



Certificate of Need Program

NEW OR ADDITIONAL LONG TERM CARE BED APPLICATION*

Applicant's Completeness Checklist and Table of Contents

Project Name: Kansas City Post Acute

Project No: 5374 NS

Project Description: 70-Bed SNF

Done Page N/A Description

Divider I. Application Summary:

- 3 Applicant Identification and Certification (Form MO 580-1861).
3 Representative Registration (Form MO 580-1869).
3 Proposed Project Budget (Form MO 580-1863) and detail sheet with documentation of costs.

Divider II. Proposal Description:

- 17 Provide a complete detailed project description.
17 Provide a timeline of events for the project, from the issuance of the CON through project completion.
17 Provide a legible city or county map showing the exact location of the proposed facility.
17 Provide a site plan for proposed project.
17 Provide preliminary schematic drawings for the proposed project.
18 Provide evidence that architectural plans have been submitted to the Department of Health and Senior Services.
18 Provide the proposed gross square footage.
18 Document ownership of the project site, or provide an option to purchase.
18 Define the community to be served.
18 Provide 2020 population projections for the 15-mile radius service area.
18 Identify specific community problems or unmet needs the proposal would address.
19 Provide historical utilization for each of the past three (3) years and utilization projections through the first three (3) full years of operation of the new LTC beds.
19 Provide the methods and assumptions used to project utilization.
19 Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input.
19 Provide copies of any petitions, letters of support or opposition received.

Divider III. Service Specific Criteria and Standards:

- 40 For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older.
For RCF/ALF beds, address the population-based bed need methodology of twenty-five (25) beds per one thousand (1,000) population age sixty-five (65) and older.
For LTCH beds, address the population-based bed need methodology of one-tenth (0.1) bed per one thousand (1,000) population.
Document any alternate need methodology used to determine the need for additional beds such as Alzheimer's, mental health or other specialty beds.
For any proposed facility which is designed and operated exclusively for person with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed.
If the project is to add beds to an existing facility, has the facility received a Notice of Noncompliance within the last 18 months as a result of a survey, inspection or complaint investigation? If the answer is yes, explain.

Divider IV. Financial Feasibility Review Criteria and Standards:

- 84 Document that the proposed costs per square foot are reasonable when compared to the latest "RS Means Construction Cost data".
84 Document that sufficient financing is available by providing a letter from a financial institution or an auditors statement indicating that sufficient funds are available.
84 Provide Service-Specific Revenues and Expenses (Form MO 580-1865) for the latest three (3) years, and projected through three (3) full years beyond project completion.
84 Document how patient charges are derived.
85 Document responsiveness to the needs of the medically indigent.
85 For a proposed new skilled nursing or intermediate care facility, what percent of your admissions would be Medicaid eligible on the first day of admission or become Medicaid eligible within 90 days of admission?
For an existing skilled nursing or intermediate care facility proposing to add beds, what percent of your admissions is Medicaid eligible on the first day of admission or becomes Medicaid eligible within 90 days of admission?

*Use for RCF/ALF, ICF/SNF and LTCH beds

CERTIFICATE OF NEED APPLICATION

KANSAS CITY POST ACUTE

PROJECT # 5374 NS

DESCRIPTION

70-Bed SNF

DIVIDER I. APPLICATION SUMMARY

DIVIDER I. APPLICATION SUMMARY:

Application Summary shall include the completed forms in the following order:

1. Applicant Identification and Certification (Form MO 580-1861).

ANSWER: Attached as **Exhibit 1** is the Applicant Identification and Certification form.

2. Representative Registration (Form MO 580-1869).

ANSWER: Attached as **Exhibit 2** are Representative Registration forms.

3. Proposed Project Budget (Form MO 580-1863) and detail sheet with documentation of costs.

ANSWER: Attached as **Exhibit 3** are the Proposed Project Budget and the detail sheet.

DIVIDER I. ATTACHMENTS



APPLICANT IDENTIFICATION AND CERTIFICATION

The information provided must match the **Letter of Intent** for this project, without exception.

1. Project Location *(Attach additional pages as necessary to identify multiple project sites.)*

Title of Proposed Project Kansas City Post Acute	Project Number 5374 NS
Project Address <i>(Street/City/State/Zip Code)</i> Lat:39.158439, Long: -94.557378 North Prather Road, Kansas City, MO 64116	County Clay County

2. Applicant Identification *(Information must agree with previously submitted Letter of Intent.)*

List All Owner(s): <i>(List corporate entity.)</i>	Address <i>(Street/City/State/Zip Code)</i>	Telephone Number
MS Kansas City MO LLC	14390 Clay Terrace Blvd Suite 205, Carmel IN 46032	855-885-7702
<i>(List entity to be licensed or certified.)</i>		
List All Operator(s):	Address <i>(Street/City/State/Zip Code)</i>	Telephone Number
Kansas City Post Acute, LLC	140 N Union Ave Suite 320, Farmington UT 84025	801-447-9829

3. Ownership *(Check applicable category.)*

- Nonprofit Corporation
 Individual
 City
 District
 Partnership
 Corporation
 County
 Other Limited Liability Company

4. Certification

In submitting this project application, the applicant understands that:

- (A) The review will be made as to the community need for the proposed beds or equipment in this application;
- (B) In determining community need, the Missouri Health Facilities Review Committee (Committee) will consider all similar beds or equipment within the service area;
- (C) The issuance of a Certificate of Need (CON) by the Committee depends on conformance with its Rules and CON statute;
- (D) A CON shall be subject to forfeiture for failure to incur an expenditure on any approved project six (6) months after the date of issuance, unless obligated or extended by the Committee for an additional six (6) months;
- (E) Notification will be provided to the CON Program staff if and when the project is abandoned; and
- (F) A CON, if issued, may not be transferred, relocated, or modified except with the consent of the Committee.

We certify the information and date in this application as accurate to the best of our knowledge and belief by our representative's signature below:

5. Authorized Contact Person *(Attach a Contact Person Correction Form if different from the Letter of Intent.)*

Name of Contact Person Emily M. Park	Title Attorney
Telephone Number 573-761-1120	Fax Number 573-634-7854
Signature of Contact Person 	E-mail Address emily.park@huschblackwell.com
	Date of Signature 8/25/16



Certificate of Need Program

REPRESENTATIVE REGISTRATION

(A registration form must be completed for **each** project presented.)

Project Name Kansas City Post Acute		Number 5374 NS
<i>(Please type or print legibly.)</i>		
Name of Representative Andrew Van Zee		Title Associate Counsel
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Mainstreet		Telephone Number 317-582-6973
Address (Street/City/State/Zip Code) 14390 Clay Terrace Blvd, Suite 205, Carmel, IN 46032		
Who's interests are being represented? <i>(If more than one, submit a separate Representative Registration Form for each.)</i>		
Name of Individual/Agency/Corporation/Organization being Represented MS Kansas City MO, LLC		Telephone Number 855-885-7702
Address (Street/City/State/Zip Code) 14390 Clay Terrace Blvd, Suite 205, Carmel, IN 46032		
<p>Check one. Do you:</p> <p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Oppose</p> <p><input type="checkbox"/> Neutral</p>		<p>Relationship to Project:</p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Employee</p> <p><input type="checkbox"/> Legal Counsel</p> <p><input type="checkbox"/> Consultant</p> <p><input type="checkbox"/> Lobbyist</p> <p><input type="checkbox"/> Other (explain):</p>
<p>Other Information:</p> <p>_____</p> <p>_____</p>		
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: <i>Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in §105.478, RSMo.</i></p>		
Original Signature 		Date 08-16-2016

MO 580-1869 (11/01)



Certificate of Need Program

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(A registration form must be completed for **each** project presented.)

Project Name Kansas City Post Acute		Number 5374 NS
<i>(Please type or print legibly.)</i>		
Name of Representative Andrew Van Zee		Title Associate Counsel
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Mainstreet		Telephone Number 317-582-6973
Address (Street/City/State/Zip Code) 14390 Clay Terrace Blvd, Suite 205, Carmel, IN 46032		
Who's interests are being represented? <i>(If more than one, submit a separate Representative Registration Form for each.)</i>		
Name of Individual/Agency/Corporation/Organization being Represented Kansas City Post Acute, LLC		Telephone Number 801-447-9829
Address (Street/City/State/Zip Code) 140 N Union Ave, Suite 320, Farmington, UT 84025		
<p>Check one. Do you:</p> <p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Oppose</p> <p><input type="checkbox"/> Neutral</p>	<p>Relationship to Project:</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Employee</p> <p><input type="checkbox"/> Legal Counsel</p> <p><input type="checkbox"/> Consultant</p> <p><input type="checkbox"/> Lobbyist</p> <p><input checked="" type="checkbox"/> Other (explain): Business Associate</p>	<p>Other Information:</p> <p>_____</p> <p>_____</p>
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: <i>Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in § 105.478, RSMo.</i></p>		
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Project Name Kansas City Post Acute	Number 5374 NS
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(Please type or print legibly.)

Name of Representative Emily M. Park	Title Attorney
---	-------------------

Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Husch Blackwell, LLP	Telephone Number 573-761-1120
---	----------------------------------

Address (Street/City/State/Zip Code)
235 E. High Street, Jefferson City, MO 65101

Who's interests are being represented?
(If more than one, submit a separate Representative Registration Form for each.)

Name of Individual/Agency/Corporation/Organization being Represented Kansas City Post Acute LLC	Telephone Number 801-447-9829
--	----------------------------------

Address (Street/City/State/Zip Code)
140 N Union Ave Suite 320, Farmington UT 84025

Check one. Do you:

- Support
- Oppose
- Neutral

Relationship to Project:

- None
- Employee
- Legal Counsel
- Consultant
- Lobbyist
- Other (explain):

Other Information:

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Name of Individual/Agency/Corporation/Organization being Represented MS Kansas City MO LLC	Telephone Number 855-885-7702
---	----------------------------------

Address (Street/City/State/Zip Code)
14390 Clay Terrace Blvd Suite 205, Carmel, IN 46032

Check one. Do you:

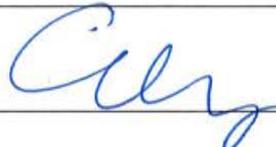
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REPRESENTATIVE REGISTRATION

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Project Name Kansas City Post Acute	Number 5374 NS
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(Please type or print legibly.)

Name of Representative Thomas D. Vaughn	Title Attorney
--	-------------------

Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Husch Blackwell, LLP	Telephone Number 573-761-1108
---	----------------------------------

Address (Street/City/State/Zip Code)
235 E. High Street, Jefferson City, MO 65101

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Name of Individual/Agency/Corporation/Organization being Represented Kansas City Post Acute LLC	Telephone Number 801-447-9829
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Address (Street/City/State/Zip Code)
140 N Union Ave Suite 320, Farmington UT 84025

Check one. Do you:

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- Consultant
- Lobbyist
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Name of Representative Thomas D. Vaughn	Title Attorney
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Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Husch Blackwell, LLP	Telephone Number 573-761-1108
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Address (Street/City/State/Zip Code)
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Address (Street/City/State/Zip Code)
14390 Clay Terrace Blvd Suite 205, Carmel, IN 46032

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- Lobbyist
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Original Signature 	Date 5/25/16
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Project Name Kansas City Post Acute	Number 5374 NS
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(Please type or print legibly.)

Name of Representative Harvey M. Tettlebaum	Title Attorney
--	-------------------

Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Husch Blackwell, LLP	Telephone Number 573-761-1107
---	----------------------------------

Address (Street/City/State/Zip Code)
235 E. High Street, Jefferson City, MO 65101

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Address (Street/City/State/Zip Code)
140 N Union Ave Suite 320, Farmington, UT 84025

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(Please type or print legibly.)

Name of Representative Harvey M. Tettlebaum	Title Attorney
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Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Husch Blackwell, LLP	Telephone Number 573-761-1107
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Address (Street/City/State/Zip Code)
14390 Clay Terrace Blvd Suite 205, Carmel, IN 46032

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Relationship to Project:

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- Lobbyist
- Other (explain):

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PROPOSED PROJECT BUDGET

Description

Dollars

COSTS:*

(Fill in every line, even if the amount is "\$0".)

1. New Construction Costs ***	\$11,165,000
2. Renovation Costs ***	\$0
3. Subtotal Construction Costs (#1 plus #2)	\$11,165,000
4. Architectural/Engineering Fees	\$430,000
5. Other Equipment (not in construction contract)	\$1,050,000
6. Major Medical Equipment	\$0
7. Land Acquisition Costs ***	\$1,400,000
8. Consultants' Fees/Legal Fees ***	\$184,000
9. Interest During Construction (net of interest earned) ***	\$250,798
10. Other Costs ***	\$2,101,899
11. Subtotal Non-Construction Costs (sum of #4 through #10)	\$5,416,697
12. Total Project Development Costs (#3 plus #11)	\$16,581,697 **

FINANCING:

13. Unrestricted Funds	\$0
14. Bonds	\$0
15. Loans	\$12,436,273
16. Other Methods (specify)	\$4,145,424
17. Total Project Financing (sum of #13 through #16)	\$16,581,697 **

18. New Construction Total Square Footage	50,000
19. New Construction Costs Per Square Foot *****	\$223
20. Renovated Space Total Square Footage	0
21. Renovated Space Costs Per Square Foot *****	\$0

* Attach additional page(s) detailing how each line item was determined, including all methods and assumptions used. Provide documentation of all major costs.

** These amounts should be the same.

*** Capitalizable items to be recognized as capital expenditures after project completion.

**** Include as Other Costs the following: other costs of financing; the value of existing lands, buildings and equipment not previously used for health care services, such as a renovated house converted to residential care, determined by original cost, fair market value, or appraised value; or the fair market value of any leased equipment or building, or the cost of beds to be purchased.

***** Divide new construction costs by total new construction square footage.

***** Divide renovation costs by total renovation square footage.

Detail Sheet
Attachment to MO 580-1863

1. New construction costs are based upon historical construction data for four facilities built by applicant's affiliates in the Kansas City metro area. The construction costs for these four facilities was averaged. However, the four facilities in the Kansas City metro area were two-story buildings, with a 70-bed SNF on the first floor and a 24-bed ALF on the second floor. The heating and air conditioning system used for these buildings was a Package Terminal Air Conditioner ("PTAC") system.

Applicant's affiliates in the Texas area recently priced this 70-bed SNF/24-bed ALF design with the PTAC system. The project was then re-priced by removing the 24-bed ALF and changing the heating and air conditioning system from the PTAC to a Variable Air Volume ("VAV") system. This resulted in a price increase of 33% per square foot. The 33% price increase from the Texas project estimates was applied to the average construction costs for the four projects in the Kansas City metro area, resulting in a figure reported by the applicant in its Proposed Project Budget.

Construction costs for #5303 NS, applicant's previously approved CON with the exact same floor plan as this project, were based on the methodology described above and recently verify by a local Missouri general contractor.

4. Architectural and engineering costs are based upon figures from past projects completed by applicant.
5. The cost for other equipment is based upon estimates for furniture, fixtures, and equipment.
6. There will be no major medical equipment.
7. The land acquisition cost is the purchase price for the parcel of land that would be used for the proposed SNF.
8. Consultant and legal fees are based upon figures from past projects completed by applicant.
9. Estimated interest expense is based upon the development loan interest.
10. Other costs include development costs, remaining financing costs, contingencies, and development fee.

DIVIDER II. PROPOSAL DESCRIPTION

DIVIDER II. PROPOSAL DESCRIPTION

Proposal description shall include documents which:

1. Provide a complete detailed project description.

ANSWER: Applicant proposes to construct a 70-bed skilled nursing facility (“SNF”) in one building with approximately 50,000 square feet of floor area to be located at a site applicant would purchase on North Prather Road, Kansas City, MO 64116.

The building will be only one floor and have resort-like features. These include: a top-of-the-line kitchen and dining room, with a separate area for private dining; a large state-of-the-art rehabilitation gym; an outdoor rehabilitation courtyard; a movie theater; a game room; a spa; a putting green; multiple sitting areas for family and friends; and a café and pub. There will be a total of 70 rooms in the building, all of which will be private rooms.

2. Provide a timeline of events for the project, from the issuance of the CON through project completion.

ANSWER: Applicant has the following projected timeline:

Certificate of Need Awarded	November 7, 2016
Construction Start	May 1, 2017
Construction Completion	May 1, 2018
Facility Licensed	July 1, 2018

3. Provide a legible city or county map showing the exact location of the proposed facility.

ANSWER: **Exhibit 4** is a map of the Kansas City area, which indicates the location of the proposed facility.

4. Provide a site plan for the proposed project.

ANSWER: **Exhibit 5** is a preliminary site plan showing more detail of the building footprints on the site.

5. Provide preliminary schematic drawings for the proposed project.

ANSWER: **Exhibit 6** includes schematic drawings of the proposed 70-bed SNF building. The new building will have only one floor.

6. Provide evidence that architectural plans have been submitted to the DHSS.

ANSWER: **Exhibit 7** is a copy of an email to Tracy Cleeton of DHSS from Neal Fister of Lawrence Group forwarding the architectural plans for Mr. Cleeton's review and comment.

7. Provide the proposed gross square footage.

ANSWER: The gross square footage of the proposed new 70-bed SNF building is approximately 50,000 square feet.

8. Document ownership of the project site, or provide an option to purchase.

ANSWER: Attached as **Exhibit 8** is a signed term sheet reflecting that the land is being purchased by Mainstreet Realty, LLC, or its assigns. Mainstreet Realty, LLC is an affiliate of MS Kansas City MO LLC. Mainstreet Realty, LLC will assign its rights under the term sheet to the proposed owner MS Kansas City MO LLC.

9. Define the community to be served.

ANSWER: The applicant intends to serve individuals in the community primarily needing transitional care (short-stay rehabilitation and therapy).

With the current population in Kansas City, the applicant feels this market would be a perfect fit for this type of product for such services listed above, to meet the needs of today and also for the growth in the future. In the last 5 years, the Kansas City population has experienced growth of 103%. However, during that same period of time, the population of individuals age 50 and older has grown 111% with the next 5 years expected to be right on track with this, or higher. The proposed facility would be a great addition for the Independence and surrounding communities.

The applicant believes the primary community to be served would consist of residents aged 50 and above who live within 20 minutes of the property who are in need of a strict rehabilitation regimen.

10. Provide 2015 Population projections for the 15-mile radius service area.

ANSWER: Attached as **Exhibit 9** are copies of maps and population data provided by the Missouri Department of Health and Senior Services, Bureau of Vital Statistics.

11. Identify specific community problems or unmet needs the proposal would address.

ANSWER: As discussed above, the applicant intends to focus on individuals in the community needing short-term transitional care. Applicant plans to offer a state-of-the-art rehabilitation gym, which will be unlike anything currently in the market.

12. Provide historical utilization for each of the past three years and utilization projections through the first three years of operation of the new LTC beds.

ANSWER: Attached is **Exhibit 10** which shows projected utilization for a period of three (3) years following completion of the project based on resident bed days for both the SNF and ALF.

13. Provide the methods and assumptions used to project utilization.

ANSWER: Applicant has 15 years of experience in the post-acute industry, operating 25 skilled nursing facilities, 4 assisted living facilities, and 4 home health and hospice businesses across the country. This background provides the experience to review and research the market and its needs. Operating facilities of similar size and type of care has helped the applicant project utilization for a startup facility in Kansas City.

14. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input.

ANSWER: Attached as **Exhibit 11** is a copy of the announcement concerning the plans for applicant's 70-bed SNF, published in the Kansas City Star, a newspaper of wide circulation in Kansas City, Missouri. This notice invites public comment on the plans for the 70-bed SNF.

15. Provide copies of any petitions, letters of support or opposition received.

ANSWER: Letters of support will be provided at a later date.

DIVIDER II. ATTACHMENTS

Park, Emily

From: Matt Kwiatkowski <mkwiatkowski@maininvest.com>
Sent: Tuesday, August 23, 2016 9:06 AM
To: Erin Flatter
Subject: FW: North Kansas City
Attachments: A200 - Overall Exterior Elevations - North Kansas City_MO.PDF; A101 - Overall First Floor Plans - North Kansas City_MO.PDF

Matt Kwiatkowski
Development Manager



14390 Clay Terrace Blvd, Suite 205 | Carmel, IN 46032
Office: (317) 689-2141 Cell: (317) 606-0882
mkwiatkowski@maininvest.com | www.mainstreetinvestment.com

NO.1 BEST PLACE TO WORK IN INDIANA, 2016

CONFIDENTIALITY STATEMENT

This e-mail message is for the sole use of the recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient(s), please contact the sender by reply e-mail and destroy all copies of the original message.

From: Fister, Neal [<mailto:neal.fister@thelawrencegroup.com>]
Sent: Tuesday, August 23, 2016 10:04 AM
To: Tracy.Cleeton@health.mo.gov
Cc: Bundren, Todd <todd.bundren@thelawrencegroup.com>; Matt Kwiatkowski <mkwiatkowski@maininvest.com>
Subject: North Kansas City

Tracy
Mainstreet is in the process of putting together their CON application submission for a new senior living facility in North Kansas City, MO.
Attached is a floor plan and elevations of a proposed facility.
Please let me know if you have any questions or need additional information.
Thanks Neal



Neal J. Fister, AIA | Principal
319 North 4th Street
Suite 1000
St. Louis, MO 63102
p 314.231.5700
c 636.448.0848
www.thelawrencegroup.com

Please consider the environment before printing this email.

EXHIBIT 7
Page 2 of 2



August 16, 2016

VIA EMAIL

The Land Source
7021 Johnson Drive
Mission, KS 66202
Attn: Mr. Kevin Tubbesing

Dear Mr. Tubbesing:

Please present this term sheet to your clients on behalf of Mainstreet Realty, LLC.

1. Property Size/Location. Approximately 5.9 +/- acres (Tract B) as depicted on **Exhibit A** and located at 3500 Prather Road, Clay County, Kansas City, Missouri. The number of square feet contained within the boundaries of the Property shall be shown on the Survey and certified by the surveyor preparing the Survey.
2. Purchasing Entity. Mainstreet Realty, LLC, an Indiana limited liability company, or its successor(s), assign(s) or subsidiary(s)
3. Seller. Faith Community Church, Pastor Tim Juhnke
4. Purchase Price. \$1,400,000.00
5. Initial Earnest Money Deposit. \$20,000.00 to be deposited with First American Title Insurance Company, 30 North LaSalle Street, Suite 2700, Chicago, IL 60602.
6. Inspection Period. Purchaser shall have 90 days, with one (1), 30 day extension if necessary, to review existing reports and conduct necessary due diligence studies confirming the property is acceptable to Purchaser in its sole discretion.
7. Approval Period. Upon expiration of the Inspection Period, Purchaser shall have 120 days, with three (3), 30 day extensions, if necessary, to obtain financing and all other necessary development and governmental approvals, including, but not limited to proper zoning approvals, site plan approvals, variances of use and/or development standards, environmental, and all other development approvals necessary for construction and development of the Property. Additional \$10,000.00 per extension shall be deposited with Title Company and will be non-refundable but applicable to the Purchase Price at closing to Purchaser (except in the event of a seller default) for each of the additional 30 day extensions.
8. Right of First Offer. In the event Seller elects to sell Tract A (as depicted on Exhibit A), Purchaser shall have the right of first offer to purchase such tract.

- 9. Use Restriction. At Closing, Seller agrees to record a use restriction against Tract A prohibiting uses similar to Purchaser's intended use of the Property.
- 10. Closing. 45 days after expiration of the Approval Period, as may be extended. Possession of the Property shall be delivered to Buyer at Closing.
- 11. Real Estate Commissions: All Real Estate commissions to be paid by Seller.
- 12. Confidentiality. The parties agree to keep the terms of this Term Sheet and any discussions between the parties relating to this matter confidential and not to disclose the contents of this Term Sheet or such discussions to any third party other than legal, tax and other professional service providers assisting the party(ies) herewith.

The aforementioned proposed terms are for proposal purposes only and do not constitute a binding contract upon either the Purchaser or Seller and neither Purchaser nor Seller will be liable to the other or any other party by reason of this proposal; provided, however, that Section 10 above shall be binding on the parties for a period of one (1) year from the date of acceptance of this term sheet (or such longer period as is set forth in the Purchase Agreement, if any).

We look forward to discussing this project in greater detail and successfully executing a binding Purchase Agreement. Please do not hesitate to contact me should you have further questions.

Sincerely,

MAINSTREET REALTY, LLC,
an Indiana limited liability company

By: Mainstreet Asset Management, Inc.,
an Indiana corporation

Its: Manager

By: 

Printed: Michael R. Klingl

Title: Senior Development Director, Mainstreet

ACCEPTED BY:

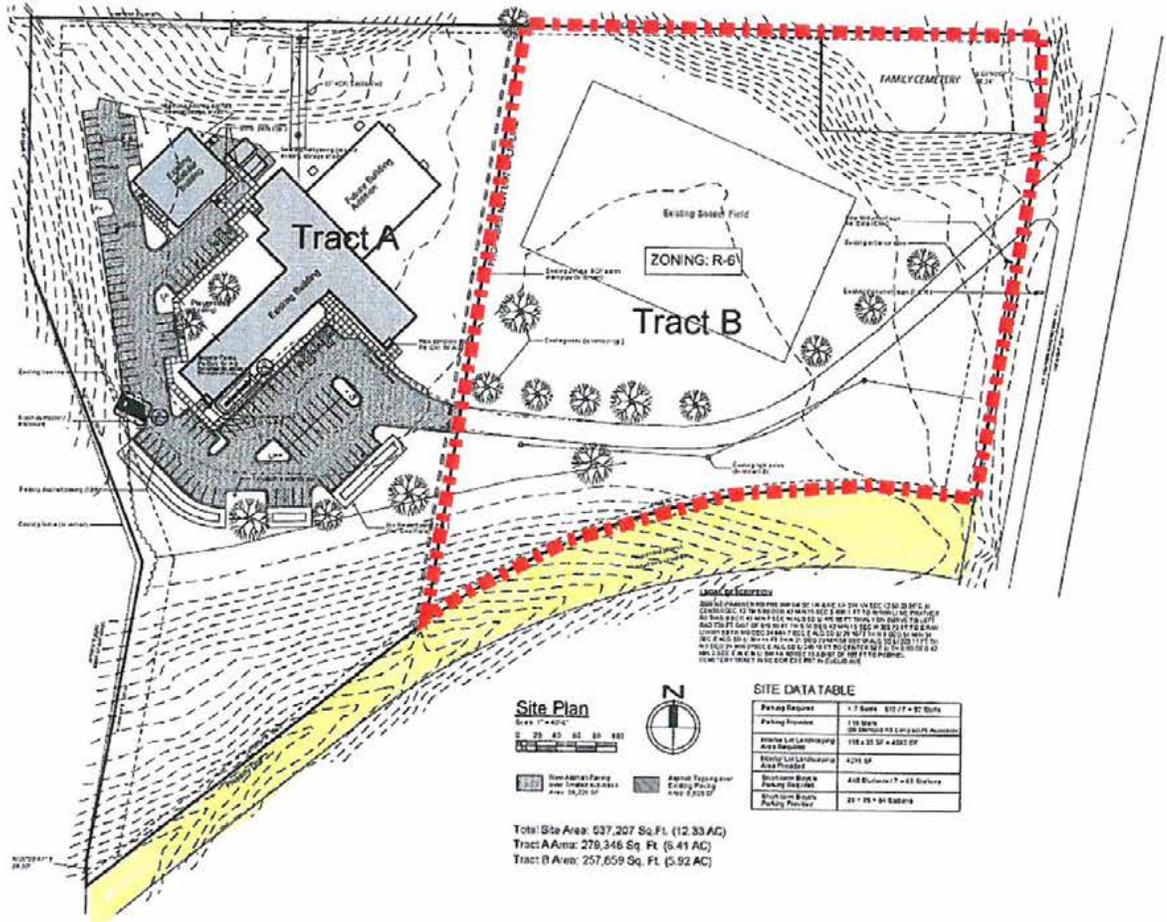
By: 

Printed: Timothy P. Submke

Title: Pastor

Date: 8/17/16

EXHIBIT A



2020 Population Projections
Zip Codes

Zip	County	Total Pop.	65+ Pop.
64015	Jackson	32256	4277
64050	Jackson	22917	4277
64052	Jackson	21607	3821
64053	Jackson	5497	818
64054	Jackson	3855	617
64055	Jackson	34985	8654
64056	Jackson	17127	2077
64057	Jackson	14611	3074
64058	Jackson	6882	911
64060	Clay	16275	2143
64064	Jackson	16762	2556
64068	Clay	41344	6091
64072	Clay	246	33
64079	Platte	15809	2099
64088	Jackson	1425	284
64089	Clay	14512	1942
64092	Platte	45	8
64101	Jackson	350	4
64102	Jackson	0	0
64105	Jackson	3622	320
64106	Jackson	7958	450
64108	Jackson	7837	923
64109	Jackson	10262	1170
64110	Jackson	15828	1607
64111	Jackson	16862	1862
64112	Jackson	8419	1267
64113	Jackson	11704	1735
64114	Jackson	23929	5209
64116	Clay	16235	2954
64117	Clay	15505	2165
64118	Clay	44258	7312
64119	Clay	30447	5167
64120	Jackson	381	78
64123	Jackson	10732	1053
64124	Jackson	13061	1114
64125	Jackson	2018	175
64126	Jackson	6731	630
64127	Jackson	17909	1984
64128	Jackson	12000	2091
64129	Jackson	9803	1519
64130	Jackson	21174	4394
64131	Jackson	22180	3102
64132	Jackson	14271	1770

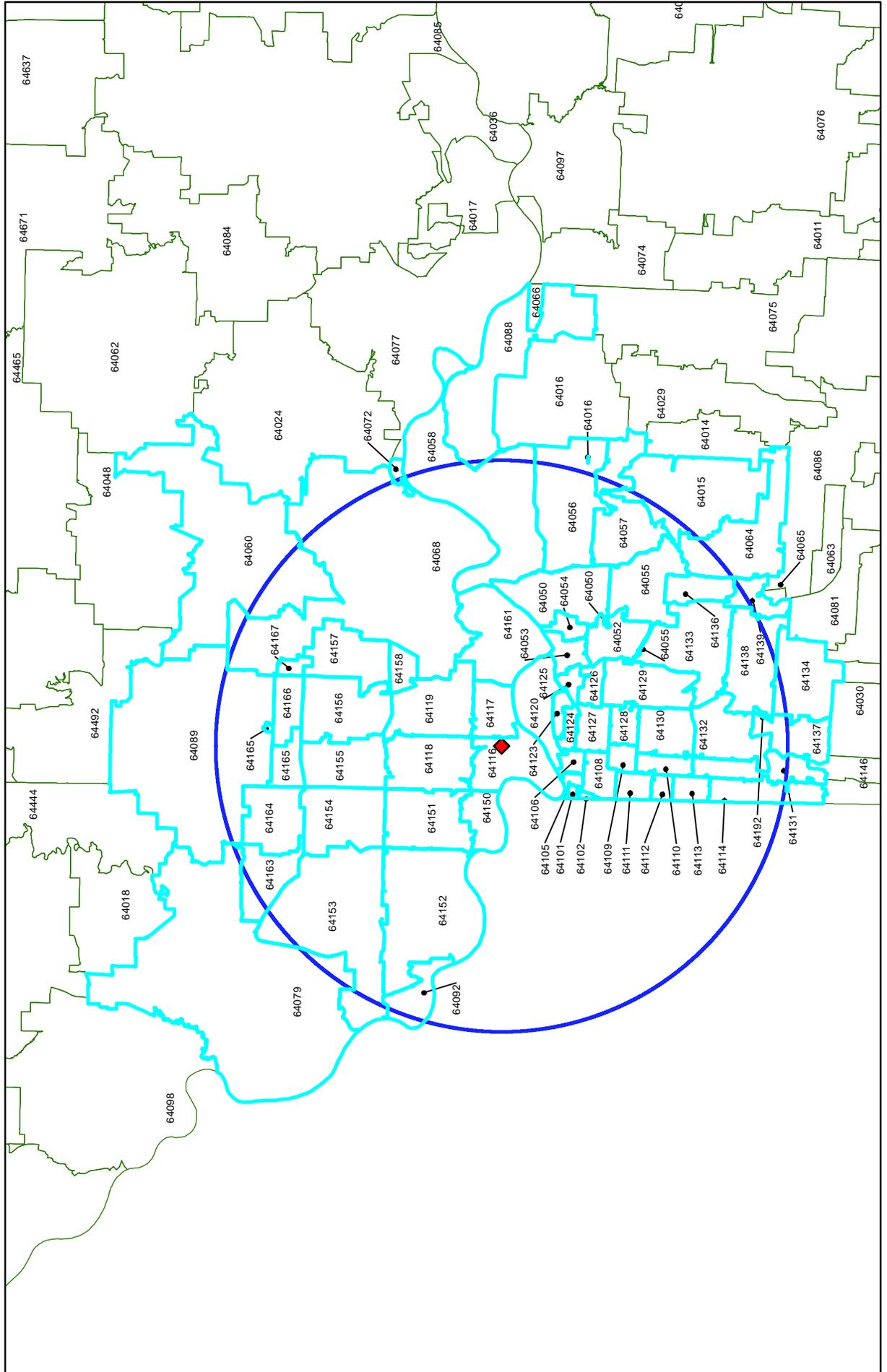
64133	Jackson	34905	6424
64134	Jackson	22704	2685
64136	Jackson	2225	413
64137	Jackson	10906	1660
64138	Jackson	26136	4431
64139	Jackson	1821	250
64150	Platte	3119	537
64151	Platte	26521	4253
64152	Platte	29102	3856
64153	Platte	6732	751
64154	Platte	12557	2026
64155	Clay	26840	2657
64156	Clay	8618	583
64157	Clay	25783	1312
64158	Clay	7358	314
64161	Clay	396	55
64163	Platte	735	104
64164	Platte	349	66
64165	Clay	145	12
64166	Clay	313	76
64167	Clay	401	49
64192	Jackson	16	1
Totals			126,252

2020 Population Projections				
City				
Zip	City	County	Total Pop.	65+ Pop.
64079	Farley	Platte	312	52
64079	Platte City	Platte	5230	738
64079	Tracy	Platte	229	35
64150	Northmoor	Platte	303	39
64150	Riverside	Platte	3144	483
64151	Houston Lake	Platte	244	41
64151	Kansas City	Platte	481614	64910
64151	Lake Waukomis	Platte	901	239
64151	Northmoor	Platte	303	39
64151	Parkville	Platte	6896	768
64151	Platte Woods	Platte	374	109
64151	Riverside	Platte	3144	483
64152	Kansas City	Platte	481614	64910
64152	Parkville	Platte	6896	768
64152	Weatherby Lake	Platte	1805	489
64153	Kansas City	Platte	481614	64910
64153	Parkville	Platte	6896	768
64154	Kansas City	Platte	481614	64910
64163	Ferrelview	Platte	409	42
64163	Kansas City	Platte	481614	64910
64164	Kansas City	Platte	481614	64910
64164	Smithville	Platte	10630	1329

Please note that the above list **may contain** cities that are in a zip code (63025, 63026, 63348, 64024, 64034, 64048, 64075, 64082, 64147) that is primarily, but not entirely, in a non-adjustment county (Jackson, Clay, St. Louis, and St. Charles counties or St. Louis city). The listed city itself is in a county that adjusts for population centers and should be taken into account as a population center for CON population projection purposes."

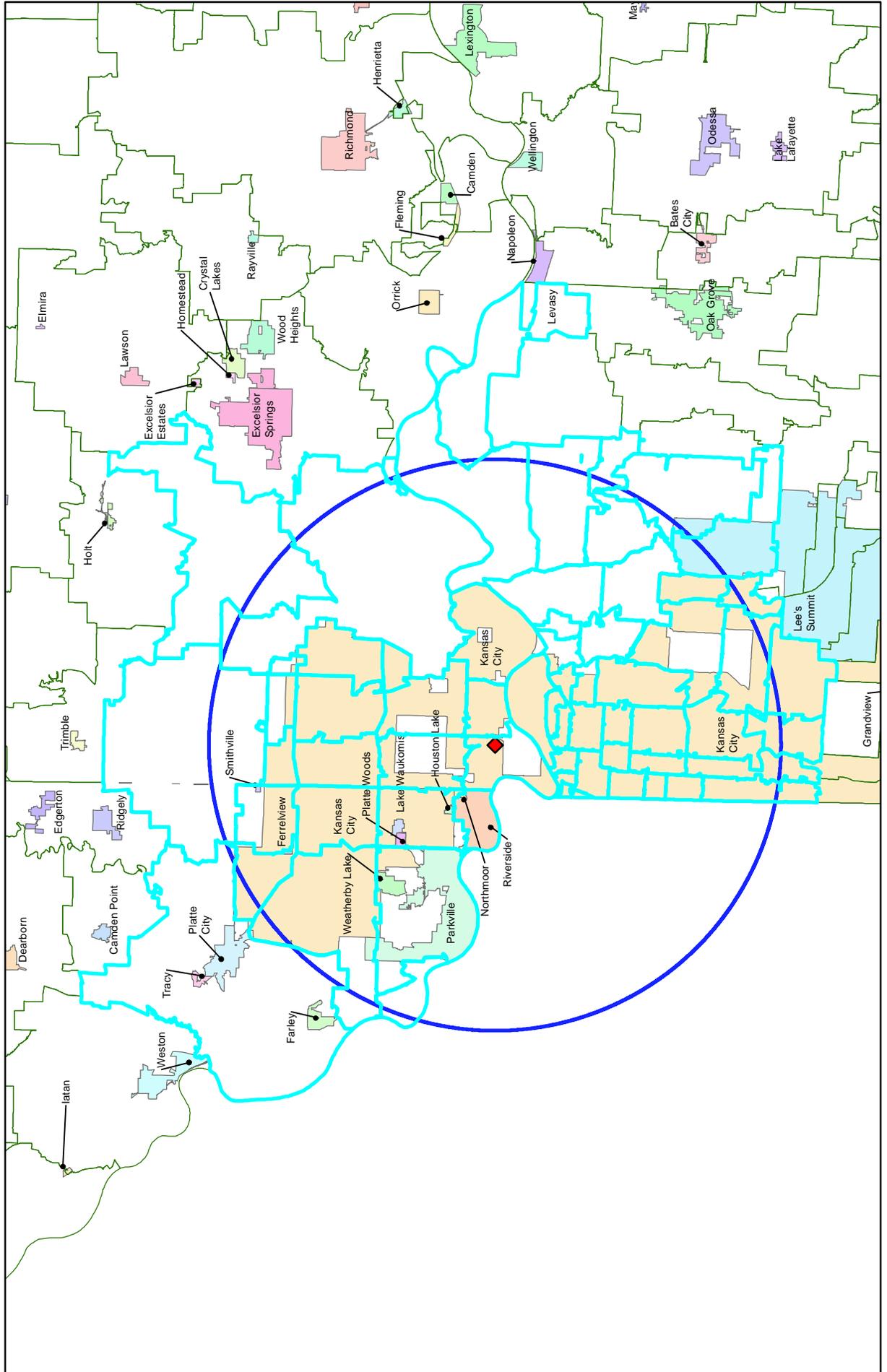
CON 15 Mile Radius

North Prather Road
Kansas City, MO 64116
(Lat: 39.158439 & Long: -94.557378)



CON 15 Mile Radius

North Prather Road
Kansas City, MO 64116
(Lat: 39.158439 & Long: -94.557378)



Projected Utilization
Kansas City Post Acute
Project #5374 NS

	Year 1 July 1, 2018- June 30, 2019	Year 2 July 1, 2019- June 30, 2020	Year 3 July 1, 2020- June 30, 2021
Resident Census Days	7,473	21,100	23,198
Total Occupancy %	29.3%	82.6%	90.8%



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My Account

Profile

[Change Password](#)

[Place New Ad](#)

Name: Andrew Van Zee

Phone: 3175826973

Company Name:

Address:
14390 Clay Terrace Blvd
Ste 205
Carmel, IN
46032

[Edit Profile](#)

Results: 1

Search Your Ads:

Status: All (1)

sort ads by: Placed

Status: **Upcoming**
Ad#: **KCS0090194**
Revision: **1**
Created: **Aug 25, 2016 10:24:27 AM**
Category: **Business/Public Notices/Legals**
Package: **Print & Online Gold Package**
Ad Total: **\$192.15**

REVISED

[WebAd](#)

[PrintAd](#)



Start Date: August 29, 2016 - End Date: September 01, 2016

Certificate of Need

Kansas City Post Acute, LLC invites public comment regarding its plans for a 70-bed skilled nursing facility to be located at 3500 Prather Road in Kansas City, Missouri. The company is applying for a Certificate of Need from the Missouri Health Facilities Review Committee. Please address comments to: Andy Van Zee, Mainstreet, 14390 Clay Terrace Blvd, Suite 205, Carmel, IN 46032

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Results: 1

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DIVIDER III. SERVICE SPECIFIC CRITERIA AND STANDARDS

Divider III: SERVICE SPECIFIC CRITERIA AND STANDARDS:

1. For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older.

ANSWER: **Exhibit 12** includes the population data and maps received from the Missouri Department of Health and Senior Services, Vital Statistics. This data was used to create **Exhibit 13**, which includes a calculation of the population over 65 years of age within a 15-mile radius of the proposed facility by zip code.

The total population over 65 years of age for each zip code within the 15-mile radius is listed in column C of **Exhibit 13**. This population is adjusted in column I by removing the population data for the population centers determined to be in zip codes partially inside and partially outside the 15-mile radius.

For each zip code within the 15-mile radius, column J of **Exhibit 13** shows the percentage of the zip code that is inside the 15-mile radius in increments of 10% as provided in 19 CSR 60-50.430(4)(C)2D.

In columns L through N of **Exhibit 13**, the percentage of the population centers falling partially or totally inside the zip code and 15-mile radius, determined in increments of 10%, is added back to the population.

The net population of 105,082 is listed in column O of **Exhibit 13**.

Exhibit 14 includes all skilled nursing facilities and intermediate care facilities which are located in zip codes within the 15-mile radius. There are a total of 5,029 skilled nursing facility (“SNF”) beds, 179 intermediate care facility (“ICF”) beds, and 614 CON-approved beds.

Information on **Exhibit 14** is shaded for each facility that has been determined to be outside the 15-mile radius.

Exhibit 15 is a list of the facilities which are identified on **Exhibit 14** as not within 15 miles of the proposed site. These beds are excluded from the bed need calculations. Information which supports exclusion of these facilities based on their distance from proposed new facility is attached as **Exhibit 16**. A total of 1,066 SNF beds are excluded. The total number of beds in the 15-mile radius is therefore 4,756.

The following is a reconciliation of these calculations:

	<u>SNF</u>	<u>ICF</u>	<u>CON App.</u>
Total in zip codes	5,029	179	614
Amount to deduct (outside 15 miles) (1,066)		(0)	(0)

Net Beds	3,963	179	614
Total SNF, ICF and CON App.:	4,756		

Need = 53 SNF and ICF beds
per 1,000 population over 65
within 15 miles

Need = 53 x population over 65 ÷ 1,000
minus existing SNF and ICF beds and
CON approved projects

(19 CSR 60-50.450(1)(A))

Need = 53 x 105,082 ÷ 1,000 = **5,569**

Net bed need:

Bed need based on formula	5,569
Existing beds	(4,756)
Net bed need	813

2. For RCF/ALF beds, address the population-based bed need methodology of twenty five (25) beds per one thousand (1,000) population age sixty-five (65) and older.

ANSWER: Not applicable.

3. For LTCH beds, address the population-based bed need methodology of one-tenth (0.1) bed per one thousand (1,000) population.

ANSWER: Not applicable.

4. Document any alternate need methodology used to determine the need for additional beds such as Alzheimer's, mental health or other specialty beds.

ANSWER: Not applicable.

5. For any proposed facility which is designed and operated exclusively for persons with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed.

ANSWER: Not applicable.

6. If the project is to add beds to an existing facility, has the facility received a Notice of Noncompliance within the last 18 months as a result of a survey, inspection or complaint investigation?

ANSWER: Not applicable.

DIVIDER III. ATTACHMENTS

2020 Population Projections
Zip Codes

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64088	Jackson	1425	284
64089	Clay	14512	1942
64092	Platte	45	8
64101	Jackson	350	4
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64134	Jackson	22704	2685
64136	Jackson	2225	413
64137	Jackson	10906	1660
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64165	Clay	145	12
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64151	Northmoor	Platte	303	39
64151	Parkville	Platte	6896	768
64151	Platte Woods	Platte	374	109
64151	Riverside	Platte	3144	483
64152	Kansas City	Platte	481614	64910
64152	Parkville	Platte	6896	768
64152	Weatherby Lake	Platte	1805	489
64153	Kansas City	Platte	481614	64910
64153	Parkville	Platte	6896	768
64154	Kansas City	Platte	481614	64910
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64164	Smithville	Platte	10630	1329

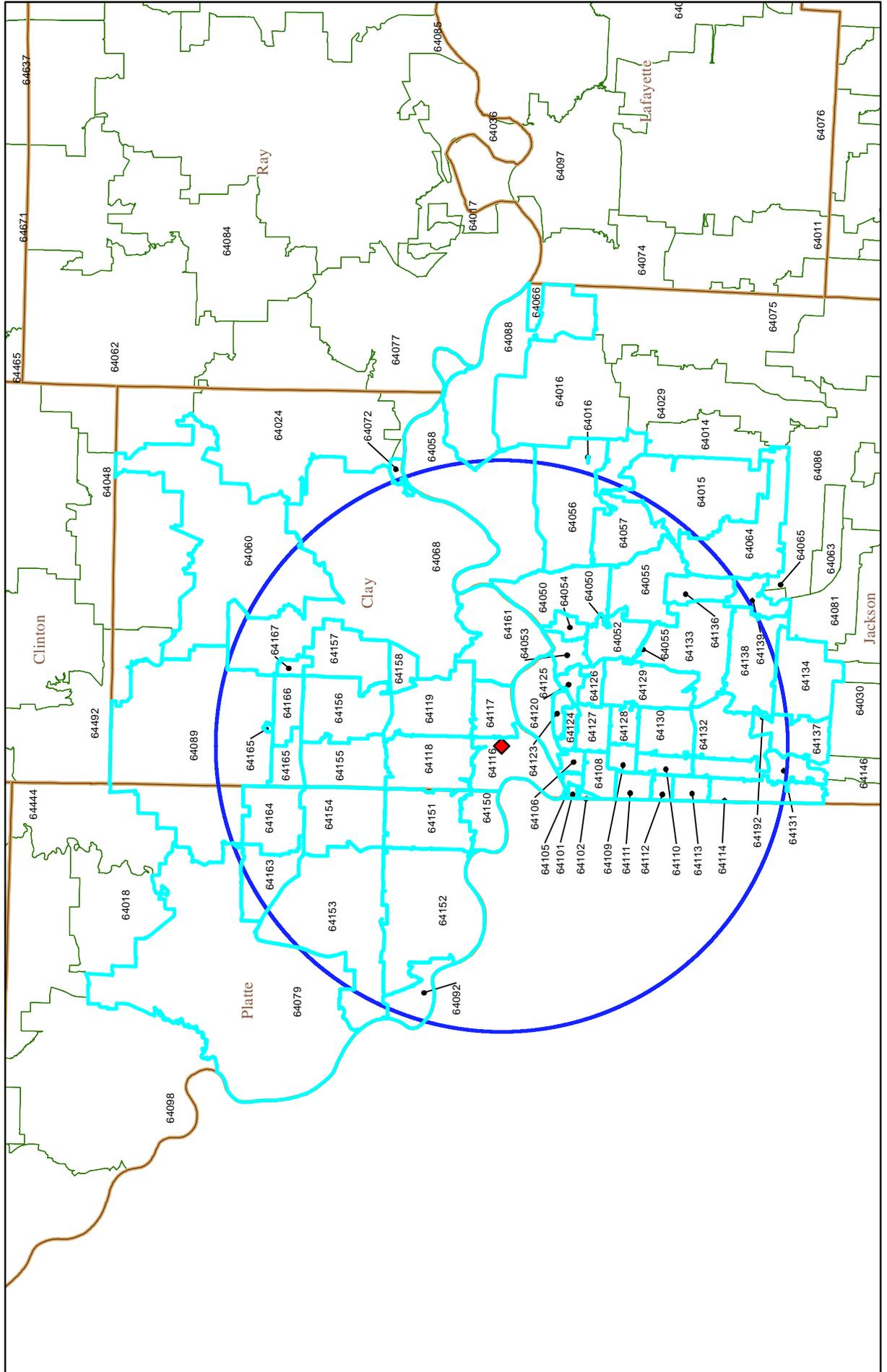
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CON 15 Mile Radius

North Prather Road

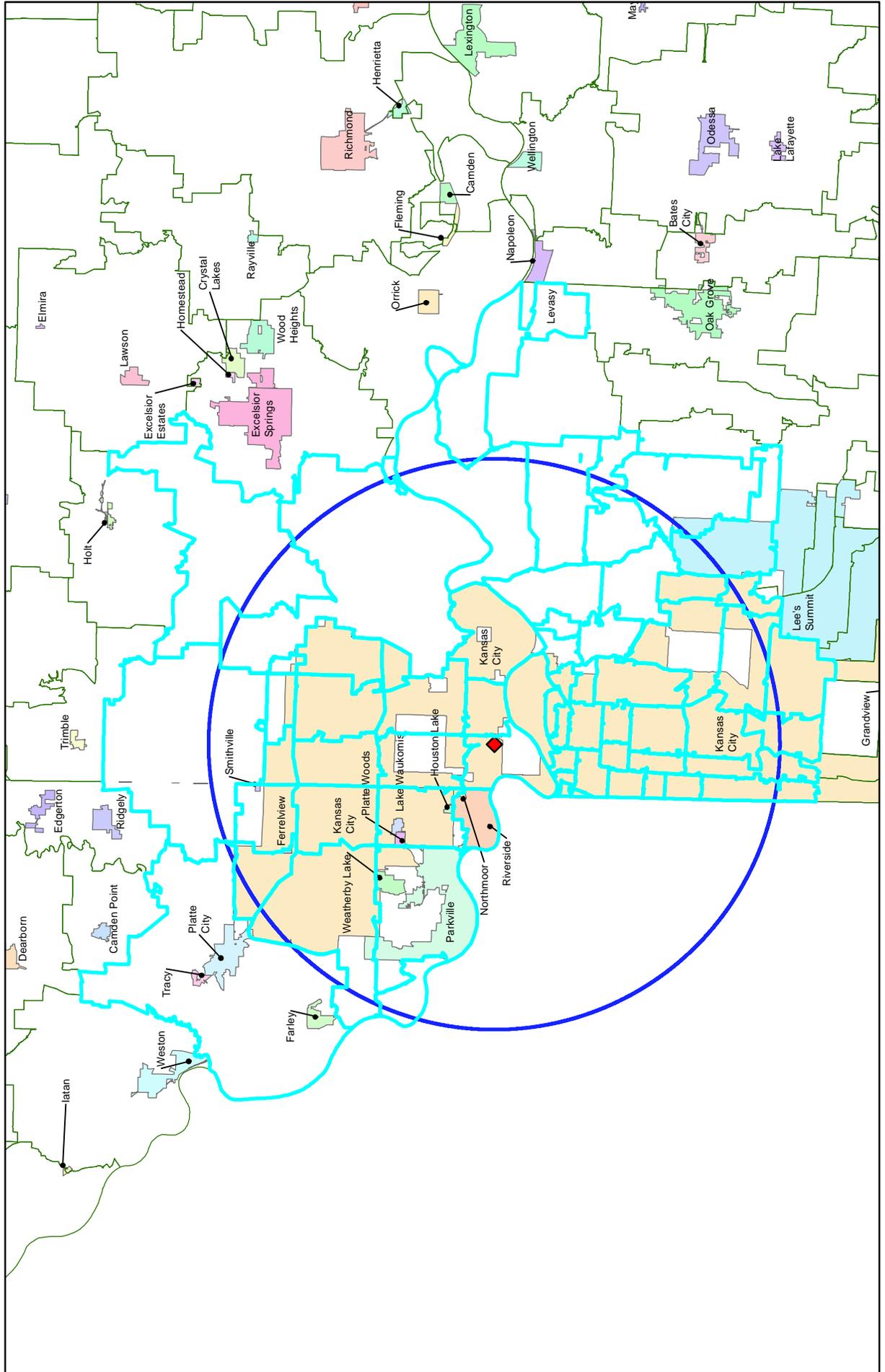
Kansas City, MO 64116

(Lat: 39.158439 & Long: -94.557378)



CON 15 Mile Radius

North Prather Road
Kansas City, MO 64116
(Lat: 39.158439 & Long: -94.557378)



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
POPULATION		65+ Population			Project Number:		Project Address: North Prather Road, Kansas City, MO 64116 Lat: 39.158439 Long: -94.557378							
	Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in Zip	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
1														
2														
3	64015	4,277				0	0	4,277	10%	428		0	0	428
4						0	0					0	0	
5						0	0					0	0	
6	64050	4,277				0	0	4,277	100%	4,277		0	0	4,277
7						0	0					0	0	
8						0	0					0	0	
9	64052	3,821				0	0	3,821	100%	3,821		0	0	3,821
10						0	0					0	0	
11						0	0					0	0	
12	64053	818				0	0	818	100%	818		0	0	818
13						0	0					0	0	
14						0	0					0	0	
15	64054	617				0	0	617	100%	617		0	0	617
16						0	0					0	0	
17						0	0					0	0	
18	64055	8,654				0	0	8,654	100%	8,654		0	0	8,654
19						0	0					0	0	
20						0	0					0	0	
21	64056	2,077				0	0	2,077	80%	1,662		0	0	1,662
22						0	0					0	0	
23						0	0					0	0	
24	64057	3,074				0	0	3,074	70%	2,152		0	0	2,152
25						0	0					0	0	
26						0	0					0	0	
27	64058	911				0	0	911	80%	729		0	0	729
28						0	0					0	0	
29						0	0					0	0	
30	64060	2,143				0	0	2,143	20%	429		0	0	429
31						0	0					0	0	
32						0	0					0	0	
33	64064	2,556				0	0	2,556	20%	511		0	0	511
34						0	0					0	0	
35						0	0					0	0	
36	64068	6,091				0	0	6,091	80%	4,873		0	0	4,873
37						0	0					0	0	
38						0	0					0	0	
39	64072	33				0	0	33	40%	13		0	0	13
40						0	0					0	0	
41						0	0					0	0	
42	64079	2,099				0	0	2,099	0%	0		0	0	0
43						0	0					0	0	
44						0	0					0	0	
45	64088	284				0	0	284	0%	0		0	0	0
46						0	0					0	0	
47						0	0					0	0	
48	64089	1,942				0	0	1,942	30%	583		0	0	583
49						0	0					0	0	
50						0	0					0	0	
51	64092	8				0	0	8	90%	7		0	0	7
52						0	0					0	0	
53						0	0					0	0	
54	64101	4				0	0	4	100%	4		0	0	4
55						0	0					0	0	
56						0	0					0	0	
57	64102	0				0	0	0	100%	0		0	0	0
58						0	0					0	0	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
59															
60	20	64105	320				0	0	320	100%	320		0	0	320
61							0	0					0	0	
62							0	0					0	0	
63	21	64106	450				0	0	450	100%	450		0	0	450
64							0	0					0	0	
65							0	0					0	0	
66	22	64108	923				0	0	923	100%	923		0	0	923
67							0	0					0	0	
68							0	0					0	0	
69	23	64109	1,170				0	0	1,170	100%	1,170		0	0	1,170
70							0	0					0	0	
71							0	0					0	0	
72	24	64110	1,607				0	0	1,607	100%	1,607		0	0	1,607
73							0	0					0	0	
74							0	0					0	0	
75	25	64111	1,862				0	0	1,862	100%	1,862		0	0	1,862
76							0	0					0	0	
77							0	0					0	0	
78	26	64112	1,267				0	0	1,267	100%	1,267		0	0	1,267
79							0	0					0	0	
80							0	0					0	0	
81	27	64113	1,735				0	0	1,735	100%	1,735		0	0	1,735
82							0	0					0	0	
83							0	0					0	0	
84	28	64114	5,209				0	0	5,209	70%	3,646		0	0	3,646
85							0	0					0	0	
86							0	0					0	0	
87	29	64116	2,954				0	0	2,954	100%	2,954		0	0	2,954
88							0	0					0	0	
89							0	0					0	0	
90	30	64117	2,165				0	0	2,165	100%	2,165		0	0	2,165
91							0	0					0	0	
92							0	0					0	0	
93	31	64118	7,312				0	0	7,312	100%	7,312		0	0	7,312
94							0	0					0	0	
95							0	0					0	0	
96	32	64119	5,167				0	0	5,167	100%	5,167		0	0	5,167
97							0	0					0	0	
98							0	0					0	0	
99	33	64120	78				0	0	78	100%	78		0	0	78
100							0	0					0	0	
101							0	0					0	0	
102	34	64123	1,053				0	0	1,053	100%	1,053		0	0	1,053
103							0	0					0	0	
104							0	0					0	0	
105	35	64124	1,114				0	0	1,114	100%	1,114		0	0	1,114
106							0	0					0	0	
107							0	0					0	0	
108	36	64125	175				0	0	175	100%	175		0	0	175
109							0	0					0	0	
110							0	0					0	0	
111	37	64126	630				0	0	630	100%	630		0	0	630
112							0	0					0	0	
113							0	0					0	0	
114	38	64127	1,984				0	0	1,984	100%	1,984		0	0	1,984
115							0	0					0	0	
116							0	0					0	0	
117	39	64128	2,091				0	0	2,091	100%	2,091		0	0	2,091
118							0	0					0	0	
119							0	0					0	0	
120	40	64129	1,519				0	0	1,519	100%	1,519		0	0	1,519
121							0	0					0	0	
122							0	0					0	0	
123	41	64130	4,394				0	0	4,394	100%	4,394		0	0	4,394
124							0	0					0	0	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
125															
126	42	64131	3,102				0	0	3,102	70%	2,171		0	0	2,171
127							0	0					0	0	
128							0	0					0	0	
129	43	64132	1,770				0	0	1,770	100%	1,770		0	0	1,770
130							0	0					0	0	
131							0	0					0	0	
132	44	64133	6,424				0	0	6,424	100%	6,424		0	0	6,424
133							0	0					0	0	
134							0	0					0	0	
135	45	64134	2,685				0	0	2,685	10%	269		0	0	269
136							0	0					0	0	
137							0	0					0	0	
138	46	64136	413				0	0	413	100%	413		0	0	413
139							0	0					0	0	
140							0	0					0	0	
141	47	64137	1,660				0	0	1,660	40%	664		0	0	664
142							0	0					0	0	
143							0	0					0	0	
144	48	64138	4,431				0	0	4,431	80%	3,545		0	0	3,545
145							0	0					0	0	
146							0	0					0	0	
147	49	64139	250				0	0	250	30%	75		0	0	75
148							0	0					0	0	
149							0	0					0	0	
150	50	64150	537				0	0	537	100%	537		0	0	537
151							0	0					0	0	
152							0	0					0	0	
153	51	64151	4,253				0	0	4,253	100%	4,253		0	0	4,253
154							0	0					0	0	
155							0	0					0	0	
156	52	64152	3,856				0	0	3,856	100%	3,856		0	0	3,856
157							0	0					0	0	
158							0	0					0	0	
159	53	64153	751				0	0	751	90%	676		0	0	676
160							0	0					0	0	
161							0	0					0	0	
162	54	64154	2,026				0	0	2,026	100%	2,026		0	0	2,026
163							0	0					0	0	
164							0	0					0	0	
165	55	64155	2,657				0	0	2,657	100%	2,657		0	0	2,657
166							0	0					0	0	
167							0	0					0	0	
168	56	64156	583				0	0	583	100%	583		0	0	583
169							0	0					0	0	
170							0	0					0	0	
171	57	64157	1,312				0	0	1,312	100%	1,312		0	0	1,312
172							0	0					0	0	
173							0	0					0	0	
174	58	64158	314				0	0	314	100%	314		0	0	314
175							0	0					0	0	
176							0	0					0	0	
177	59	64161	55				0	0	55	100%	55		0	0	55
178							0	0					0	0	
179							0	0					0	0	
180	60	64163	104				42	42	62	70%	43		42	42	85
181							0	0					0	0	
182							0	0					0	0	
183	61	64164	66				0	0	66	100%	66		0	0	66
184							0	0					0	0	
185							0	0					0	0	
186	62	64165	12				0	0	12	100%	12		0	0	12
187							0	0					0	0	
188							0	0					0	0	
189	63	64166	76				0	0	76	100%	76		0	0	76
190							0	0					0	0	

39-158439, -94.557378, North Prather Road, Kansas City, MO																
County	Facility Name	Address	City	Zip	CON-App	SNF	ICF	Total	Distance	4th Qtr 2014	1st Qtr 2015	2nd Qtr 2015	3rd Qtr 2015	4th Qtr 2015	1st Qtr 2016	Average Occupancy
Clay	Ashton Court Care And Rehabilitation Centre	1200 West College St	Liberty	64068	0	140	0	140	8.762	96.0%	94.2%	95.2%	96.5%	95.8%	95.2%	95.5%
Clay	CCRC of Gladstone (CON Approved 07/24/14)	1/2 Block East of N. Prospect & Gladstone N. 72nd	Gladstone	64119	40	0	0	0	4.583							
Clay	Golden Livingcenter - Smithville	106 Hospital Dr	Smithville	64089	0	100	0	100	15.284	82.1%	81.7%	80.6%	83.3%	81.1%	82.5%	81.9%
Clay	Liberty Healthy Living Community (CON Approved 03/02/15)	2525 Gleen Hendren Drive	Liberty	64068	80	0	0	0	10.757							
Clay	Liberty Terrace Healthcare And Rehabilitation Center (CLOSED SNF 8/1/2015)	2201 Glenn Hendren Dr	Liberty	64068	0	0	0	0	10.654	74.6%	61.3%	66.6%				67.5%
Clay	Maple Wood Care Center	724 Northeast 79th Terrace	Kansas City	64118	0	150	0	150	5.594	55.3%	55.1%		57.4%	59.2%	59.5%	57.3%
Clay	McCrite Plaza at Briarcliff Long Term Care (CON Approved 7/13/15)	1201 NW Tullison Road	Kansas City	64116	80	0	0	0	2.136							
Clay	New Mark Care Center	11221 North Nashua Dr	Kansas City	64155	28	199	0	199	9.645	93.7%	94.4%	95.5%	93.5%	94.9%	94.6%	94.5%
Clay	North Oak Health and Rehabilitation (CON Approved 05/04/15)	NW 99th and N oak Trafficway	Kansas City	64155	72	0	0	0	8.029							
Clay	Pleasant Valley Manor Care Center	6814 Sobbie Rd	Liberty	64068	0	102	0	102	5.841	81.3%	81.7%	82.6%	89.7%	89.7%	90.7%	86.0%
Jackson	Armour Oaks Senior Living Community	8100 Wornall Rd	Kansas City	64114	0	38	0	38	12.458	94.3%	94.3%	96.2%	97.1%	97.1%	94.6%	96.0%
Jackson	Autumn Terrace Health & Rehabilitation	6124 Raytown Rd	Raytown	64133	0	154	0	154	11.261	78.8%	81.5%	83.2%	81.8%	83.4%	82.1%	81.8%
Jackson	Bishop Spencer Place, Inc. The	4301 Madison Ave	Kansas City	64111	0	57	0	57	7.834	85.9%	94.1%	93.4%	89.7%	94.7%	90.1%	91.3%
Jackson	Blue River Rehabilitation Center	10425 Chestnut Dr	Kansas City	64137	0	160	0	160	15.302	86.9%	88.2%	87.3%	86.5%	84.3%	85.8%	86.5%
Jackson	Bridgeway Health Care Center	11515 Troost	Kansas City	64131	0	166	0	166	16.717	98.9%	98.8%	98.9%	95.9%	98.7%	97.6%	98.2%
Jackson	Carmel Hills Healthcare And Rehabilitation Center	810 East Walnut	Independence	64050	0	194	0	194	9.529	88.3%	88.2%	85.6%	92.3%	92.1%	91.6%	89.7%
Jackson	Carondelet Manor	621 Carondelet Dr	Kansas City	64114	0	162	0	162	15.571	62.0%	65.9%	63.5%	71.0%	68.4%	72.8%	67.3%
Jackson	Clara Manor Nursing Home	3621 Warwick Blvd	Kansas City	64111	0	90	0	90	6.842	84.2%	93.7%	88.2%	91.9%	91.4%	89.9%	89.9%
Jackson	Edgewood Manor Nursing Home	11900 Jessica Ln	Raytown	64138	0	66	0	66	13.969	77.5%	78.3%	76.9%	79.7%	83.6%	80.5%	79.4%
Jackson	Glennon Place Nursing Center	128 North Hardesty	Kansas City	64123	0	120	0	120	3.696	75.0%	75.7%	72.3%	70.3%	68.4%	62.0%	70.7%
Jackson	Golden Livingcenter - Independence	17451 East Medical Center Parkway	Independence	64057	0	118	0	118	11.454	71.6%	71.2%	64.2%	62.7%	63.7%	63.0%	66.1%
Jackson	Gregory Ridge Living Center	7001 Cleveland Ave	Kansas City	64132	0	116	0	116	11.034	92.2%	92.7%	88.9%	85.1%	85.8%	79.6%	87.3%
Jackson	Hidden Lake Care Center	11400 Hidden Lake Dr	Raytown	64133	10	112	0	112	10.808	80.3%	74.5%	74.4%	82.2%	80.5%	82.4%	79.1%
Jackson	Highland Rehabilitation & Health Care Center	904 East 68th St	Kansas City	64131	0	162	0	162	10.677	68.1%	66.9%	70.9%	70.6%	70.3%	67.7%	69.1%
Jackson	Holmesdale Healthcare & Rehabilitation Center	8033 Holmes	Kansas City	64131	0	100	0	100	12.306	70.7%	71.0%	72.9%	70.2%	77.0%	78.3%	73.3%
Jackson	Hope Care Center	115 East 83rd St	Kansas City	64114	0	16	0	16	12.676	100.0%	100.0%	94.5%	99.5%	97.3%	99.5%	98.4%
Jackson	Independence Manor Care Center	1600 South Kings Highway	Independence	64055	0	99	0	99	10.395	93.4%	94.2%	95.7%	90.1%	93.2%	92.7%	93.2%
Jackson	Jeanne Jugan Center	8745 James A Reed Rd	Kansas City	64138	0	26	25	51	13.807	97.7%	97.2%	98.1%	98.9%	99.2%	94.0%	97.5%
Jackson	Kingswood	10000 Wornall Rd	Kansas City	64114	0	86	0	86	14.749	75.1%	73.0%	63.0%	63.0%	60.7%	59.4%	67.8%
Jackson	Maywood Terrace Living Center	10300 East Truman Rd	Independence	64052	0	89	0	89	6.97	50.4%	48.9%	48.5%	48.1%	46.7%	48.4%	48.5%
Jackson	Monterey Park Rehabilitation & Health Care Center	4600 Little Blue Parkway	Independence	64057	0	122	0	122	14.088	77.9%	76.7%	75.6%	77.5%	75.7%	73.9%	76.2%
Jackson	Myers Nursing & Convalescent Center	2315 Walrond Ave	Kansas City	64127	0	84	0	84	5.199	81.1%	82.1%	89.5%	84.0%	81.4%	80.6%	83.1%
Jackson	Parkway Health And Rehab	2323 Swope Prkwy	Kansas City	64130	0	97	0	97	8.206	82.8%	85.4%	88.8%	86.4%	84.8%	78.6%	84.5%
Jackson	Plaza Rehabilitation & Health Care Center, The	4330 Washington	Kansas City	64111	0	154	0	154	7.841	60.0%	57.0%	59.2%	55.1%	54.2%	56.2%	56.9%
Jackson	Rehabilitation Center Of Independence, The	1800 S Swope Dr	Independence	64057	0	130	0	130	11.255	78.0%	74.6%	75.0%	78.4%	84.7%	84.7%	79.2%
Jackson	Rosewood Health and Rehab Center	1515 West White Oak	Independence	64050	0	300	0	300	7.949	93.7%	93.4%	92.6%	96.9%	92.4%	62.0%	88.5%
Jackson	Seasons Care Center	15600 Woods Chapel Rd	Kansas City	64139	26	46	0	46	14.608	99.1%	98.4%	98.6%	98.2%	97.9%	97.3%	98.3%
Jackson	Summit, The	3660 Summit	Kansas City	64111	0	64	0	64	7.101	84.5%	91.3%	90.9%	79.7%	87.5%	86.5%	86.7%
Jackson	Sunterra Springs of Independence (CON Approved 1/4/16)	NW Corner of S Jackson Dr & E 37th Terrace Courth South	Independence	64057	38	0	0	0	13.262							
Jackson	Swope Ridge Geriatric Center	5900 Swope Prkwy	Kansas City	64130	0	240	0	240	9.719	48.7%	47.6%	45.8%	45.5%	45.0%	45.8%	46.4%
Jackson	Truman Medical Center Lakewood Care Center	7900 Lees Summit Rd	Kansas City	64139	0	188	0	188	15.374	93.3%	96.3%	98.6%	93.9%	93.8%	93.9%	95.0%
Jackson	Villages of Jackson Creek Memory Care, The	19400 E 40th St Court S	Independence	64057	0	70	0	70	13.589	96.3%	95.3%	98.5%	94.9%	94.7%	84.4%	94.0%

Jackson	Villages of Jackson Creek, The	3980 S Jackson Dr	Independence	64057	0	120	0	120	0	120	13,578	92.1%	93.9%	94.0%	87.9%	86.2%	81.1%	89.2%
Jackson	Westridge Gardens Rehabilitation & Health Care Center	11901 Jessica Lane	Raytown	64138	0	120	0	120	0	120	14,019	67.5%	69.8%	67.5%	65.9%	65.6%	61.1%	66.2%
Jackson	Wilshire At Lakewood	600 Ne Meadowview Dr	Lees Summit	64064	0	170	0	170	0	170	16,508	92.3%	93.6%	93.4%	94.8%	92.9%	93.4%	93.4%
Platte	Barry Road Rehabilitation and Health Care Center(CON Approved on 05/04/15)	8181 Northweir Barry Road	Kansas City	64153	120	0	0	0	0	0	8,751							
Platte	Congress Park Rehabilitation and Health Care Center (CON Approved on 05/04/15)	NE Corner of N Ambassador Drive and NW 88th St	Kansas City	64158	120	0	0	0	0	0	8,478							
Platte	Garden Valley Nursing & Rehabilitation Center	8575 North Granby Ave	Kansas City	64154	0	156	0	156	0	156	7,553	77.8%	73.6%	75.5%	72.7%	68.9%	66.4%	72.5%
Platte	Hillview Nursing & Rehab	220 O'Rourke	Platte City	64079	0	120	0	120	0	120	18,891	65.5%	58.5%	54.4%	61.4%	57.2%	56.0%	58.9%
Platte	Riverside Nursing & Rehabilitation Center, LLC	4700 NW Cliffview Dr	Riverside	64150	0	180	0	180	0	180	3,526	69.8%	68.6%	69.0%	69.8%	66.9%	66.1%	68.4%
TOTALS					614	5,029	179	5,208										

**Highlighted rows are facilities outside the 15-mile radius.

39.158439 - 94.557378, North Prather Road, Kansas City, MO																
County	Facility Name	Address	City	Zip	CON-App	SNF	ICF	Total	Distance	4th Qtr 2014	1st Qtr 2015	2nd Qtr 2015	3rd Qtr 2015	4th Qtr 2015	1st Qtr 2016	Average Occupancy
Clay	Golden Livingcenter - Smithville	106 Hospital Dr	Smithville	64089	0	100	0	100	15.284	82.1%	81.7%	80.6%	83.3%	81.1%	82.5%	81.9%
Jackson	Blue River Rehabilitation Center	10425 Chestnut Dr	Kansas City	64137	0	160	0	160	15.302	86.9%	88.2%	87.3%	86.5%	84.3%	85.8%	86.5%
Jackson	Bridgewood Health Care Center	11515 Troost	Kansas City	64131	0	166	0	166	16.717	98.9%	98.8%	98.9%	95.9%	98.7%	97.6%	98.2%
Jackson	Carondelet Manor	621 Carondelet Dr	Kansas City	64114	0	162	0	162	15.571	62.0%	65.9%	63.5%	71.0%	68.4%	72.8%	67.3%
Jackson	Truman Medical Center Lakewood Care Center	7900 Lees Summit Rd	Kansas City	64139	0	188	0	188	15.374	93.3%	96.3%	98.6%	93.9%	93.8%	93.9%	95.0%
Jackson	Wilshire At Lakewood	600 Ne Meadowview Dr	Lees Summit	64064	0	170	0	170	16.508	92.3%	93.6%	93.4%	94.8%	92.9%	93.4%	93.4%
Platte	Hillview Nursing & Rehab	220 O'Rourke	Platte City	64079	0	120	0	120	18.891	65.5%	58.5%	54.4%	61.4%	57.2%	56.0%	58.9%
TOTALS					0	1,066	0	1,066								

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 1200 West College St, Liberty, Mo 64068](https://www.freemaptools.com/how-far-is-it-between-39-158439_-94-557378-and-1200-west-college-st_-liberty-mo-64068)
https://www.freemaptools.com/how-far-is-it-between-39-158439_-94-557378-and-1200-west-college-st_-liberty-mo-64068

Map Showing the Distance Between 39.158439, -94.557378 and 1200 West College St, Liberty, MO 64068



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Distance as the Crow Flies :

Distance by Land Transport :

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Map Showing the Distance Between 39.158439, -94.557378 and 1/2 Block East of N. Prospect & N. 72nd, Gladstone, MO 64119



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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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This tool can be used to find the distance between two named points on a map. You can decide which two points to measure and then find out the distance between them as the crow flies and distance when driving. Type in the names of the places below and click the Show button.

Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439, -94.557378 and 2525 Gleen Hendren Drive, Liberty, Mo 64060](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-2525-gleen-hendren-drive,-liberty,-mo)

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Map Showing the Distance Between 39.158439, -94.557378 and 2525 Gleen Hendren Drive, Liberty, MO 64060



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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.150439 and 2201 Glenn Hendren Dr, Liberty, Mo 64068](https://www.freemaptools.com/how-far-is-it-between-39.150439,-94.557370-and-2201-glenn-hendren-dr-liberty-mo-64068)
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Options

City, Country City, Country

From to

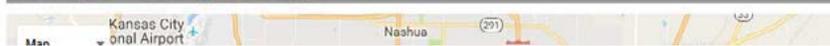
Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439 and 724 Northeast 79th Terrace, Kansas City, Mo 64118](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-724-northeast-79th-terrace-kansas-city-mo-64118)
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 1201 Nw Tullison Road, Kansas City, Mo 64116](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-1201-nw-tullison-road,-kansas-city,-mo)
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 11221 North Nashua Dr, Kansas City, Mo 64155](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-11221-north-nashua-dr,-kansas-city,-mo)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and Nw 99th And N Oak Trafficway, Kansas City, Mo 64155](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-nw-99th-and-n-oak-trafficway,-kansas)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 6814 Sobbie Rd, Liberty, Mo 64068](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-6814-sobbie-rd,-liberty,-mo-64068.htm)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439 and 8100 Wornall Rd, Kansas City, Mo 64114](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-8100-wornall-rd-kansas-city-mo-64114)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439 and 6124 Raytown Rd, Raytown, Mo 64133](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-6124-raytown-rd-raytown-mo-64133)
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439, -94.557378 and 4301 Madison Ave, Kansas City, Mo 64111](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-4301-madison-ave,-kansas-city,-mo-64111)
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439, -94.557378 and 10425 Chestnut Dr, Kansas City, Mo 64137](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-10425-chestnut-dr,-kansas-city,-mo-64137)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 11515 Troost, Kansas City, Mo 64131](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-11515-troost,-kansas-city,-mo-64131/)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 810 East Walnut, Independence, Mo 64050](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-810-east-walnut,-independence,-mo-64050/)
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

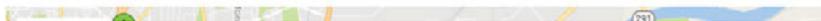
Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439 and 17451 East Medical Center Parkway, Independence, Mo 64057](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-17451-east-medical-center-parkway,-independence-mo-64057)

<https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-17451-east-medical-center-parkway,-independence-mo-64057>

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439 and 7001 Cleveland Ave, Kansas City, Mo 64132](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-7001-cleveland-ave,-kansas-city,-mo-64132)

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Options

City, Country City, Country

From to

Measure In : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 11400 Hidden Lake Dr, Raytown, Mo 64133](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-11400-hidden-lake-dr-raytown-mo-64133)
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Options

City, Country City, Country

From to

Measure In : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 904 East 68th St, Kansas City, Mo 64131](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-904-east-68th-st-kansas-city-mo-64131)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39 94 and 8033 Holmes, Kansas City, Mo 64131](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-8033-holmes,-kansas-city,-mo-64131)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.94 and 1600 South Kings Highway, Independence, Mo 64055](https://www.freemaptools.com/how-far-is-it-between-39.158439_-94.557378-and-1600-south-kings-highway_-independence-mo-64055)
https://www.freemaptools.com/how-far-is-it-between-39.158439_-94.557378-and-1600-south-kings-highway_-independence-mo-64055

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Options

City, Country City, Country

From to

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Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.94 and 8745 James A Reed Rd, Kansas City, Mo 64138](https://www.freemaptools.com/how-far-is-it-between-39.158439_-94.557378-and-8745-james-a-reed-rd_-kansas-city-mo-64138)
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.94 and 10000 Wornall Rd, Kansas City, Mo 64114](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-10000-wornall-rd,-kansas-city,-mo-64114)
<https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-10000-wornall-rd,-kansas-city,-mo-64114>

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Options

City, Country City, Country

From to

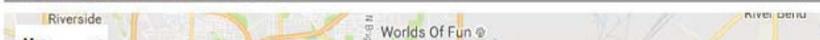
Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.94 and 10300 East Truman Rd, Independence, Mo 64052](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-10300-east-truman-rd,-independence,-mo-64052)
<https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-10300-east-truman-rd,-independence,-mo-64052>

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.94 and 4600 Little Blue Parkway, Independence, Mo 64057](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-4600-little-blue-parkway-independence-mo-64057)
<https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-4600-little-blue-parkway-independence-mo-64057>

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.94 and 2315 Walrond Ave, Kansas City, Mo 64127](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-2315-walrond-ave-kansas-city-mo-64127)
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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439, -94.557378 and 2323 Swope Prkwy, Kansas City, Mo 64130](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-2323-swope-prkwy,-kansas-city,-mo-64130)
<https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-2323-swope-prkwy,-kansas-city,-mo-64130>

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : [How Far is it Between 39.158439, -94.557378 and 4330 Washington, Kansas City, Mo 64111](https://www.freemaptools.com/how-far-is-it-between-39.158439,-94.557378-and-4330-washington,-kansas-city,-mo-64111)
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

You can link to this result : **How Far is it Between 39 94 and 1515 West White Oak, Independence, Mo 64050**
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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

Distance by Land Transport :

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From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

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City, Country City, Country

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Measure in : Miles Avoid Motorways/Highways?

Distance as the Crow Flies :

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Options

City, Country City, Country

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Distance by Land Transport :

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Options

City, Country City, Country

From to

Measure in : Miles Kilometers Avoid Motorways/Highways?

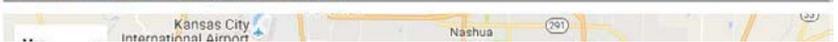
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Options

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Options

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Distance as the Crow Flies :

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DIVIDER IV. FINANCIAL FEASIBILITY REVIEW CRITERIA & STANDARDS

DIVIDER IV. FINANCIAL FEASIBILITY REVIEW CRITERIA & STANDARDS:

1. Document that the proposed costs per square foot are reasonable when compared to the latest “RS Means Construction Cost data”.

ANSWER: RS Means data for 2015 shows a third quartile cost for skilled nursing facility construction of \$203.50 per square foot for the Kansas City area, and a national amount of \$197.00 per square foot.

Construction cost for this project will be \$11,165,000. The total number of square feet will be approximately 50,000. The average cost per square foot is \$223.30. The cost per square foot is higher than the third quartile costs identified above due to a number of reasons. First, the applicant will incorporate a high efficiency heating and cooling system called VAV (Variable Air Volume) that has a higher up front installation cost (between \$12/SF and \$15/SF) but lower operating costs. Second, applicant’s proposed facility includes a number of amenities that are not available in the typical “nursing facility.” These include a therapy gym, an outdoor rehabilitation courtyard, a movie theatre, a game room, a spa, a putting green, multiple sitting areas for family and friends, and multiple restaurant-style dining options including a pub and a café. Additionally, the proposed facility will feature 100% private rooms, each with adjoining bathrooms. Third, the applicant’s site costs are higher due to anticipated use of retaining walls to accommodate building, circulation and parking due to the presence of a steep slope on the north side of the property.

2. Document that sufficient financing is available by providing a letter from a financial institution or an auditor’s statement indicating that sufficient funds are available.

ANSWER: **Exhibit 17** is a letter from Jason Schreiber of PNC Bank, indicating that the bank is interested in financing the project.

3. Provide Service-Specific Revenues and Expenses (Form MO 580-1865) for the latest three (3) years, and projected through three (3) full years beyond project completion.

ANSWER: See **Exhibit 18**. The facility will be leased. The lease expense has been included in the overhead expenses of the applicant.

4. Document how patient charges were derived.

ANSWER: The applicant’s charges are based on county resource utilization group (“RUG”) rates for Clay County, Missouri. The RUGs distribution mix, based on acuity levels is market specific. Generally the applicant accounts for 70% rehab, 15% extensive services/CC, 10% rehab with extensive services, and 5% as other. For this project, the predicted daily reimbursement rate is \$493 in year one which is a weighted average of Medicare, Medicare Advantage, and private pay. The applicant assumes 1% of admissions for private pay, 35% Medicare Advantage, and 64% Medicare. Rate increases are 4.5%, 4%, and 1% for private pay, Medicare Advantage, and Medicare, respectively.

5. Document responsiveness to the needs of the medically indigent.

ANSWER: Applicant will have Medicaid-approved beds in the event a resident spends his or her resources down to the point that he or she can no longer pay for services. Applicant will have a staff representative assist such residents with submitting applications for Medicaid coverage. Therapy and therapist services will be provided to residents per physician's orders even if the resident is covered by Medicaid, which does not reimburse for therapy.

6. For a proposed new skilled nursing or intermediate care facility, what percent of your admissions would be Medicaid eligible on the first day of admission or become Medicaid eligible within 90 days of admission?

ANSWER: With respect to the 70-bed SNF, Applicant anticipates that the facility will have 7 percent of its admissions either approved for Medicaid on the first day of admission or who will become Medicaid eligible within 90 days of admission.

7. For an existing skilled nursing or intermediate care facility proposing to add beds, what percentage of your admissions is Medicaid eligible on the first day of admission or becomes Medicaid eligible within 90 days of admission?

ANSWER: Not applicable.

DIVIDER IV. ATTACHMENTS



August 8, 2016

Ms. Karla Houchins
Program Coordinator, Certificate of Need
Missouri Department of Health and Senior Services
3418 Knipp Drive, Suite F
Jefferson City, MO 65102

Dear Ms. Houchins:

PNC Bank is very interested in expanding our existing lending relationship with Mainstreet Property Group and its affiliates for both acquisitions and development projects. In addition to our interest in providing debt capital, Mainstreet has demonstrated a strong credit profile and access to equity capital.

We are very familiar with the company and have made significant financing commitments to Mainstreet and its affiliates. We would expect that the terms of any additional financings would be on very competitive rates and terms at the time when such financing is finalized, and would typically be secured by the land, building and lease agreement between the landlord and tenant.

We look forward to further discussions about Mainstreet's upcoming projects and to reviewing the final plans and budgets.

This letter is not a commitment for financing, but rather expression of our interest in potentially financing the projects in Mainstreet's pipeline. A commitment to provide financing will be contingent upon our completion of due diligence, completion of our credit approval process, and legal documentation in form and substance satisfactory to the Bank.

As always, we appreciate the opportunity to work with the Mainstreet team and look forward to additional successful projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Schreiber", written in a cursive style.

Jason Schreiber
Senior Vice President



SERVICE-SPECIFIC REVENUES AND EXPENSES

Historical Financial Data for Latest Three Years plus Projections Through Three Years Beyond Project Completion

(Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.)

	Jul 1, 2018- Jun 30, 2019	Year Jul 1, 2019- Jun 30, 2020	Jul 1, 2020- Jun 30, 2021
Amount of Utilization:*	7,473	21,100	23,198
Revenue:			
Average Charge**	\$493	\$516	\$528
Gross Revenue	\$3,687,252	\$10,882,728	\$12,247,670
Revenue Deductions	0	0	0
Operating Revenue	<u>3,687,252</u>	<u>10,882,728</u>	<u>12,247,670</u>
Other Revenue	<u>65,541</u>	<u>185,047</u>	<u>203,443</u>
TOTAL REVENUE	<u>\$3,752,794</u>	<u>\$11,067,776</u>	<u>\$12,451,113</u>
Expenses:			
Direct Expense			
Salaries	2,672,623	5,294,480	5,825,664
Fees	10,000	0	0
Supplies	434,593	1,192,917	1,309,645
Other	0	0	0
TOTAL DIRECT	<u>\$3,117,216</u>	<u>\$6,487,397</u>	<u>\$7,135,309</u>
Indirect Expense			
Depreciation	28,000	28,560	29,131
Interest***	0	0	0
Overhead****	<u>3,111,698</u>	<u>3,795,573</u>	<u>4,141,318</u>
TOTAL INDIRECT	<u>\$3,139,698</u>	<u>\$3,824,133</u>	<u>\$4,170,449</u>
TOTAL EXPENSE	<u>\$6,256,914</u>	<u>\$10,311,530</u>	<u>\$11,305,757</u>
NET INCOME (LOSS):	<u>-\$2,504,121</u>	<u>\$756,245</u>	<u>\$1,145,355</u>

* Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

** Indicate how the average charge/procedure was calculated.

*** Only on long term debt, not construction.

**** Indicate how overhead was calculated.