

DEVI MANOR HOME FOR LIFE

A SKILLED NURSING HOME AND
MEMORY CARE FACILITY

6095 PINE MOUNTAIN ROAD KENNESAW GA 30152



DEVI MANOR HOME FOR LIFE, 6095 PINE MOUNTAIN ROAD,
KENNESAW, GEORGIA 30152 DEVELOPER: DR. HARSHAD
PATEL, HARSHADPATELO1111@GMAIL.COM, 7323193055

COMPANY AND PROJECT INFORMATION

Regional Center: *AHRC GA, LLC*

- Registered as a Georgia Limited Liability Company
- Managing Member: Dharmeshkumar N. Patel
- Function: EB-5 program oversight, reporting, and compliance

New Commercial Enterprise (NCE): *Devi Manor Home Investors, LLC*

- Registered as a Georgia Limited Liability Company
- Manager: Dr. Harshad Patel
- Members: EB-5 Investors

Parent Company: *Devi Manor Home for Life Investment, LLC*

- Registered as a Georgia Limited Liability Company
- Manager: Dr. Harshad Patel
- Members: Equity Partners

Job Creating Enterprise (JCE)/Project Company: *Devi Manor Home for Life, LLC*

- Registered as a Georgia Limited Liability Company
- Ownership:
 - Devi Manor Home for Life Investment, LLC (49%)
 - Dr. Harshad Patel (51%)

Project: *Devi Manor Home for Life*

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.
- 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. of 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.

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

FINANCIAL HIGHLIGHTS

AVG. DAILY RATE

\$474

BEDS

252

OCCUPANCY

74%

GROSS REVENUE

\$43.83M

EBITDA

\$10.83M

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

FINANCIALS

SOURCES & USES OF FUNDS

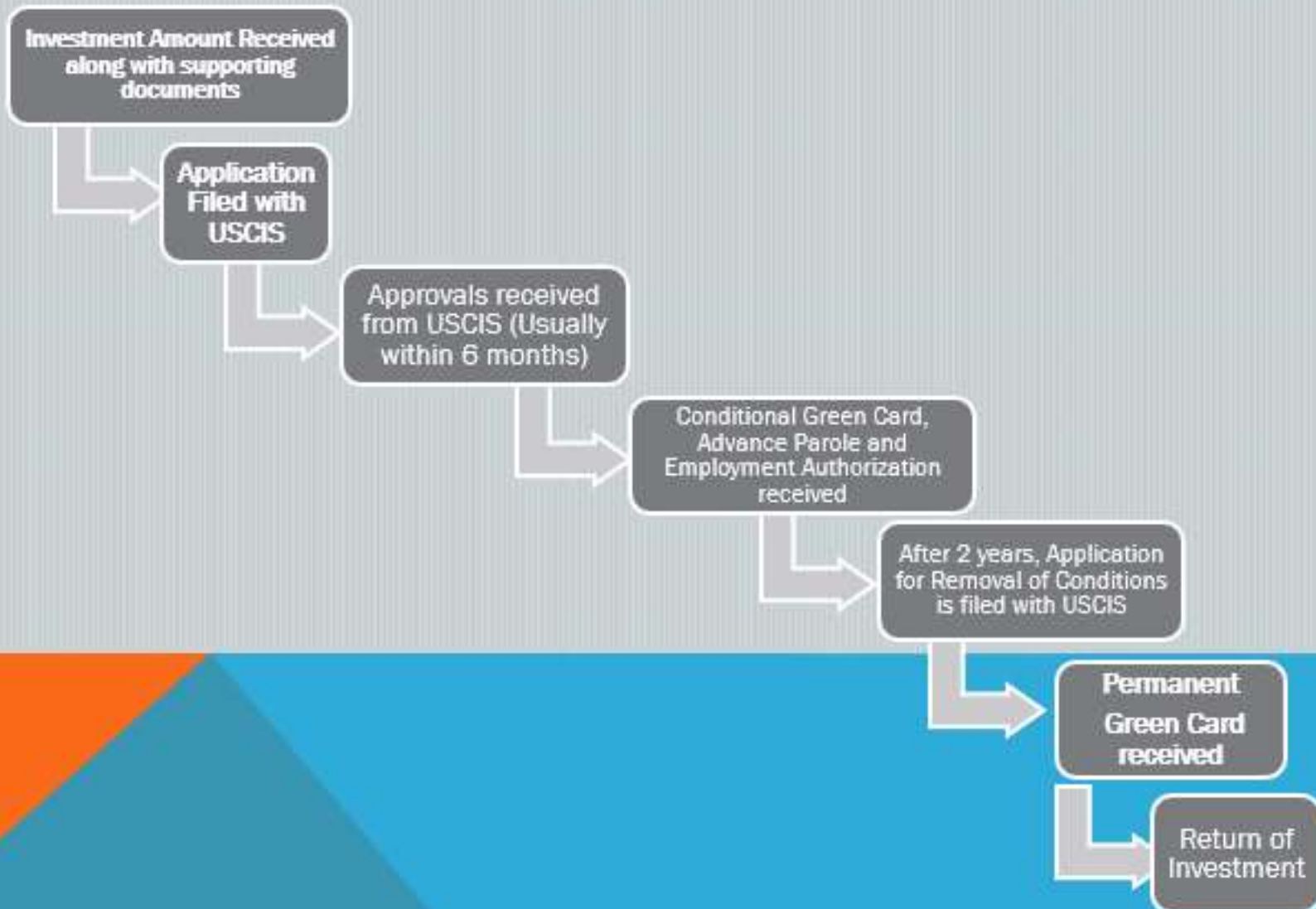
Source of Funds

EB-5 Loan	\$78,400,000
Developer's Equity	\$36,100,525
Total Source of Funds	\$114,500,525

Project Costs

Land and Site Work	\$5,800,000
Construction Cost	\$64,000,000
Other Construction Cost	\$8,500,000
Furniture, Fixtures, Equipment	\$9,500,000
Soft Cost	\$8,600,525
Contingency	\$2,450,000
Pre Opening & Working Capital	\$1,400,000
Medical Equipment	\$14,250,000
Total Project Costs	\$114,500,525

TIMELINE & EXIT STRATEGY



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*

DOCUMENTS REQUIRED

- Copies of Demographic pages of passport along with all visa stamps
- All status documents
- Birth Certificate for children.
- Marriage certificate for spouses
- Documents evidencing lawful source of funds being invested
- 6 photos of each applicant
- Proof of funds transfer
- Medical Report signed and sealed by a USCIS Certified Civil Surgeon

DISCLAIMERS & FORWARD LOOKING STATEMENTS

- **USCIS requires your EB-5 Investment to be an “at risk” investment. Therefore there is no “guarantee” of return of your investment.**
- **Interest on investment paid at the rate of 2% per annum Simple Interest**
- **Detailed Business Plan available upon request**
- **Approval of petitions is the sole prerogative of the USCIS. Management is not responsible for denial of Petitions. Management liability in such case is limited to return of investment amount.**

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

CONTACT INFORMATION

Point of Contact: Dr. Harshad Patel

Phone: +1 732-319-3055

Email: devimanorhome@gmail.com