

For more information:
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Elder Hope Investments, LLC

Providing hope in the turbulent seas of dementia.
Website

Hopememorycarecenter.com

Industry: Assisted Living with Dementia Care Specialty

Management:
George A. Schoepf
Managing Member

Board of Advisors:
Richard Gould
Donald Weir

Current Debt:
Founders: \$300,000
Longterm Construction Loan planned

Previous Investment:
Founders \$600,000K
F&F seed \$700,000K

Financing Sought:
\$450,000 through the sale of Membership interest in Elder Hope Investments, LLC

Use of Proceeds:
To complete the equity requirement to build, equip and furnish the Hope Facility.

Business Description: Elder Hope Investments, LLC develops assisted living facilities which specialize in dementia care for the elderly. The growing number of elderly afflicted with Alzheimer & Dementia is staggering. The Alzheimer Association reports that 1 in 8 persons over the age of 65 are afflicted with Alzheimer's. A shocking 50% of individuals over 85 years old are afflicted with Alzheimer's. At national level, 7000 of our aging populous turn 65 each day. There is a severe under-met need (and demand) in the marketplace for safe and specialized long term care. Our initial target market is within the Greater Atlanta area in Gwinnett County. The *Hope Assisted Living and Memory Care Center* will be located in Lawrenceville, Georgia to serve a 10 mile area with an estimated 5000 persons afflicted with some form of dementia. The facility will have 4 wings for staged transitional care, offering 64 private bedrooms.

Unique Value Proposition:

Building on over 20 years experience in developing and operating assisted living facilities, and market place innovators as the first to see the need for secure specialized wings in standard Assisted Living facility for dementia care, EHI will develop a recognized brand as the trusted care provider for loved ones suffering from Alzheimer's or other Dementias.

Current Status:

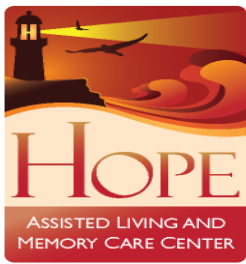
EHI has secured the location, completed all zoning and preparation work and is ready to begin construction of Hope Memory Care Center. The "all in" capital budget is \$7,134,000. A local bank has committed a firm \$5,384,000 of this capital requirement, based on USDA and SBA guarantees, and subject to the securing of \$1,750,000 in private equity. Elder Hope Investments, LLC is offering 35 units at \$50,000 per unit to raise the needed amount. At this time, 26 units have been sold. Elder Hope Investments needs to sell an additional 9 units raise the balance of the equity funds or \$450,000.

Key Success Factors:

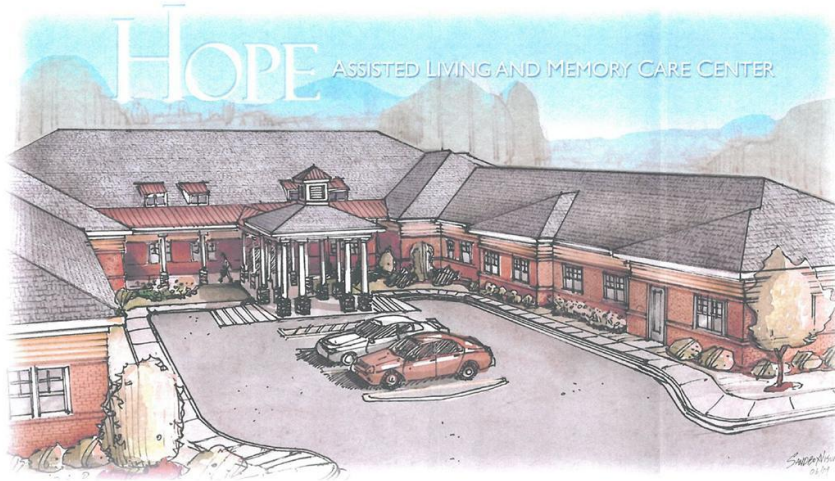
- Management has significant successful experience in developing and operating 30 assisted living facilities, since 1988, most of which had special secured wings providing care to individuals suffering from dementia.
- The design of the facility and specialized care and services will meet the unmet need in the market.
- The facility will entail 4 wings for graduated care as the residents' cognitive abilities deteriorate and their dependency increases during their stay over the years.
- The facility will offer 64 private rooms. The most specialized care beds of any assisted living facility in the area. The Hope facility will increase capacity in the area from 176 beds to 238. An independent marketing study indicates that prior to opening the Hope facility; there is an income adjusted demand for 338 new specialized memory care beds. Based on the study, this demand should grow to over 600 beds in the next four years.

Key Risk Factors

- Other competitors currently not in the market could enter recognizing the unmet need.
- Existing facilities could convert more rooms to the care of dementia patients.



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Funding structure preferred:

Elder Hope Investments, LLC is a Limited Liability Company. Investors would be acquiring direct ownership in Elder Hope Investments, LLC.

Exit Strategy:

When the occupancy has stabilized for at least 12 months a “sale/leaseback” transaction will be initiated with a national healthcare REIT. At the point the sale/leaseback transaction is completed the investors should receive a return of their capital and a significant investor return; thereafter, investors will participate in cash flows after the lease payment. At some point in the future, Elder Hope Investments will sell the leasehold interest to an industry buyer.

Documents Available: Private Placement Memorandum, Power Point, Articles, business plan

Revenue & Forecast	Year 1	Year 2	Year 3	Year 4
Revenue	\$1,185,131	\$3,548,669	\$3,848,363	\$4,021,539
EBITDA	\$ 228,622	\$1,846,968	\$1,949,505	\$2,051,300

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR ANY STATE SECURITIES LAWS. THIS SUMMARY SHEET DOES NOT REPRESENT AN OFFER TO SELL ANY SECURITIES. This term sheet includes projections which may and may not be achieved. For full information you must request and review a copy of our full private placement memorandum