



LifeCenters

Communities for Seniors

Changing the way Seniors Live Life

Projects That Build a Legacy

- Building communities where everyone can thrive
- Redefining what quality of life means for all ages
- Leading with passion, competence and experience

LifeCenters is meeting the needs of seniors, families and local business owners by connecting the community to their environment.



From the Founder,

Our vision: creating communities around our communities.

LifeCenters is a Health Care Real Estate Developer and Investment Firm partnering with the top Senior Housing specialists in the country. Choosing the right people is where it all begins. The result: progressive senior living communities - including Independent Living, Assisted Living, and Memory Care - with a strategic complement of mixed-use environments.

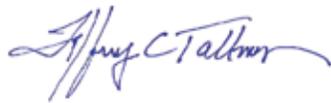
Seniors are reaching the point where they need assistance in record numbers. The wave of demand will continue for decades. Statistics show the Senior Housing market is deficit by over 60,000 units every year. Those same statistics show the number of seniors will grow by 30% over the next 20 years. Each year, demand exceeds supply and new construction is not closing the gap. In fact, the gap is widening every year as the senior population continues to grow.

Consumer preferences are changing and the isolated retirement communities of yesterday will likely not survive. As the focus on reimagined "Senior Living", "Medical" realty and services continue to grow, our primary objective is to go the extra mile and ensure that the communities and markets we serve are truly connected with purpose.

We believe this investment offers a unique blend of profitable return in a safe and stable asset class. Senior Housing and Medical Office Buildings were named the two best-performing asset classes throughout the recent recession and financial crisis. As a real estate investment, this is an opportunity to be aligned with a team that is among the best in the industry. At the same time, it offers the opportunity to build communities that truly add quality of life to seniors. This investment not only provides a handsome return, it leaves a legacy.

I invite you to meet and familiarize yourself with our team of talented and dedicated professionals - they are truly "Best-in-Class". We offer a comprehensive investment package of financing, design, engineering and construction partners. Within the core of those team members, we have selected our Operations and Management company that focuses on revenue drivers and operational efficiencies that enhance the senior experience.

Sincerely,



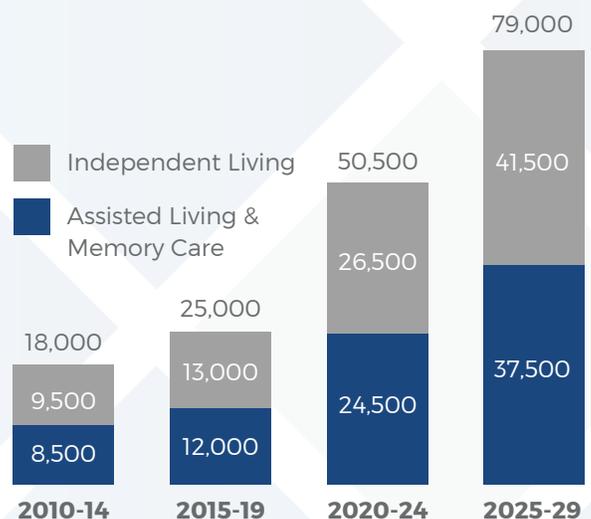
Jeff Tallman

Founder

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615.988.6000 Ext 120

Projected annual demand growth for Senior Housing units offers a significant opportunity. New housing units in the United States are set to surge through 2030.



Why Invest in Healthcare Real Estate?

A Financial Opportunity That Makes A Difference.

At LifeCenters, we work with industry leading partners to create wealth through investment in Senior Housing communities. These communities serve an ever growing demand and ensure that those who have paved the way for us have a place to thrive and enjoy life to the fullest.

For Our Residents

Our goal is to provide our residents the opportunity to continue to live the lifestyle they have earned. Our sites are unique and carefully selected with beautiful surroundings and neighborhood amenities readily available. Our vision, to provide the entire spectrum of Independent Living (IL), Assisted Living (AL) and Memory Care (MC) ensures that, regardless of current or future needs, families' needs are met.

For Our Investors

We protect our investors capital through thorough market research, partnerships with best-in-class Operations & Management teams and strict fiduciary controls and oversight. Demand continues to exceed supply and new construction is not closing the gap. LifeCenters can help you be a part of this solution and Senior Housing investments have historically outperformed traditional institutional investments.





Hampton Cove Community

Nestled in the middle of the Robert Trent Jones Golf Trail at Hampton Cove, Alabama.



Rendering of Hampton Cove,
Alabama community.

Getting to Know Us

Our vision is to build community around community. We secure more land than the Senior Housing community requires and partner with others to bring in complementary neighbors like Medical Office Buildings, restaurants, coffee shops or even condos. As our seniors and others from the surrounding community are able to interact, we see an inter-generational connection that brings life, energy and a greater perspective to experience life at it's fullest.

We are changing the way seniors live life!

What We Do

Our commitment to excellence has earned the respect of investors, owners, partners and municipalities throughout United States.

Site Selection

WHERE IT ALL BEGINS

LifeCenters' team conducts extensive market research to seek out unique locations with a focus on long-term profit potential and stability. We commission independent market studies by a third party provider to verify our findings. Finding the best site in sustainable markets is essential for a profitable community. To achieve that, our team includes some of the best consultants in the industry.

We then work with investors, co-developers, lenders and third party consultants to bring the project from construction through to successful operation and ultimately the profitable sale or recapitalization of the asset.

Development Services

HOW WE DO IT

Our proven, step-by-step process ensures that the land is fully entitled and that the entire project is structured to maximize returns for all investors and partners.

Key to any investment is the timeline to results. How quickly will the community be ready to achieve occupancy? In the development world its called "Shovel Ready". Our discipline is to advance the project to permits as quickly as possible. Next is construction risk. We lessen the risk by partnering with our co-developer DMK Development, LLC. They take the project from shovel ready to completion under their umbrella at a Guaranteed Maximum Price. For more information on DMK and their 30-year history in the senior and health care industry, see- DMKDevelopment.com

Step 1

Land Purchase & Due Diligence

Entitlements, Site Planning, City Approvals, and Construction Documents to Permits.

Step 2

Ownership

Assets are owned by Limited Partnership comprised of the Operations & Management Group and select investor partners.

Step 3

Maximize Development for Institutional Investors

Evaluate & determine investment terms to maximize operations and value at future point of sale.

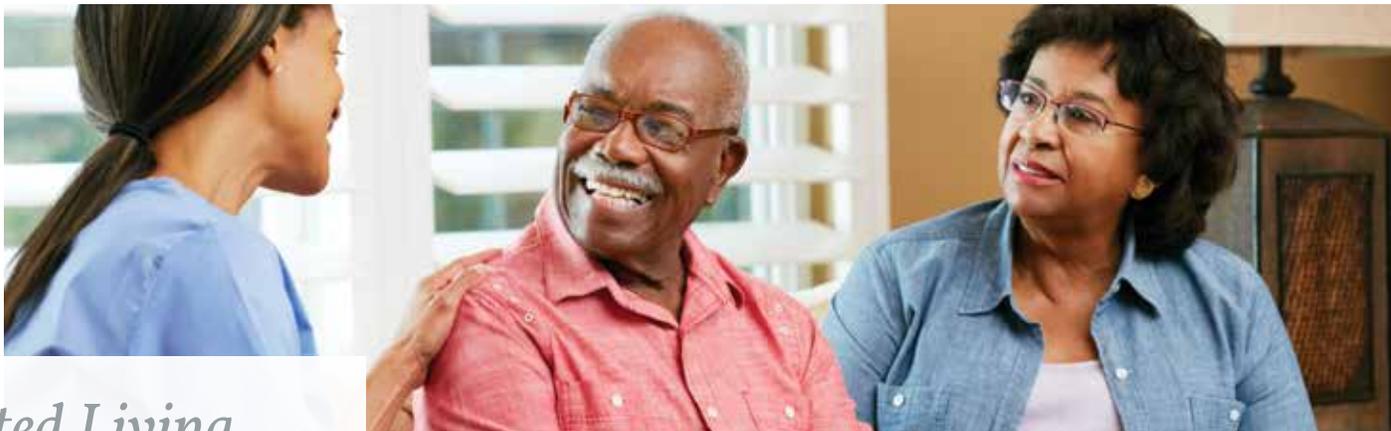


Connected Living is Our Focus

Our vision is to build communities that include Independent Living, Assisted Living and Memory Care. Having this continuum of care helps ensure that residents have all the assistance they need, even if those needs change as they age.



Independent Living



Assisted Living



Memory Care



Join us as we build communities that truly add quality to the lives of our residents.

Contact LifeCenters to learn more about how you can utilize the power of this growing Senior Housing market. We believe you can enhance your investment portfolio while leaving a lasting, positive impact – a legacy.

**BUILDING
COMMUNITIES
FOR LIFE**

LifeCenters Communities, LLC

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www.LifeCenters.net

The number of seniors who enter independent living and assisted living will grow by 30% over the next 20 years.

An investment with LifeCenters offers the potential for a highly profitable return while being in a very desirable and stable asset class. Senior Housing and Medical Office Buildings were the two best-performing asset classes throughout the recent recession and financial crisis. These growth dynamics are fueling the success of the U.S. Senior Housing industry and creating a framework for superior risk-adjusted returns in this sector. At LifeCenters, we are committed to delivering innovative wealth solutions to our investor partners while providing an exceptional living experience to the senior community.

This is not just another real estate investment. It is an opportunity for you to make a difference in peoples' lives who have earned a quality lifestyle in their twilight years. It is our commitment to deliver solutions, unlock value and propel growth. Our sound investment approach seeks to produce superior risk-adjusted returns and, at the same time, contributes to the future of those who have given so much.

This presentation is not intended to be a private placement memorandum (the "PPM") of a specific project or development. Should you like to review such documents and related legal documentation, please contact us. Such formal documents will offer you the opportunity to fully understand all of the implications and risks of the offering of securities to which the PPM relates. Neither the Securities and Exchange Commission nor securities regulator of any state has approved or disapproved the PPM, its truthfulness or passed on or endorsed the merits of an offering by LifeCenters.

Certain information contained in such private placement memorandum (the "PPM") of a specific project or development constitutes "forward looking" statements which can be identified by the use of forward looking terminology such as "may," "will," "should," "expect," "project," "anticipate," "estimate," "intend," "continue," or "believe," or the negatives thereof or other variations thereon or comparable terminology. Any projections or other estimates in such a private placement memorandum (the "PPM") of a specific project or development are forward looking statements and are based upon certain assumptions. Any assumptions should not be construed to be indicative of the actual events that will occur. Actual events are difficult to predict and may depend upon factors that are beyond the control of the LifeCenters Communities, LLC.



Management

Our most important resources are our people.

Executive Team



Jeff Tallman

FOUNDER

Jeff@LifeCenters.net | 615.988.6000 Ext 120

Jeff has been involved in every aspect of land development from site acquisition to full entitlement approvals. His portfolio of experience has included a history of large scale developments over the last three decades. Experienced at raising capital, working with local municipalities, managing and coordinating team members, his sense of balance and fairness has built trust across all resources. It is the soul of the business and a foundation that will remain well into the future.



Jim Britt

SENIOR VICE PRESIDENT OF OPERATIONS

Jim@LifeCenters.net | 615.988.6000 Ext 130

Jim oversees day-to-day operations to support the growth and add to the bottom line of the organization. He focuses on strategic planning, goal-setting and accountability to those goals while directing the operations of the company. His previous leadership experience includes working as Executive Director of Azalea Trace Assisted Living, a Director with Atria Senior Living and Director of Operations for a jungle resort in Belize, Central America. Jim is a veteran of the US Navy where he served as a Navy Deep Sea Diver and left the military after 12 years as a Chief Petty Officer.



Kori Tallman

INVESTOR RELATIONS

Kori@LifeCenters.net | 615.988.6000 Ext 125

Kori truly “Lives on Purpose” and engages her natural talent for developing strong relationships to oversee Investor Relations for LifeCenters. There is a core foundation to Investor Relations: “Know You, Like You and Trust You” – it doesn’t take long for anyone that meets Kori to quickly recognize that mantra as a standard for their relationship.

Kori’s previous career was built on trust and going the distance. The result; saving lives throughout the United States in the Behavioral Health and Substance Abuse industry. Her responsibilities included business development, managing logistics, collecting payments and most importantly - giving people someone they can turn to and trust in their times of need.

Industry Leading Advisory Board

"Growth is never by mere chance; it is the result of forces working together."

— James Cash Penney | Founder JCPenney



Mike Hargrave

SENIORS MARKET ANALYST

Mike@ReVistaMed.com

Mike has a distinguished career in Senior Housing, healthcare and real estate finance. Prior to joining Revista, he was a vice president, as well as chief market and data strategist for the National Investment Center for Senior Housing & Care Industry (NIC). While at NIC, Mike oversaw the development, growth and operations of the NIC MAP Data & Analysis Service. Under his leadership, NIC MAP grew to become the Senior Housing industry's leading data provider tracking revenue, occupancy, supply and construction data covering almost 13,000 properties and 100 metro markets. Mike holds a Master's in Business Administration specializing in finance from Loyola College in Maryland.



David Rothschild

SENIORS MARKET STRATEGIST

David.Rothschild@CushWake.com

David holds 29 years of experience exclusively brokering Senior Housing and long-term care properties and has completed more than \$9 billion in transactions during his career. He has consistently been ranked in the top five in his region and achieved top producer in multiple years of his career. His experience in real estate services includes investment brokerage, real estate consulting and valuation, as well as market information. David and his team recently migrated from CBRE to Cushman & Wakefield.



Paul Van Hoesen

BUSINESS DEVELOPMENT

Paul@PVanHoesen.com

Paul is a successful entrepreneur, business innovator and researcher across a wide spectrum of fields including healthcare, education, technology, economic and community development. Paul brings forward-looking concepts and partnerships that differentiate our team in the seniors marketplace, making our communities more relevant to the evolving senior lifestyles of our clients.



Joseph McCarron

FINANCIAL ADVISORY

Joe@CapitalCare.com

Joseph C. McCarron, Jr, CPA, has over twenty-five years of executive experience in capital formation, property development and operations management. He has served as CEO, President, CFO and consultant in diverse business and financial services industries with particular emphasis in the Senior Housing & Care Industry. Mr. McCarron is Principal & Founder of Capital Care Associates, LLC providing business and financial advisory services in this industry sector.



Kraig Wall

CAPITAL FORMATION

Kraig@AccelerateRealtyGroup.com

Kraig brings over thirty years of experience in the areas of business development, capital campaigns, land development and acquisition. He has also served in executive management roles in the nonprofit sector. In addition to real estate investing and maintaining a license to practice real estate in the state of Tennessee, Kraig has a passion to help people succeed in all areas of their lives. This driving passion has opened up innovative ways to assist business owners in financing their dreams.



Todd Jackson

LEGAL COUNSEL

Todd@ToddJacksonLaw.com

Todd Jackson is a native of North Carolina, and has lived in Franklin, Tennessee for the past 19 years. Since earning his MBA and Law Degree from Wake Forest University 23 years ago, Todd has focused his practice in the areas of business, real estate and tax, handling over \$10 Billion in business and real estate transactions. Todd uses his experience in these areas to be a fierce advocate for his clients, providing them the creative solutions they need in an ever-changing environment. Todd is a trusted advisor to LifeCenters and oversees distribution of investor funds.



Steve Craver

EXECUTIVE COACHING

Steve@ToCommunicate.com

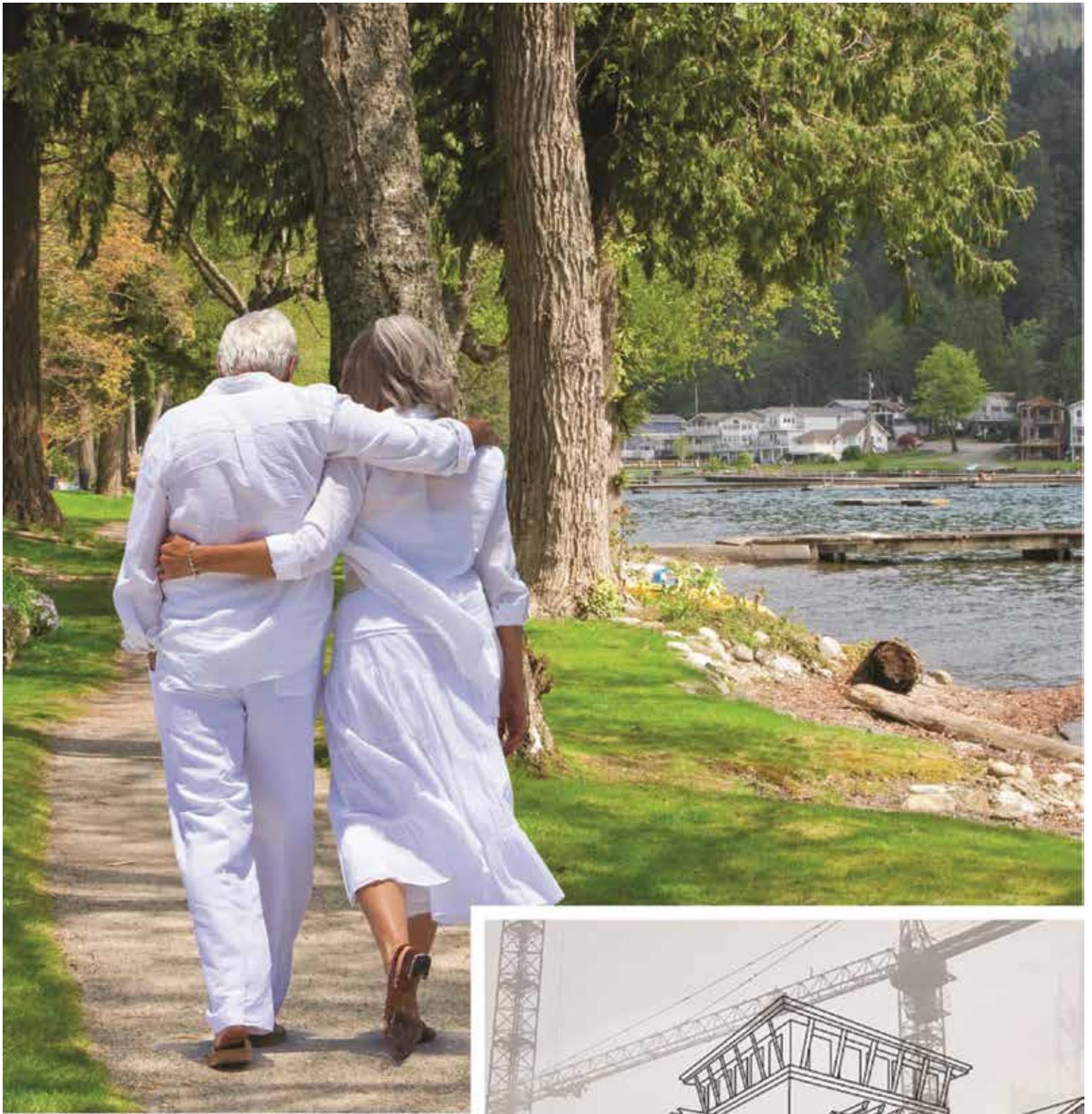
Steve Craver is founder and President of Communicate to Connect™. Steve has coached and trained thousands of business executives, including Fortune 500 CEOs, managers, sales people, analysts and wholesalers. He regularly speaks at conventions and corporate gatherings made up of leaders from major corporations, financial institutions and non-profits.





Partner With Us

*to Make a Difference for the
Future of Senior Care*



LifeCenters
Communities for Seniors

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