

Tapestry Senior Living of Tallahassee
Tallahassee NHHI, LLC
Fees Schedule

As included in the
Offer Statement

<u>Assisted Living</u>	<u>Number of Units</u>	<u>Number of Occupants</u>	<u>Average (Square Feet)</u>	<u>Monthly Rate Effective Upon Opening</u>
Studio	102	102	341	\$3,675
One Bedroom	3	3	495	\$4,518
Total/Weighted Average	<u>105</u>	<u>105</u>	<u>346</u>	<u>\$3,699</u>
<u>Memory Care</u>				
Studio	44	44	338	\$4,825

As of Initial Occupancy

<u>Assisted Living</u>	<u>Number of Units</u>	<u>Number of Occupants</u>	<u>Average (Square Feet)</u>	<u>Monthly Rate Effective Upon Opening</u>
Studio	104(1)	104(3)	341	\$3,897(2)
One Bedroom	3	3	495	\$4,595(2)
Total/Weighted Average	<u>107</u>	<u>107</u>	<u>346</u>	<u>\$3,916</u>
<u>Memory Care</u>				
Studio	44	44	338	\$4,970(2)

Notes:

- (1) The plan was modified during construction creating 2 additional assisted living units. Additional gross potential revenue of \$93,000
- (2) Market analysis of comparable rates in the Tallahassee market resulted in the ability to increase the monthly rates for all unit types and cares – total gross potential base income for the property (including the 2 added units) is \$444,100.
- (3) The forecast occupancy was set at one resident per unit, however, resident interest is showing there will be double occupied units.