SUMMARY OF REVENUE PROJECTIONS

	No. Beds	Daily Rate	Year:	1	2	3	Stabilized
SN Revenues							
Private Pay Revenues - SN	9.52	$420.00		$1,459,416	$1,495,901	$1,533,299	$1,459,416
Medicare A Revenues - SN	25.84	$518.66		$4,891,804	$5,014,099	$5,139,452	$4,891,804
Medicare B Revenues -SN		$15.56		$146,754	$150,423	$154,184	$146,754
Medicaid Revenues - SN	88.40	$194.65		$6,280,709	$6,437,726	$6,598,670	$6,280,709
Managed Care Revenues - SN	5.44	$375.00		$744,600	$763,215	$782,295	$744,600
Other Payor Revenues SN	6.80	$220.00		$546,040	$559,691	$573,683	$546,040
Total Potential SN Base Fee Income	136			$14,069,323	$14,421,056	$14,781,583	$14,069,323
Less SN Vacancy	@			10.00%	10.00%	10.00%	10.00%
				-$1,406,932	-$1,442,106	-$1,478,158	-$1,406,932
Lifecare Utilization Discount				$0	$0	$0	$0
Effective Gross SN Base Fee Income				$12,662,391	$12,978,951	$13,303,424	$12,662,391

Source: HealthTrust, LLC

SUMMARY OF REVENUE PROJECTIONS - UPON COMPLETION

	No. Beds	Daily Rate	Year:	1	2	3	Current Stabilized
SN Revenues							
Private Pay Revenues - SN	8	$441.26		$1,127,426	$1,155,611	$1,353,716	$1,288,487
Medicare A Revenues - SN	31	$633.64		$4,394,316	$5,926,544	$7,532,637	$7,169,673
Medicare B Revenues -SN		$19.01		$131,829	$177,796	$225,979	$215,090
Medicaid Revenues - SN	48	$204.51		$4,851,963	$4,437,680	$3,764,377	$3,582,988
Managed Care Revenues - SN	9	$375.00		$547,500	$841,781	$1,294,239	$1,231,875
Other Payor Revenues SN	4	$231.14		$421,826	$345,897	$354,545	$337,461
Total Potential SN Rental Income	100			$11,474,860	$12,885,310	$14,525,493	$13,825,573
Less SN Vacancy/Collection Loss	@			10.00%	10.00%	10.00%	10.00%
				-$1,147,486	-$1,288,531	-$1,452,549	-$1,382,557
Lifecare Utilization Discount				$0	$0	$0	$0
Effective Gross SN Revenues				$10,327,374	$11,596,779	$13,072,944	$12,443,016

Source: HealthTrust, LLC