments
- This will represent over 40% of total seniors with incomes between \$30,000 and \$90,000
- Estimated that 60% of seniors will not be able to afford senior care in 10 years.
- Most developers focused on wealthy markets and customers or tax credit financed projects for lower income seniors.

Definition of Middle-Income Based on 2014 Annual Financial Resources

Age Group	Middle-Income Range	Excluding Housing Equity		With Housing Equity	
		Mean	Median	Mean	Median
75+	41 st - 80 th Percentile	\$44,326	\$40,774	\$57,187	\$51,801
75-84	\$25,001 - \$74,298	\$42,865	\$39,685	\$53,642	\$49,483
85+	\$24,450 - \$95,051	\$47,756	\$43,108	\$65,505	\$58,706

Current Assisted living costs are approaching \$5,000 per month

As the Cost of Assisted Living Decreases the Market Expands, Presenting an Opportunity



Financial profile of Our Typical Customer

- 80+ age
- Female
- \$2,000-\$3,500 month income
- \$175,000 assets

Our projected Rates

- Independent living \$2,100 - \$3,500
 - Average \$2,980
- Assisted Living \$2500 - 5500
 - Average \$4561 (includes \$800 in care)
 - Note VA will pay \$1,700 in benefit for licensed assisted living and \$1,100 to surviving spouse

Icons of Our Customers Lives

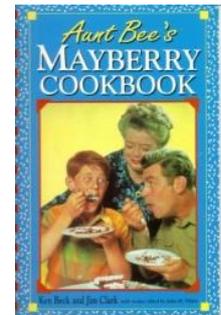
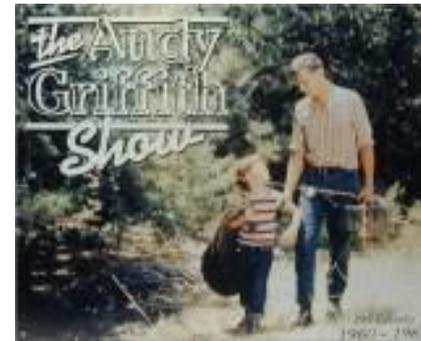
- Betty Crocker



- Lawrence Welk



- Ford, Chevy, Buick



- Mayberry, Andy Griffith

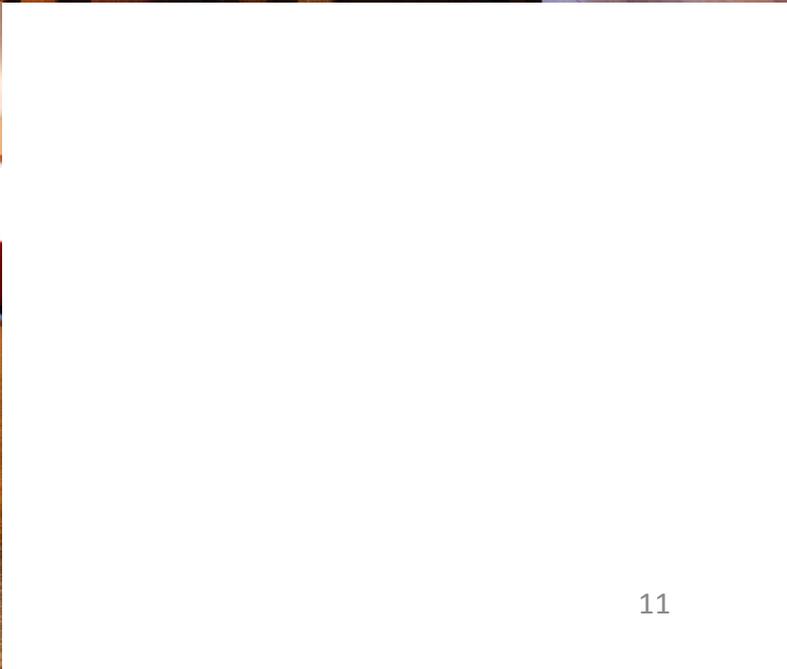
- Church



Typical Exterior













Standard Studio Private



Independent living

- Will be moderate priced HOUSING with hospitality support services, 3 meals, safety oversight , activities, transportation emergency call etc. Generally ambulatory.
 - Estimated rents @\$2,100-\$3,500
 - Typically 75-80 year old customer



Assisted Living-Licensed

- Alternative to nursing home for most.
- Nurses on staff, doctors office
- Care staff 24 hours
- 3 meals, activity , transport, beauty shop
- 120 Days Skilled nursing per year
- 3 + Activities of daily living – frail
- Incontinence care, Med administration & Hospice, wander guard
- 80-85+ age
- Base rate Start \$2,500
- Avg. \$3,200+levels of care



Facts & Figures

- Job Creation:
 - 50-70 FTE
 - \$2million payroll \$
 - 35K-40K+ avg wage
- Sqft 77-80,000 sqft
- Units 61 Assisted,.. 55 IL
- Cost approx. \$20 M development



LanePark *Huber Heights*
A SENIOR LIVING COMMUNITY

Mom wants to stay in
Huber Heights but needs
more help than I can give.

And then I heard
about LanePark,
Huber Heights'
first and only
Assisted Living
Community.

LanePark
offers a real
alternative
between living
without enough
care on the one
hand and too
much care
on the
other.



Where personal matters!

937.236.1800
laneparkhuber.com

6200 Bellefontaine Rd.
Huber Heights, OH 45424

HOTEL COMPARISON	Services	Daily Rate	Monthly Rate
 Holiday Inn	Room only	\$129	\$3,921
	Room only	\$159	\$4,833
	Semi-private room and board, respite	\$240	\$7,200
 In Home Care & Assistance	Not licensed, companion, care for 6 hrs/8 hrs	\$180/ \$360	\$3,600/ \$10,800
LanePark A SENIOR LIVING COMMUNITY	24 hour nursing, medication administration, emergency call system, assistance with bathing, dressing, ambulation, etc., 3 meals per day, all utilities, transportation	\$143	\$4,365

