

Exhibit 3
89 SOUTH CARE SUPPORT, INC.
89 South Community Disclosure Statement

This disclosure statement has been prepared by 89 South Care Support, Inc. (“89 South”) with respect to a continuing care retirement community owned and operated by it, and known as the Residences at 89 South (the “Community”).

1. Name and Business Address of 89 South Care Support, Inc.

89 South Care Support, Inc.
89 South Street
Pittsfield, MA 01201
(413) 445-4056 ext. 180
www.89south.org

89 South Care Support, Inc. is a Massachusetts not-for-profit corporation, incorporated under the provisions of General Laws Chapter 180. This corporation owns and operates the continuing care retirement community known as 89 South and is sponsored by and affiliated with Berkshire Retirement Home, Inc., DBA Berkshire Place - a skilled nursing facility licensed in the Commonwealth of Massachusetts by the Department of Public Health.

2. Directors, Officers, and Key Personnel of 89 South Care Support, Inc.

A list of the current board of directors, officers and key personnel with backgrounds is attached. (see Attachment 1.)

3. Business Experience of 89 South Care Support, Inc.

89 South Care Support, Inc. was created on November 9, 2017.

The sponsor, Berkshire Retirement Home, Inc. was established in 1888. Originally known as Berkshire County Home for Aged Women, the organization operated out of the 89 South Street location as Berkshire Place, until operations were transferred following the completion of the new replacement skilled nursing facility, on November 12, 2014.

89 South is managed by the same Executive Director and Executive Officers and Board Members of Berkshire Retirement Home, Inc., DBA Berkshire Place. The current directors, officers and key personnel of 89 South Care Support, Inc. have experience in senior care, nursing care, legal, accounting, and insurance services as set forth in Attachment 1.

4. Statement of Affiliations

89 South Care Support, Inc. is affiliated with Berkshire Retirement Home, Inc., DBA Berkshire Place, a skilled nursing and rehabilitation facility providing both inpatient and outpatient services and with the sole member of At Home with Berkshire Place - a private home care agency.

Both 89 South Care Support, Inc. and Berkshire Retirement Home, Inc., DBA Berkshire Place, are exempt from the payment of income tax under Internal Revenue Code Section 501(c)(3).

5. Description of Physical Facility

The Community's facilities are located on: 0.62 acres at 89 South Street, Pittsfield, MA 01201 consisting of 18 residential living units with common spaces; and on 3.51 acres of land located at 290 South Street, Pittsfield, MA 01201 containing a 54 bed skilled nursing facility licensed by the Commonwealth of Massachusetts, and a private home care agency, operated by the Community's affiliates as noted above to provide continuum of care services.

6. Financial Statements

Certified financial statements of 89 South Care Support, Inc., including a balance sheet as of the end of the most recent fiscal year (ending May 31) and income statements for the three most recent fiscal years, or such shorter period of time as the entity has been existence, are attached as Attachment 2. If 89 South's fiscal year ended more than ninety days prior to the date the Disclosure Statement is delivered to a prospective resident, interim financial statements are attached as Attachment 3.

A five-year history of entrance fees and monthly service fees, or such shorter period as the facility has been in operation, is included in Attachment 4.

7. Statement of Anticipated Sources and Uses in Construction of the Facility.

The existing building and property located at 89 South Street, Pittsfield, MA 01201 has been used since 1888 to provide senior living and nursing care services by Berkshire Retirement Home, Inc. DBA Berkshire Place. As a result of refinancing for Berkshire Place in 2018, the property at 89 South Street was transferred to the newly created entity, 89 South Care Support, Inc. Berkshire Retirement Home, Inc. DBA Berkshire Place now owns and maintains the facility located at 290 South Street.

89 South Street construction has been completed and a certificate for occupancy was issued on 6/4/19.

The total project cost was \$6,000,000, which included financing costs, legal expenses, development costs, architectural and engineering costs, hard construction costs, and furniture, fixtures, and equipment.

A \$4,000,000 mortgage is held by the Adams Community Bank with a fixed rate of 4.75% for 27 years, with the remaining \$2,000,000 provided as an equity contribution by 89 South Care Support, Inc.

The total entrance fees range between \$134,039-\$170,219 for each unit and the monthly fees range from \$2,995 to \$5,995 per unit (noted in Attachment 4). Assuming an occupancy rate of 83% it is anticipated such funds shall be sufficient to meet 89 South Care Support, Inc.'s continuing obligations, without the need for reserves. The projected occupancy rate is based upon factoring monthly service fees to cover mortgage principal and interest, utilities, wages and benefits, insurance and other operating costs.

Attachments

Attachment 1 Board of Directors, Officers and Key Personnel

Attachment 2 Certified Financial Statements

Attachment 3 Interim Financial Statements

Attachment 4 Five Year Rate Schedule

This acknowledges receipt of 89 South Care Support, Inc.'s Community Disclosure Statement including attachments.

Name Printed Resident #1

Date

Signature Resident #1

Name Printed Resident #2 (if applicable)

Date

Signature Resident #2