

PRESS RELEASE
FOR IMMEDIATE RELEASE

***Kandu Capital, LLC And Its Operating Company Bloom Senior Living Expands In South Carolina
Acquiring Two New Assisted Living And Memory Communities From Brookdale Senior Living***

Hilton Head, SC (April 1, 2013) – Kandu Capital, LLC and its operating company, Bloom Senior Living (f/k/a Bloomfield Senior Living), announced today that it acquired two new senior living communities (Carolina House of Bluffton and Carolina House of Hilton Head) in Bluffton and Hilton Head, South Carolina from Brookdale Senior Living. With these acquisitions, Bloom continues to expand its diversified, growing portfolio of Independent Living, Independent Living Plus, Assisted Living and Memory Care communities throughout the United States.

Bradley Dubin, Bloom’s Director of Acquisition, states “these acquisitions follow our strategic approach of selectively acquiring and managing well-located, value-add communities that fit within our existing portfolio.” Mr. Dubin adds “Bluffton is the fastest growing municipality in South Carolina and neighboring Hilton Head Island is a resort town with high barriers to entry. We are thrilled to add 117-units in these terrific markets which not only have strong demographics and an increasing demand for high-quality care, but compliment our existing assets.”

Bloom presently owns a 6-acre Senior Living Village offering a continuum of care in Bluffton. Situated on the campus is Riverside at Belfair Retirement Community, an 81-unit Independent Living and Independent Living Plus community, and Belfair Gardens, a new multi-million dollar state-of-the-art, 48-unit (68-bed), Assisted Living community designed exclusively for Alzheimer’s and dementia, which is the largest and most innovative Memory Care program in South Carolina. Belfair Gardens has received recent widespread national attention for its one-of-a-kind Town Square theme (representing Main Street America reminiscent of the 1940’s) and Deficiency Free Survey (from the South Carolina Department of Health & Environmental Control).

Carolina House of Bluffton, located across the street from the Riverside at Belfair / Belfair Gardens campus, was built in 2000 and consists of 59-units (43 units of Assisted Living and 16 units of Memory Care) sitting on 10-acres in the heart of Bluffton. Carolina House of Hilton Head, located 10 miles from the Bluffton communities, was built in 1999 and consists of 58-units (43 units of Assisted Living and 15 units of Memory Care) sitting on 3-acres in the heart of Hilton Head Island.

Scott Kantor, Bloom’s Director of Operations, indicates that the community names have been changed to Bloom at Bluffton and Bloom at Hilton Head. He states “while the communities were previously owned by a national provider and have been premier providers of Assisted Living and Memory Care services, we have a well-defined plan to ensure the communities are consistent with our unique ‘family owned and operated’ operating style and the Bloom brand.” Mr. Kantor adds “Bloom intends to build upon its stellar reputation in the South Carolina Lowcountry and incorporate its Five Star Customer Service Experience, Five Star Dining Program and signature Life Enrichment Program, as well as provide personalized service, superior resident-centered health care and those hundreds of personal touches that make our family owned communities so special.” Mr. Kantor further reports “while the assets are in excellent physical condition, Bloom intends to upgrade the properties and further enhance the lives of our staff and residents by making each community an even better home.”

With a total of 246 units in the market, Bloom can now offer Bluffton families an Assisted Living option - in addition to the Independent Living, Independent Living Plus and Memory Care options currently offered in the market. Bloom can also now offer high quality Assisted Living and Memory Care options to Hilton Head families.

Tony Kantor, Bloom’s Director of Finance, reports “the communities were purchased for \$7.2 million, or \$62,000.00 per unit. Differentiating ourselves from other seniors housing providers and remaining consistent with our family’s 40-year philosophy of virtually no debt, we purchased the assets with \$6.2 million in cash and a nominal \$1.0 million mortgage. Our family continues to acquire exceptional assets at reasonable valuations, which permit us to create long term value while providing best in class care and service to our residents.”

For additional information, please contact Bradley E. Dubin at: 917.825.3537 or bdubin@kanducapital.com.

ABOUT KANDU CAPITAL, LLC & BLOOM SENIOR LIVING:

Kandu is a private family investment company specializing in health care acquisition and management. Kandu owns a diversified portfolio of senior living communities in select markets throughout the United States. Please visit: www.kanducapital.com.

Bloom Senior Living operates senior living communities and provides a continuum of services including: Independent Living, Independent Living Plus, Assisted Living, Memory Care, Respite Care and Day Care. The Bloom Senior Living family has been providing personalized service and superior care to seniors since 1965. Please visit: www.bloomseiorliving.com.

