

RIVERSPRING HEALTH SENIOR LIVING, INC.
STANDARD INFORMATION SHEET

April 2017

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| 1. Continuing Care Retirement Community Name | River's Edge |
| 2. Address | 5921 Palisade Avenue
Bronx, NY 10471 |
| 3. Telephone | (800) 567-3646 |
| 4. Facility Type | Not-for-profit continuing care retirement community |
| 5. Sponsorship | RiverSpring Health Senior Living, Inc. |
| 6. Operation Start Date | September 2021 |
| 7. Number of Independent Living Apartments | North Tower – 271
South Towers – 117 |
| 8. Number of Enriched Housing Units | To be provided through contract with The Hebrew Home for the Aged at Riverdale, an affiliate of Sponsor. |
| 9. Number of Nursing Facility Beds | To be provided through contract with The Hebrew Home for the Aged at Riverdale, an affiliate of Sponsor. |
| 10. Required Insurance Coverage Type and Description | Medicare, Medicare Supplemental Insurance, Auto, Renters |
| 11. Contract Type | Type A life care contract providing independent living, assisted living and skilled nursing care for the life of the resident |
| 12. Prices | |
| North Tower: See attachment 1 | |
| South Tower: See attachment 2 | |
| Entrance Fee Refund Details: | |
| 1. Three refundability options available to residents – 80%, 50% and 0% contract | |
| 2. Fully refundable within the first ninety (90) days of occupancy | |
| 3. After ninety (90) days, entrance fee refund declines two percent (2%) per month from date of occupancy | |
| 4. Second person entrance fee is 0% refundable, refund declines two percent (2%) per month from date of occupancy | |

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Services included in resident fees:	Optional Services (extra cost)
a.) Apartment residency	a.) Additional meals / dining services
b.) One meal per day	b.) High-speed Internet access
c.) Utilities and basic cable television	c.) Telephone service
d.) Apartment & common area maintenance	d.) Premium cable television
e.) Weekly housekeeping	e.) Beauty salon and day spa services
f.) Scheduled local transportation	f.) Additional housekeeping services
g.) Social and recreational activities	g.) Prescription and non-prescription medicines
h.) Storage locker	h.) Garage parking, if available
i.) Tray service when medically necessary	i.) Clinic/Physician services
j.) Wiring for internet access	
k.) Priority access and care in the Hebrew Home skilled nursing facility or assisted living facility	

Community Description:

RiverSpring Health Senior Living, Inc. (the "Sponsor"), an affiliate of The Hebrew Home for the Aged at Riverdale ("Hebrew Home"), is a not-for-profit corporation organized under the laws of the State of New York. The Sponsor is currently in the process of developing a Continuing Care Retirement Community ("River's Edge" or the "Community"), in the Bronx, New York.

The Community is designed to accommodate residents age 62 and older and consist of 388 independent living apartments located in a North Tower and two South Towers constructed in two consecutive phases. Each independent living apartment has a full kitchen and all of the apartments are equipped with emergency call systems and other safety features. By contract, assisted living, memory support, short term rehabilitation, and nursing services will be provided by an affiliate of Sponsor – Hebrew Home which has 845 skilled nursing beds and 35 beds of assisted living.

Contact: Deborah M. Messina
Vice President Strategic Planning and Business Development
RiverSpring Health
5901 Palisade Avenue
Riverdale, NY 10471

ATTACHMENT 1

NORTH TOWER PRICING

Floors 1-10

<u>Apartment Type Available and Square Footage</u>	Prices in 2021 Dollars			
	Monthly Service Fee		Entrance Fee	
	80% and 0% Refundable Plan	50% Refundable Plan	0% Refundable Plan	80% and 50% Refundable Plan
<u>One Bedroom</u> 19 units @ 750 sq/ft	\$ 5,095.00	\$ 4,076.00	\$538,930	\$769,900
<u>One Bedroom Premium</u> 27 units @ 750 sq/ft	\$ 5,095.00	\$ 4,076.00	\$559,930	\$799,900
<u>One Bedroom Den</u> 14 units @ 850 sq/ft	\$ 5,695.00	\$ 4,556.00	\$594,930	\$849,900
<u>One Bedroom Den Premium</u> 12 units @ 850 sq/ft	\$ 5,695.00	\$ 4,556.00	\$619,430	\$884,900
<u>One Bedroom Deluxe</u> 18 units @ 950 sq/ft	\$ 6,195.00	\$ 4,956.00	\$657,930	\$939,900
<u>One Bedroom Deluxe Premium</u> 54 units @ 950 sq/ft	\$ 6,195.00	\$ 4,956.00	\$685,930	\$979,900
<u>Two Bedroom</u> 7 units @ 1,050 sq/ft	\$ 6,695.00	\$ 5,356.00	\$727,930	\$1,039,900
<u>Two Bedroom Premium</u> 45 units @ 1,050sq/ft	\$ 6,695.00	\$ 5,356.00	\$759,430	\$1,084,900
<u>Two Bedroom Den</u> 45 units @ 1,200sq/ft	\$ 7,495.00	\$ 5,996.00	\$874,930	\$1,249,900
Second Person Fee	\$ 1,895.00	\$ 1,516.00	\$50,000	\$50,000

Note: Second person Entrance Fee is 0% refundable (after amortizing at 2% per month)

NORTH TOWER PRICING

Floors 11 & 12

Apartment Type Available and Square Footage	Prices in 2021 Dollars			
	Monthly Service Fee		Entrance Fee	
	80% and 0% Refundable Plan	50% Refundable Plan	0% Refundable Plan	80% and 50% Refundable Plan
One Bedroom 2 units @ 750 sq/ft	\$ 5,095.00	\$ 4,076.00	\$538,930	\$839,900
One Bedroom Premium 27 units @ 750 sq/ft	\$ 5,095.00	\$ 4,076.00	\$559,930	\$874,900
One Bedroom Deluxe 18 units @ 950 sq/ft	\$ 6,195.00	\$ 4,956.00	\$657,930	\$1,009,900
One Bedroom Deluxe Premium 54 units @ 950 sq/ft	\$ 6,195.00	\$ 4,956.00	\$685,930	\$1,049,900
Two Bedroom Premium 45 units @ 1,050sq/ft	\$ 6,695.00	\$ 5,356.00	\$759,430	\$1,154,900
Two Bedroom Den Premium 45 units @ 1,200sq/ft	\$ 7,495.00	\$ 5,996.00	\$874,930	\$1,319,900
Second Person Fee	\$ 1,895.00	\$ 1,516.00	\$50,000	\$50,000

Note: Second person Entrance Fee is 0% refundable (after amortizing at 2% per month)

ATTACHMENT 2

SOUTH TOWER PRICING

Apartment Type Available and Square Footage	Prices in 2021 Dollars			
	Monthly Service Fee		Entrance Fee	
	0% and 80% Refundable Plan	50% Refundable Plan	0% Refundable Plan	80% and 50% Refundable Plan
<u>One Bedroom</u> 24 units @ 750 sq/ft	\$ 5,495	\$ 4,396	\$595,630	\$850,900
<u>One Bedroom Den</u> 6 units @ 950 sq/ft	\$ 6,695	\$ 5,356	\$725,830	\$1,036,900
<u>One Bedroom Den Premium</u> 6 units @ 950 sq/ft	\$ 6,695	\$ 5,356	\$756,630	\$1,080,900
<u>Two Bedroom</u> 41 units @ 1,050 sq/ft	\$ 7,295	\$ 5,836	\$808,430	\$1,154,900
<u>Two Bedroom Premium</u> 17 units @ 1,100 sq/ft	\$ 7,295	\$ 5,836	\$843,850	\$1,205,500
<u>Two Bedroom Den</u> 23 units @ 1,200 sq/ft	\$ 8,095	\$ 6,476	\$970,130	\$1,385,900
<u>Second Person Fee</u>	\$ 2,030	\$ 1,624	\$55,436	\$55,436

Note: Second person Entrance Fee is 0% refundable (after amortizing at 2% per month)