

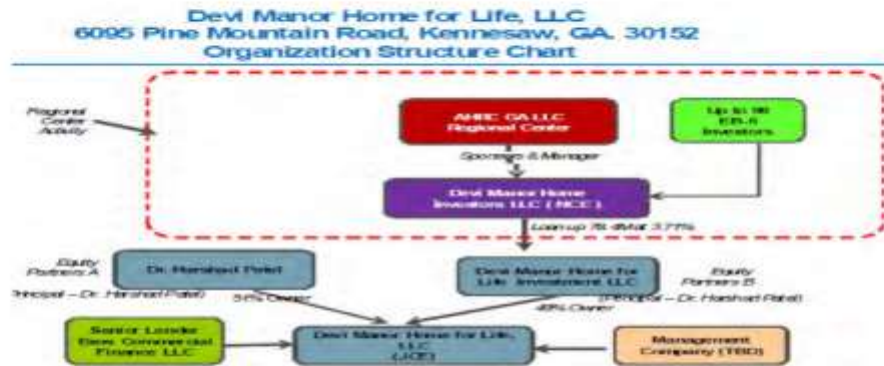
INVESTOR VISAS TO USA –EB-5

AHRC GA, LLC- APPROVED REGIONAL CENTER- USCIS

GREEN CARD IN ABOUT 2 YEARS

various reports relating to the budget, the Project and financial statements while the EB-5 Loan is outstanding. The Borrower is expected to repay the EB-5 Loan with amounts distributed to Borrower from the JCE pursuant to the Borrower's equity investment in the JCE.

The JCE. The job creation entity ("JCE") for EB-5 Program purposes is Devi Manor Home for Life, LLC, a Georgia limited liability company. Dr. Harshad Patel, a physician with more than twenty-five years of medical business development and ownership, manages the JCE and the Company. Dr. Patel has oversight of the day-to-day management of the JCE and owns fifty one percent (51%) of the JCE, as seen in the following organizational chart:



The Project Management

The Project will be developed and managed by the JCE, with operations and management consulting provided by Complimentary Healthcare Solutions, LLC ("CHS"), which began operating in 2008. CHS is a Georgia-based healthcare management and consulting firm that specializes in developing comprehensive operational models for medical facilities, as well as staff training, ongoing oversight, and assessment, to ensure high quality care, cogent operational management, and effective business development strategies so facilities can thrive. CHS provided consulting and management oversight for facilities facing financial downfalls and possible de-certifications. Through its work with these facilities, CHS established new standards for management control systems for division level achievements in coding and billing, nursing, dietary standards, maintenance, psychosocial services, and activities.

CHS's team of consultants is comprised of licensed administrators, nurse practitioners, registered nurses, marketers, financial specialists, dietitians, respiratory therapists, and more. With over 50 years of

PROJECT#1 – DEVI MANOR HOME, ATLANTA, GA

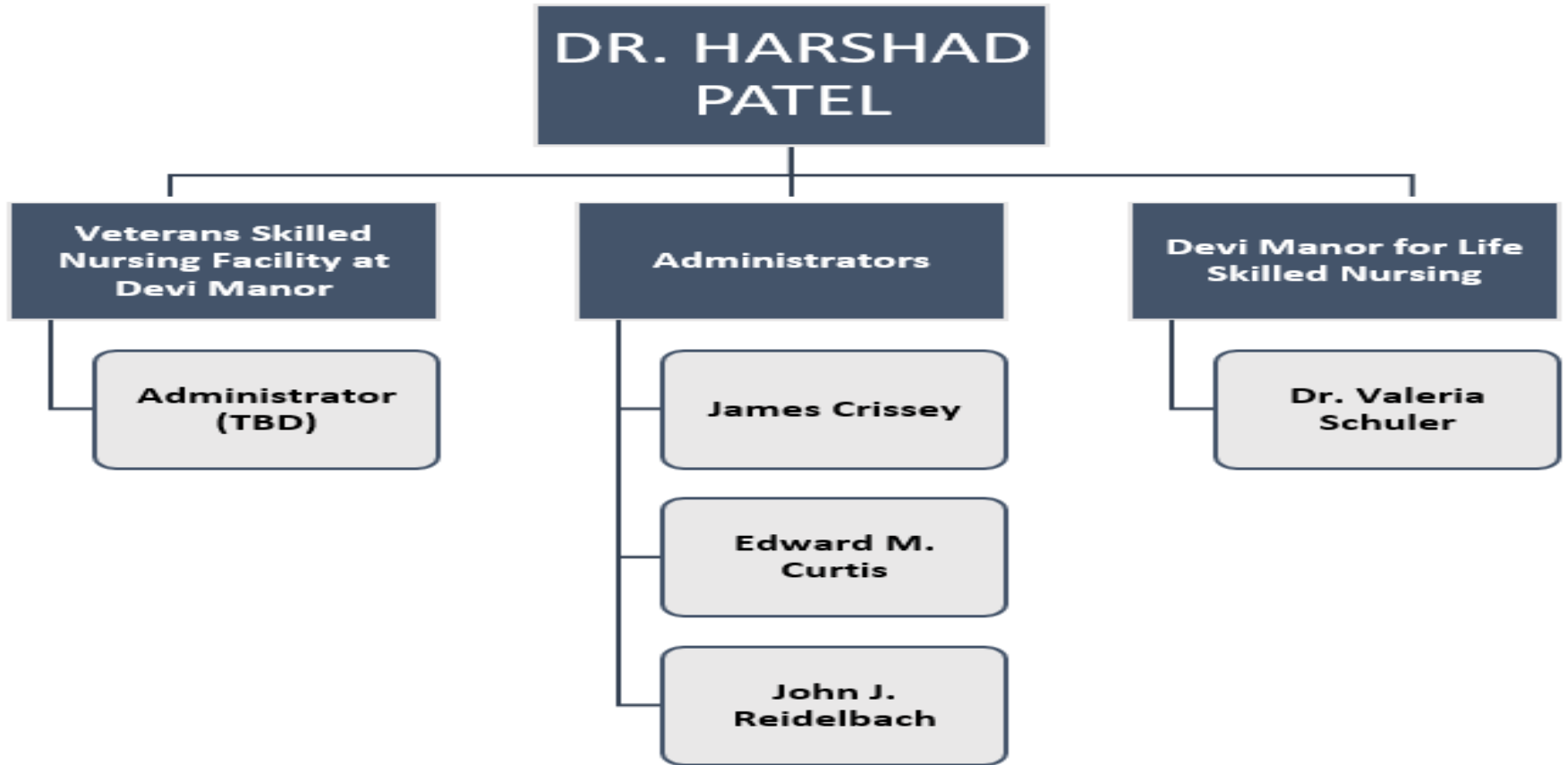
Planned Project Completion – December 2024

Devi Cash Flow & Investment:

- \$ 800,000 Investment with Up to 2.50% Simple Annual Interest “SAI”
- Low Administration Fees \$55K (include 5-7 Years Fees to RC by NEC)
- Legal Fees, ESQ \$20K
- Sources & Fund if need to be reviewed for a fee \$5K by CPA/Legal
- \$ 3,675 USCIS fees for I-526 Filing for Family**
- Additionally \$1,000 Fraud Protection+\$85 Biometric fees/each member
- SAI: Simple Annual Interest*
- Devi Return Capital & Interest after 5 Years, USCIS I-829 Approval to Investor
 - Interest start after Receipt of I-526 by USCIS & Fund Administrator Approval

Green Card	Permanent GC	Filing I-829	Refund Investment	No Stock *
24 Months	48 Months	3-6 Months	Up to 5 years	To 2.5% SAI

MANAGEMENT TEAM



JAMES E CRISSEY



EDWARD M CURTIS



DR. VALERIA SHULER



JOHN J REIDELBACH



DEVI MANOR HOME FOR LIFE, 6095 PINE MOUNTAIN ROAD,
KENNESAW, GEORGIA 30152 DEVELOPER: DR. HARSHAD PATEL,
DEVIMANORSNF@GMAIL.COM 7323193055

DEVELOPMENT, OPERATIONS & MANAGEMENT

A Skilled Nursing Facility in Kennesaw (Cobb County), Georgia will be developed and operated by Devi Manor Home for Life

□ **Devi Manor Home for Life is led by Dr. Harshad Patel, Ph.D.**

Dr. Patel has been working in the US Healthcare Industry for over 35 years. As an entrepreneur he has developed and operated several successful medical facilities including four operating room surgery centers, ASC, an outpatient ambulatory care rehab facility, a diagnostic radiology facility, and a clinical laboratory also in the process to establish Dialysis, Radiation Therapy "IMRT" and Adult Day Health Care. All of these ventures are operating successfully. **Here are list of some of his completed projects.**

- **Diagnostics Radiology Facility** – An imaging company providing services in MRI, CAT Scan, Nuclear stress testing, Ultrasound, Mammograms, Bone density &x-ray.
- **Surgical Center** – Surgery center licensed to NJDOHSS and certified by Medicare, Medicaid as well as accredited by AAAHC. The facility currently performs about 250-300 surgical procedures per month with different specialties such as Orthopedics, Pain Management, Neurosurgeons, GI, Pulmonologist, Urologist, and Plastic Surgeons.
- **Rehab Facility** -State of the Art Rehab services for Neurologists, Orthopedics, Cardiologists, Pulmonologists, and other specialties under the supervision of DPT, RN

DEVELOPMENT, OPERATIONS & MANAGEMENT

- ❑ **Operations and management consulting provided by Complimentary Healthcare Solutions, LLC**

Complimentary Healthcare Solutions (CHS) is a Georgia-based healthcare management and consulting firm. They specialize in developing comprehensive operational models for medical facilities, staff training, ongoing oversight, and assessment. Devi Manor has engaged them to ensure high-quality care, cogent operational management, and effective business development strategies.

Charles Odohmi: CEO-COO, Complimentary Healthcare Solutions, LLC - His leadership and management consultancy has a reputation for creating financial and clinical turnarounds, resolving stagnant approaches, and uncovering hidden solutions, thereby increasing market share values and dominance within the healthcare sector.

Valeria V. Shuler, MS, LNHA: Facility Administrator - Valeria has over 20 years of experience in the rehabilitative, long-term care, and sub-acute care industries. She possesses a plethora of insight regarding Nursing *Home* OSHA regulations and survey preparation.

PROJECT DETAILS

- The proposed Devi Manor Home for Life is a 3-story, 252-bed skilled nursing facility with an approved Certificate of Need from the State of Georgia. Located at 6095 Pine Mountain Road, Kennesaw, Cobb County, Georgia, on an 8.82-acre site.
- Devi will consist of a 235,801-SF main resident building, a 31,448-SF 4-story guest house and a 2,250- SF covered walkway connecting the two buildings.
- **Total Construction 269,450 Sq. Ft. Heavy Steel & Concrete**
- The site is located approximately 25 miles from Downtown Atlanta.
- As a nursing facility, it will offer both short-term as well as long-term nursing health care and rehabilitative services. The Devi Manor SNF will also offer a memory-care wing for people with problems such as Memory Care Alzheimer's disease with 20 Beds.
- NKK Construction is well experience over 30 years including Assisted Living Facility

AMENITIES & SERVICES

▪ Computer Room	▪ Courtyards
▪ Game Room	▪ Occupational Therapy
▪ Other Recreational Activities	▪ Outdoor Gazebos
▪ Swimming Pool & Water Therapy	▪ Parking: 114 Spaces (Including 5 Handicapped Spaces)
▪ Pharmacy (On Site)	▪ Physical Therapy
▪ Prayer/Chapel	▪ Security Safety Checkpoints
▪ Security (24/7 Services)	▪ Sitting Areas
▪ Spa, Sauna & Jacuzzis	▪ Speech Therapy
▪ Veg & Non-Veg Kitchens	▪ Walking Paths
▪ Yoga Room	▪ Each Room Single Occupancy

JOB CREATION & ECONOMIC ANALYSIS

Unit Mix				
Unit Type	Unit Square	Number of		Total Beds
	Feet	Units	Beds Per Unit	
Nursing - Private	354	252	1	252
Nursing - Semi-Private	385	0	2	0
Totals	N.A.	252	N.A.	252

The Project will be licensed for and will operate with 252 beds, with dedicated sections for long-term care, short-term rehabilitation and memory care with amenities including:

• Dining areas • Lobby • Lounges • TV viewing areas • Therapy rooms

- The NKK began construction in the first quarter of 2019 and to complete construction and open the Project the third quarter of 2023. The NKK will improve the Property with a new main building and new guesthouse.

EB-5 ELIGIBLE JOB CREATION

Recently: AUGUST 10, 2022 BY Impact Data Source Total 2038 Jobs
Devi will have over 100+ Full Time RN, Each RN monitor 4 patients
Also 20 Beds are Memory Care Patients under Strict Monitoring Care
The Economic analysis was done by Ex-employee “Kimberly Atteberry”
& in charge of USCIS as Chief Economic Analysis by President,
Vermilion Consulting, LLC.

- The Project qualifies for the minimum investment amount of \$800,000 per investor given that the Project site qualifies as a Targeted Employment Area (TEA) under the provisions of the EB-5 Investor Program. Total Direct & Indirect **EB-5 Eligible Jobs = 2038**
- Economic Impact Analysis done by “**Impact Data on August 10,2022**”

EB-5 ELIGIBLE JOB CREATION

I. Executive Summary

Project Studied in This Analysis: The EB-5 capital investment activity studied in this report consists of the construction and operations of the Devi Manor Home for Life, a new skilled nursing facility in Kennesaw, Georgia ("the Project"). Construction activities began in 2019 and are anticipated to be complete in the 3rd quarter of 2023.

Geographic Impact Area: The Project is located in Kennesaw, Georgia within Cobb County. It will have an impact area consisting of Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area (MSA) ("Atlanta MSA" or "impact area"). The Atlanta MSA includes the following counties: Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Morgan, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, and Walton. The RIMS II multipliers utilized in this analysis are reflective of this multi-county area.

Industries: The Project's activities studied in this analysis are related to the following industries.

Table 1: Project Industries
(NAICS and Corresponding RIMS II Designations)

NAICS Industry	Corresponding RIMS II Industry
2362 Nonresidential Building Construction	2332E0 Nonresidential structures
5413 Architectural, Engineering, & Related Services	541300 Architectural, engineering, & related services
4200 Wholesale Trade	420000 Wholesale trade
6231 Nursing Care Facilities	623A00 Nursing and community care facilities

Job Creation Summary: In total, the construction and operations of the Project are projected to create 2,037.8 direct, indirect, and induced jobs. As shown in the table below, 991.2 are considered to be direct and 1,046.6 are considered indirect/induced.

Table 2: Job Creation Summary¹

Activity (RIMS II)	Direct Jobs	Indirect/Induced Jobs	Total Jobs
Nonresidential structures (2332E0)	529.0	536.3	1,065.3
Architectural, engineering, and related services (541300)	-	28.3	28.3
Wholesale trade (420000)	-	150.3	150.3
Nursing and community care facilities (623A00)	462.2	331.7	793.9
Total	991.2	1,046.6	2,037.8

¹ A discussion of the process to separate the direct and indirect/induced jobs from the total job count is provided in Appendix A.

Recently: AUGUST 10, 2022 BY Impact Data Source Total 2038 Jobs
Devi will have over 100+ Full Time RN, Each RN monitor 4 patients
Also 20 Beds are Memory Care Patients under Strick Monitoring Care

DEVI MANOR HOME FOR LIFE - FINANCIALS

Total Project Cost – 115.5 Million including FF&E

- ❑ Owner Spent – 28.27 Million
- ❑ Bank Finance – 39 Million Approved (Owner Personnel Guaranteed)
- ❑ Return on Investment Up to 2.5 % Simple Interest Rate*

Investments Achieved at present

- ❑ Total Job Creation 2038 Both Direct & Indirect
- ❑ EB-5 Investors 98 @ \$ 800,000 = Total \$78.4 Million
- ❑ 98 Investors @\$800K Total = 2038 Jobs with 2.1 Jobs Ratio

➤ Means for Each Investor 21 Jobs Created (Required only 10 Jobs)

Owner \$ 28.27 Million = Equity 28.27 & Finance \$ 39.0 Mill. (Personal Guarantee) ---

Owner Total Equity **Assured 59.01 %**

98 Investors \$ 78.4 Million - Investors 67.87 % (Each Investor 0.69%)

EB-5 Investors can be decrease to 58 Investors only

Additional Finance can be arranged

Very Limited Investors on First come First Basis

TIME LINE & EXIT STRATEGY

Verification of Investor's Fund:

- I-526 will be File for Family Immediately Upon Wire Transfer Fund
- Please aware that Healthcare projects are on Priority Processing it is both State & Federal duty for Public Interest Policy as National Interest called Agencies Responsibility
- Fund will not move till I-526 Approved by USCIS &
Fund Administrator CPA approval needed to use in project
Fund will be use only after I-526 Approval from USCIS

Time Line:

- I-526 Approval about 18-24 Months
24 Months to get Permanent Green Card and Exit Plan Strategy

Investors Exit Strategy:

- Investor will get their Investment upon getting Permanent Green Card and USCIS approval I-829 & Notification Process with their **Interest** on Investment RI & Capital (\$800,000). Approximate timeline 5-7 years.

APPROVAL FOR TEA



COMMISSIONER MARK BUTLER

Workforce Statistics & Economic Research
 223 Courtland Street, Suite 300
 Atlanta, Georgia 30303-1751 - 404.232.3875
 Mark G. Watson, Director

August 22, 2019

Department of Homeland Security
 U.S. Citizenship and Immigration Services (USCIS)
 California Service Center
 24000 Avila Road, 2nd Floor
 Laguna Niguel, CA 92677

To Whom It May Concern:

Section 204.6(i) of Title 8, Code of Federal Regulations (CFR) governing alien entrepreneur immigrant visa petitions under the USCIS administered EB-5 visa program authorizes the state government of any state of the United States to designate a particular geographic or political subdivision located within a metropolitan statistical area or within a city or town having a population of 20,000 or more within such state as a high unemployment area if the area experienced an unemployment rate of at least 150 percent of the national average.

The designation of high unemployment areas in the State of Georgia has been delegated by the Governor to the Georgia Department of Labor (GDOL) as the appropriate body of the state to certify that a particular geographic or political subdivision meets the necessary criteria to participate in the EB-5 program. It is also GDOL that has the authority to certify that a particular geographic or political subdivision located within these counties, cities or towns have experienced an average unemployment rate of 150 percent of the national average rate. Such certification is based on official estimated unemployment data provided by the GDOL. The national average unemployment rate for calendar year 2018, as calculated by the U.S. Bureau of Labor Statistics, was 3.9 percent requiring an unemployment rate of 5.9 percent or greater for "high unemployment area" eligibility.

With respect to a prospective business venture, a request for a Targeted Employment Area (TEA) designation for property located at 6095 Pine Mountain Rd., Kennesaw GA, within census tract 030515. This does not qualify as a TEA based on its 2018 annual average unemployment rate of 4.4 percent, however, the combined statistics for contiguous census tracts within Cobb County provides an unemployment rate of 6.1 percent for the particular geographic area.

Therefore, in accordance with the cited federal regulations, the Georgia Department of Labor hereby designates the above identified geographic subdivisions, consisting of census tracts in Cobb County as a high unemployment area ("targeted employment area") for the purposes of targeting immigrant entrepreneurial investment under the provisions of the federal Immigration Act of 1990. 8 CFR sections 204.6(a) (1) and (2)(C) (ii).

TEA	Tract	Labor Force	Employed	Unemployed	Rate
Cobb					
067	030215	3,679	3,419	231	6.3
067	030230	7,321	6,776	344	4.7
		12,991	12,195	795	6.1

If you have any questions or need additional information, please contact Erica Smith at 404-232-3875 or 404-232-4925.

Sincerely,


 Mark G. Watson, Director
 Workforce Statistics & Economic Research

An EB-5 Economic Analysis of the Devi Manor Home for Life in
Kennesaw, GA

August 10th, 2022

Prepared by:
Impact DataSource
Economic Consulting, Research, and Analysis
Austin, TX
1.800.813.6267
www.impactDataSource.com



Devi is on TEA under Guideline of USCIS and Approved by Homeland Security

APPROVAL FOR TEA

Job Calculation Related to Operations: Total job creation from operations for the Project analyzed in this report is determined based on the projected revenues from operations and the industry-specific RIMS II Type II final-demand employment multipliers for the impact area.

Impact Analysis & Deflation: Job creation and economic impacts are determined using the RIMS II model. A discussion of the RIMS II methodology is provided in Section IV. The current RIMS II multipliers are based in 2020 dollars; therefore, the estimates provided for the analysis are first deflated to 2020 dollars before being input into the RIMS II model. Details on deflation are given in Section IV. For simplicity, all tables in this report that show results from the RIMS II model show earnings and output in the RIMS II base year of 2020 dollars

Economic Impacts Summarized: The job creation and economic impacts resulting from the Project are summarized in the Table below.

Table 3: Economic Impact Summary

Activity (RIMS II)	Employment	Economic Output	Household Earnings
Nonresidential structures (2332E0)	1,065.3	\$145,842,876	\$55,179,851
Architectural, engineering, and related services (541300)*	28.3	\$3,784,662	\$1,215,963
Wholesale trade (420000)*	150.3	\$22,049,716	\$6,829,454
Nursing and community care facilities (623A00)	793.9	\$79,017,770	\$29,059,485
Total	2,037.8	\$250,695,024	\$92,284,753

* Indirect and induced effects only.

Note: Total may not sum due to rounding.

Itemized Demand for Additional Services	Economic Output
Utilities	\$3,727,799
Maintenance & repair construction	\$64,660,869
Manufacturing	\$19,749,307
Business Services	\$24,012,574
Total for Four Categories	\$112,150,549

Detailed estimates of employment, economic output, and household earnings for the Project are found in Sections V through VII, showing the distribution of total impacts across 20 major industry categories. The summary in the Table above identifies:

- (a) **Employment:** The permanent jobs to be created in the impact area.
- (b) **Economic Output:** The demand for additional services (economic output) created in the impact area.

APPROVAL FOR TEA

II. Geographic Area Impacted

Project Location & Impact Area

Located in Cobb County, Georgia, the Project will have an impact area consisting of the Atlanta MSA. The Atlanta MSA includes the following 29 contiguous counties: Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Morgan, Newton, Paulding, Pickens, Pike, Rockdale, Spalding, and Walton.

The impact area of the Project is shown in red in the map below, along with the approximate location of the Project.

Figure 1: Map of Impact Area



The pin on the map indicates the approximate location of the Project.

Impact DataSource | 8

This calculated over 29 Counties of Georgia Economic Impact

APPROVAL FOR TEA



25 July 2022

To Whom It May Concern:

On March 11, 2022, the U.S. Congress passed the EB-5 Reform and Integrity Act of 2022 (EB-5 Reform Act), which made substantive amendments to the Immigration and Nationality Act (INA) impacting the EB-5 Immigrant Investor Program, including revising the parameters for designations of high unemployment Targeted Employment Areas (TEA).

This letter conforms with the parameters for high unemployment area TEA designations as set forth in the EB-5 Reform Act. At your request, I have determined that the project located at **6095 Pine Mountain Rd NW, Kennesaw, GA** falls within a high unemployment area TEA.

By way of background, I served as Chief Economist for USCIS from 2009 to 2011, and I have worked as an EB-5 service provider in the private sector since that time. Consequently, I am thoroughly familiar with the laws concerning the EB-5 investor visa program and the required procedures for determining whether an investment location exists within a qualified TEA.

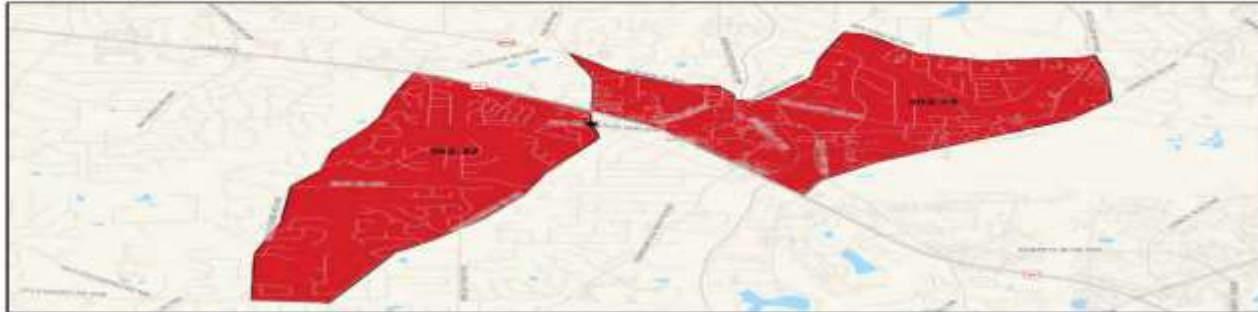
In this analysis I use a methodology known as Census Share, which employs a mathematical combination of American Community Survey (ACS) and Bureau of Labor Statistics (BLS) data. For many years, USCIS has recognized this methodology as a reliable and verifiable way to calculate unemployment rates at the census tract level for TEA determination. Ultimately, my goal is to find a combination of census tracts adjacent to and including the project tract with a weighted average unemployment rate above the current required threshold of 7.95%.¹ The following discussion provides a transparent description of the necessary calculations.

¹ The 2021 annual average U.S. unemployment rate was 5.30%; TEA threshold calculation is $5.30 \times 150\% = 7.95\%$.

10 Tetilla Road • Santa Fe, NM 87508 • 505-570-5005

APPROVAL FOR TEA

The map below shows the census tracts included in the TEA and the approximate project site location marked by a black symbol.



As mentioned previously, all calculations are based on the most current data available. New county-level annual averages are released by the BLS every year between late April and early May. Once this new data is published (April or May 2023), a new unemployment analysis will be necessary for future investors' I-526 petitions.

In summary, 6095 Pine Mountain Rd NW, Kennesaw, GA falls within a qualified high unemployment area TEA in accordance with parameters of the EB-5 Reform Act.

Please feel free to contact me with any questions.

Sincerely,

Kimberly Atteberry
President
Vermilion Consulting LLC

INDUSTRY AT A GLANCE/NURSING OCCUPANCY

INDUSTRY AT A GLANCE		
REVENUE	AN. GROWTH 14-19	AN. GROWTH 19-24
\$139.8bn	2.2%	3.5%
PROFIT	WAGES	BUSINESSES
\$16.1bn	\$58.1bn	23,052



APPRAISAL

The subject was appraised based upon the going concern premise as an on-going business operation. Our value allocations follow:

Value Allocation(s)	
Component	Allocation
Real Property	\$48,820,000
FF&E	\$7,310,000
Intangibles	\$0
Prospective Market Value of the Specified Assets of the Business Upon Completion, Fee Simple Estate	\$56,130,000
Real Property	\$66,740,000
FF&E	\$7,310,000
Intangibles	\$9,830,000
Prospective Market Value of the Specified Assets of the Business Upon Stabilization, Fee Simple Estate	\$83,880,000

We appreciate this opportunity to provide our valuation services to NiMUK Ltd. Co.

Integra Realty Resources-Seniors Housing and Health Care Specialty Practice



W. Joseph Daniels
Director
Georgia Temporary Permit Pending
Florida Certified General Real Estate Appraiser #RZ1579
Telephone: 813-287-1000, ext. 167
Email: jdaniels@irr.com

FINANCIAL COSTS, PROJECTIONS & FORECASTS

Projected Construction cost.

- The Project will be capitalized by partner equity, a Senior Loan from Exos Commercial Finance and EB-5 funds. The total cost of the Project is approximately \$115.5 million. The following table details the source of funds and a summary of the anticipated uses of funds by cost category:

SOURCES & USES OF FUNDS	
Source of Funds	
Bank Financing	\$23,000,000
EB-5 Loan	\$49,000,000
Equity	\$8,404,634
Total Source of Funds	\$80,404,634
Project Costs	
Land and Site Work	\$2,700,000
Construction Cost	\$43,356,143
Other Construction Cost	\$5,379,426
Furniture, Fixtures, Equipment	\$7,225,000
Soft Cost	\$8,294,065
Contingency	\$1,500,000
Pre-Opening & Working Capital	\$750,000
Medical Equipment	\$11,200,000
Total Project Costs	\$80,404,634

FINANCIAL COSTS, PROJECTIONS & FORECASTS

Forma Profit and Loss:

- The table in the next slide detail the underlying assumptions driving gross revenue. The Project Company based its forecast on current market data and supply and demand forecasts (as detailed in the preceding Market Analysis section of this business plan and in the Appraisal, report produced by IRR).
- Given the current market data, limited competitors in the primary market area, and expected growth in population and senior housing demand, the Project Company believes that its projected revenue, as estimated in the preceding and following table, will be easily achieved.

FINANCIAL COSTS, PROJECTIONS & FORECASTS

Forma Profit and Loss:

- The following table detail the underlying assumptions driving gross revenue.

BASIS OF REVENUE					
Operating Year	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Total Numbers of Rooms	252	252	252	252	252
MEMORY CARE REVENUE					
Number of Rooms	20	20	20	20	20
Occupancy %	70.00%	72.00%	74.00%	76.00%	78.00%
Occupied Rooms	14	14.4	14.8	15.2	15.6
Daily Rate	\$850	\$850	\$850	\$850	\$850
GROSS ANNUAL SALES	\$4,343,500	\$4,467,600	\$4,591,700	\$4,715,800	\$4,839,900

...Cont...

Total Revenue Executive Suite	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800
TOTAL GUEST HOUSE REVENUE	\$34,800	\$40,200	\$40,200	\$40,200	\$40,200
GROSS REVENUE	\$39,693,510	\$40,832,016	\$41,965,122	\$43,098,228	\$44,231,334

FINANCIAL COSTS, PROJECTIONS & FORECASTS

Forma Profit and Loss:

- OPERATIONS: The annual operations of the facility will generate \$40.1 million in revenue based on the 2nd year of operations .The following table detail the underlying assumptions driving gross revenue.

	Year 1	Year 2	Year 3	Year 4	Year 5
TOTAL ALZHEIMER REVENUE	\$4,463,585	\$4,585,641	\$4,707,697	\$4,829,753	\$4,951,809
TOTAL MEDICARE REVENUE	\$32,470,984	\$33,398,726	\$34,326,469	\$35,254,211	\$36,181,954
TOTAL MEDICAID REVENUE	\$754,236	\$775,786	\$797,335	\$818,885	\$840,434
TOTAL PRIVATE REVENUE	\$1,260,126	\$1,296,130	\$1,332,133	\$1,368,137	\$1,404,140
TOTAL GUEST REVENUE	\$30,900	\$40,200	\$40,200	\$40,200	\$40,200
TOTAL ROOM REVENUE	\$39,881,235	\$41,023,641	\$42,156,747	\$43,289,853	\$44,422,959
TOTAL COST OF SALES	\$901,404	\$927,158	\$952,913	\$978,667	\$1,004,422
GROSS PROFIT	\$38,979,831	\$40,096,483	\$41,203,834	\$42,311,186	\$43,418,537
TOTAL EXPENSES	\$21,811,606	\$22,465,954	\$23,139,932	\$23,834,130	\$24,549,154
NET OPERATING INCOME	\$17,168,225	\$17,630,529	\$18,063,902	\$18,477,055	\$18,869,383
	44%	44%	44%	44%	43%

FINANCIAL COSTS, PROJECTIONS & FORECASTS

FINANCIAL HIGHLIGHTS*

AVG. DAILY RATE

\$616

BEDS

252

OCCUPANCY

74%

GROSS REVENUE

\$41.97M

NOI

\$17.87M

**average daily rate and occupancy is a weighted average for all units (including memory care) in year three of operations*

BANK FINANCING



Exos Commercial Finance LLC
12 E 49th St, 21st Floor
New York, NY 10017
(646) 921-2530
www.exosfinancial.com

September 27, 2019

1123 Gordon Combs Road
Kennesaw, Cobb County
Georgia 30152

RE: **Initial Indication of Interest**

Dear : Dr Harshad Patel

Exos Commercial Finance LLC ("Lender") is pleased to present this initial indication of interest (the "Proposal") summarizing the terms on which Lender would consider entering into a financing transaction with you. The Proposal is provided solely for discussion purposes and does not purport to be a listing of all of the terms, covenants and conditions that would be applicable to any transaction. Any actual transaction between us remains subject to the completion of Lender's underwriting and diligence as well as the review and approval of its credit committee and such closing conditions as Lender may require.

Here are the terms of the Proposal for your consideration:

<i>Borrower</i>	DEVI MANOR HOME FOR LIFE LLC
<i>Loan Amount</i>	\$39,000,000
<i>Use of Proceeds</i>	CONSTRUCTION OF 252 BED ALF/SNF
<i>Plan of Disbursement</i>	DRAW SCHEDULE
<i>LTV/Valuation Requirement</i>	70% LTV
<i>Interest Rate</i>	FROM 1 MONTH LIBOR +500

BANK FINANCING

Term	18 MONTH WITH A 2 YEAR EXTENSION OPTIONS
Repayment Terms	INTEREST ONLY (loan will fund interest)
Lockout/Prepayment	NONE
Origination Fee	2%, (loan will fund points)
Exit Fee	0%
Property	6095 Pine Mountain Road Kennesaw Cobb County Georgia 30152
Collateral	All assets of Borrower, including without limitation all of Borrower's accounts and all of its interest in the Property and other standard collateral for construction loans such as this. SNF License included as collateral
Primary Use of Property	SKILLED NURSING FACILITY
Guarantors	PERSONAL GUARANTEE
Borrower Equity Requirement	PROOF OF PAYMENTS OF INITIAL EQUITY INJECTION
Subordinate Debt	NONE
Other Material Terms and Conditions	PRIOR TO TERMSHEET, BORROWER MUST PRESENT: • FEASIBILITY STUDY • APPROVED PERMITS • CURRENT LICENSES
Governing Law	GEORGIA

We would expect that to the extent that we were able to agree on the relevant terms of the Proposal, the parties would first execute and deliver a term sheet containing more detailed terms and then utilize such term sheet as the basis to proceed to definitive documentation on Lender's standard forms.

Please be advised that the Proposal is furnished solely for your review and may not be disclosed to any third party without the consent of the Lender.

We look forward to continuing our discussion of these matters.

Regards,
EXOS COMMERCIAL FINANCE LLC
By: *Nimesh Limbasia*
Name: Nimesh Limbasia

DEVI MANOR HOME FOR LIFE, 6095 PINE MOUNTAIN ROAD,
KENNESAW, GEORGIA 30152 DEVELOPER: DR. HARSHAD
PATEL, DEVIMANORSNF@GMAIL.COM 7323193055

WIRE TRANSFER INFORMATION

PNC BANK NA 1730 Oak Tree Road Edison, NJ 08820 Attn: Niveen Saleeb, Branch Manager

Devi Manor Home Investors, LLC.

6095 Pine Mountain Road, Kennesaw, GA 30152

PNC BANK 500 FIRST AVENUE MAILSTOP: P7-PFSC-03-W PITTSBURGH, PA 15219

Domestic Wire Instruction to PNC Bank

Account Number: 8133282933 Account Name: Devi Manor Home Investors, LLC

Address: 6095 Pine Mountain Road, Kennesaw, GA 30152

Routing Number: 031207607

For Incoming International Wire only

Devi Manor Home Investors, LLC.

Account Number: 8133282933

PNC Bank Swift Code (BIC) PNCCUS33

Devi Projects

Devi – Atlanta License SNF HEALTHCARE Cost \$ 115.5 Million EB-5 98 Investors

Devi – Kenilworth NJ Med. HEALTHCARE Cost \$ 30.3 Million EB-5 26 Investors
Five Investors Received I-526 Filed Notices

Devi – Palmetto, GA Fulton County 309 Houses Cost \$ 147 Million EB-5 99 Investors
Affordable Subdivision Under Section 8 Rental Units

THANK YOU

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