

Delaware Portfolio

Comprehensive Care Capital

Comprehensive Care Capital ("CCC")

At a glance

Founded by Arie Friedman (CEO-CCC) in 2015, as an affiliate of the Rosdev Group

CCC's portfolio consists of more than 50 Healthcare facilities across 8 states, and is comprised of more than 7,000 beds/units (Aggregate Portfolio Value of approx. \$700MM)

Completed transactions with sophisticated institutional and national players such as HCP, ManorCare and Sava Senior Care.

Key Personnel – Scott Garber (CIO), Joshua Ray (CSO & Head of Operations), Justin Weinberg (EVP – Operations)

Partner Investor: Altitude Health Services, Inc., one of the leading health care service providers in the industry, aligning its financial investment strategy with CCC's growth and commitment to the highest level of care.

CCC is the parent entity of the three Applicants: Churchman DE SNF Realty, LLC, Harbor DE SNF Realty, LLC, and Parkview DE SNF Realty, LLC. The Applicants, along with their affiliated entity R&F Healthcare, are operated under the guidance and ownership of Arie Friedman, the Founder and Managing Principal.

Comprehensive Care Capital Culture

Comprehensive Care Capital (CCC) is a leading
Healthcare services investment firm.



Our **Vision** is to be known as the most trusted and sophisticated healthcare investment vehicle that protects and nurtures its investments and provides the highest quality of care to our residents.



Our **Mission** is to provide the highest standard of care to our residents by leveraging our collective expertise, partnering with talented industry leaders, and with a singular focus on creativity and integrity.



Our **Philosophy** is to combine all-time business fundamentals with passion, creativity and integrity, and what emerges is a trusted healthcare investment vehicle unparalleled in its blend of stability, and sophistication. Our approach is 'Comprehensive' both in name and in practice.

Our 'Comprehensive' Approach

1

Team Approach

We seek out and engage talented individuals with varied experience and extensive expertise, to ensure our knowledge base and collective investment strategy is fundamentally sound in all respects

2

Strategy

We are passionate about diversification, care delivery and quality outcomes, and our partnerships in both traditional as well as contemporary healthcare opportunities are with those that we believe are at the forefront of healthcare efficiency and at the cutting edge of care delivery.

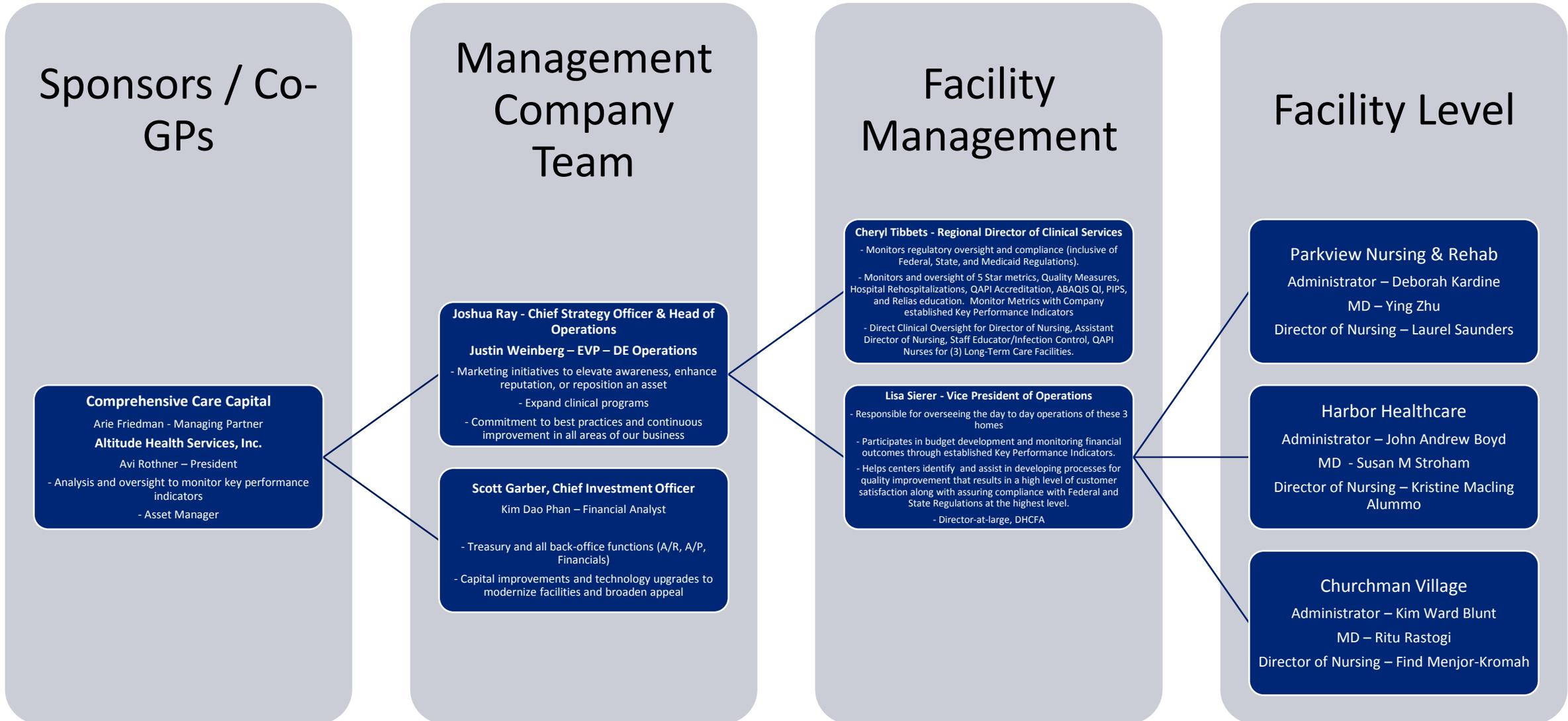
3

Integrity & Responsibility

The values we consider most important - we hold ourselves - and our partners, managers and team - to a most exacting and demanding standard. We strive to enhance and better ourselves, each and every day.

Comprehensive Care Capital

Delaware Portfolio Structure



Sponsors / Co-GPs

Comprehensive Care Capital
Arie Friedman - Managing Partner
Altitude Health Services, Inc.
Avi Rothner - President
- Analysis and oversight to monitor key performance indicators
- Asset Manager

Management Company Team

Joshua Ray - Chief Strategy Officer & Head of Operations
Justin Weinberg - EVP - DE Operations
- Marketing initiatives to elevate awareness, enhance reputation, or reposition an asset
- Expand clinical programs
- Commitment to best practices and continuous improvement in all areas of our business

Scott Garber, Chief Investment Officer
Kim Dao Phan - Financial Analyst
- Treasury and all back-office functions (A/R, A/P, Financials)
- Capital improvements and technology upgrades to modernize facilities and broaden appeal

Facility Management

Cheryl Tibbets - Regional Director of Clinical Services
- Monitors regulatory oversight and compliance (inclusive of Federal, State, and Medicaid Regulations).
- Monitors and oversight of 5 Star metrics, Quality Measures, Hospital Rehospitalizations, QAPI Accreditation, ABAQIS QI, PIPS, and Relias education. Monitor Metrics with Company established Key Performance Indicators
- Direct Clinical Oversight for Director of Nursing, Assistant Director of Nursing, Staff Educator/Infection Control, QAPI Nurses for (3) Long-Term Care Facilities.

Lisa Sierer - Vice President of Operations
- Responsible for overseeing the day to day operations of these 3 homes
- Participates in budget development and monitoring financial outcomes through established Key Performance Indicators.
- Helps centers identify and assist in developing processes for quality improvement that results in a high level of customer satisfaction along with assuring compliance with Federal and State Regulations at the highest level.
- Director-at-large, DHCFA

Facility Level

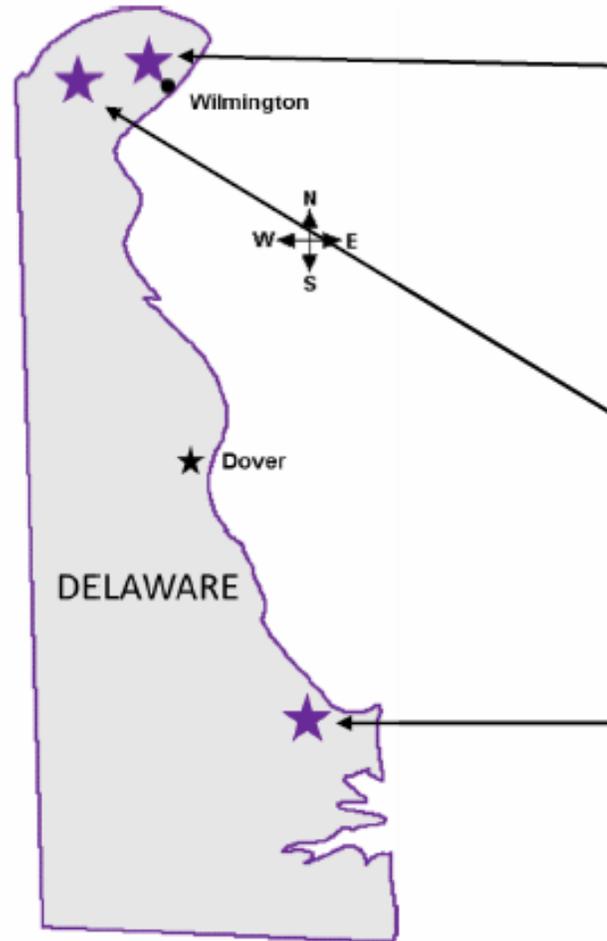
Parkview Nursing & Rehab
Administrator - Deborah Kardine
MD - Ying Zhu
Director of Nursing - Laurel Saunders

Harbor Healthcare
Administrator - John Andrew Boyd
MD - Susan M Stroham
Director of Nursing - Kristine Macling Alummo

Churchman Village
Administrator - Kim Ward Blunt
MD - Ritu Rastogi
Director of Nursing - Find Menjor-Kromah

Delaware Portfolio – Skilled Nursing Portfolio

- 3 Facilities
- 430 Total Beds
- \$67MM Acquisition Price
- Anticipated Transaction Timeline:
 - ❖ LOI executed: 2019-4-19
 - ❖ PSA and OTA executed: 2019-7-26
 - ❖ CPR NOI Submission: 2019-7-29
 - ❖ Licensure Applications Submitted: 2019-8-27
 - ❖ CPR Applications Submission: 2019-9-6
 - ❖ CPR Applications Completion: 2019-9-25
 - ❖ Expected Closing: 2019-11-15



150-bed skilled nursing facility



101-bed skilled nursing facility



179-bed skilled nursing facility

Parkview Health & Rehabilitation Center

Wilmington, DE



1965

Year Built

150

Licensed Skilled Nursing Beds

62

Resident Rooms

5 ★

Medicare Star Rating

Full-service skilled nursing facility offering rehabilitative care, long term care, skilled nursing, a secure Alzheimer's unit, hospice, and respite care

2801 W. 6th St.
Wilmington, DE 19805

Parkview Health & Rehabilitation Center

Amenities

- Full-Service Hair Salon
- Activity and Craft Room
- Laundry Service for personal items
 - Daily Housekeeping
 - Medical alert call system
- Social lounge with 55" flat screen TV
 - Newspaper delivery
 - Pharmacy Services
- Scheduled transportation
- Four seasons courtyard and patio

Areas of Specialization

- Accelerated care plus technology
- Congestive heart failure program
 - Dementia and memory care
 - Diabetes management
 - Fall prevention therapy
 - Tracheostomy care
 - Wound care therapy



Recently converted Sunroom

Churchman Village

Newark, DE



1984

Year Built

101

Licensed Skilled Nursing Beds

95

Resident Rooms

5 ★

Medicare Star Rating

Full-service independent living and skilled nursing facility offering rehabilitative care, long term care, skilled nursing, and respite care.

4949 Ogletown-Stanton Road
Newark, DE 19713

Churchman Village

Amenities

- Spacious therapy gym
- Restaurant-style dining
- Spacious living areas and common space
 - Beauty/barber shop
 - Activity and craft room
- Laundry service for personal items
 - Daily housekeeping
- Social lounge with TV and piano
 - Outdoor patios

Areas of Specialization

- Accelerated care plus technology
 - Diabetes management
 - Fall prevention therapy
- IV therapy and nutrition including Parenteral Nutrition (TPN)
 - Wound care therapy



Atrium with Sunroof

Harbor Healthcare

Lewes, DE



301 Ocean View Bld.
Lewes, DE 19958

1988

Year Built

179

Licensed Skilled Nursing Beds

101

Resident Rooms

4 ★

Medicare Star Rating

Full-service skilled nursing facility offering rehabilitative care, long term care, skilled nursing, a secure Alzheimer's unit, hospice, and respite care.

Harbor Healthcare

Amenities

- Spacious therapy gym
- Restaurant-style dining
 - Beauty/barber shop
 - Activity and craft room
- Laundry service for personal items
 - Daily housekeeping
- Social lounge with TV and piano
 - Outdoor patios
- Medical alert call system
- Social lounge with 55" flat screen TV

Areas of Specialization

- Accelerated care plus technology
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Main Dining Room

CCC's Relationship to the Delaware Healthcare Delivery System



Geographically Focused Network



High Acuity Capabilities



Proprietary Clinical Programming



Focus on Dementia and Alzheimer's Care



High Quality Health Care Services

CCC's
Relationship
to the
Delaware
Healthcare
Delivery
System
(Continued)

Stable and Experienced Management Team

Financial Strength

Expanded Nursing and Employee Training

Advancing Careers through the CCC Network

Examples of Opportunities



- Increase facilities' rehabilitation programs
- Review and develop clinical specialties
- Enhance operating efficiencies (e.g. supply chain management)
- Expand Community Outreach
- Improve Access to Capital



The Not-for-Profit asset conversion will allow us to be budget conscious and reinvest savings into the workforce and facilities, as well as expand our clinical capabilities to maintain the high quality of care of the Delaware Portfolio.



Please note that in order to ensure a smooth transition and to provide continuous high-quality care to our skilled nursing residents, the current Vice President of Operations and Regional Director of Clinical Services will be staying on for at least one year.

Questions

