

Benchmark Healthcare LLC

Delivering residential care
facilities for local
communities

VISION

Delivering well considered, purpose-built care facilities for aging communities is an important social endeavor that simultaneously offers positive economic impact and strong investments.

“People over 65 now have almost a 70% chance of needing some form of long-term care.”¹ Nursing homes represent one type of residential care facility. Aging communities increasingly turn to residential care facilities to offer independence and a long-term community that can support evolving needs.

Independent Living

Assisted Living Care

Skilled Nursing (Long Term Care)

The three core areas of residential communities are: Independent Living, Assisted Living Care, and Skilled Nursing (Long Term Care). Benchmark Healthcare LLC, with focus on Assisted Living Care facilities, is offering an opportunity to invest in the community *and* your retirement plan.

BENCHMARK

Benchmark Healthcare LLC builds and manages Assisted Living Care residential communities. More specifically, these communities are established in towns and counties based on the local needs of the residents, complementing the level of support that already exists and considering any capacity struggles that current facilities are unable to address.

¹ <https://etactics.com/blog/nursing-home-statistics>

Services will range from daily check-ins with residents to facilitate community activities to medical care as required. Based in South Carolina, Benchmark can work seamlessly across the supported living spectrum leveraging expertise garnered over decades in both construction and residential care.



CHALLENGE

Trent worries about his mom, Mary Ellen, who lives in a small town about 30 minutes away. Mary Ellen has lived in the town for 40 years and all her friends are close by. Since her husband passed away two years ago, she has been struggling – managing the cleaning and shopping can be exhausting, and the house always needs something repaired.



With three children and full-time jobs, Trent and his wife do their best to support Mary Ellen, but they are concerned that it's not enough. They want her to be able to stay near her friends and maintain her independence.

Last week she fell - it was over an hour before she could get to her phone to call for help and another 20 minutes before someone arrived. Mary Ellen is not ready for a nursing home, but she can't continue to

live on her own. Ideally, Trent would like to find a residential facility within Mary Ellen's community that can support her evolving healthcare needs so she will not have to move in the future.

Mary Ellen's story is quite common, and she is lucky because she has a son nearby. An increasing number of aging adults do not have children who can help.

*"Being on your own in older age is a serious problem. You have no one committed to making sure you have groceries, eat daily meals, socialize, get to doctor appointments or take your medications."*²

SOLUTION



Benchmark Healthcare LLC is developing custom facilities with a curated service structure that will deliver the appropriate level of care, while helping residents maintain a sense of independence and enjoy an active social life within the community. By focusing on Assisted Living Care facilities, Benchmark will balance existing services offered through nursing homes.

² <https://health.usnews.com/wellness/aging-well/articles/2018-10-12/how-elder-orphans-can-receive-care-as-they-age>

An initial series of five facilities is planned. Investment opportunities will be staggered based on each individual build. Benchmark investors will enjoy flexibility with regards to whether they want to continue their investment as owners, enjoying regular earnings, or move onto other investments after the facilities convert from construction to operational.



COMPETITION

A new state of the art Assisted Living Care facility in the Pickens community is much needed. The nearest long-term care facility is over 25 years old and is currently operating at maximum capacity.

PLAN

Starting in Pickens, South Carolina, Benchmark will build Hagood Meadows, an Assisted Living Care facility with 83 rooms and 88 residential beds spread over 41,850 sq ft. The land on S. Catherine Street measures just under 12 acres and has already been acquired. The property is located contiguous with the AnMed hospital in the same county. Additional nearby hospitals include Oconee Hospital (15 min away) and an outpatient hospital in Clemson, SC.

Hagood Meadows represents the first of five facilities which Benchmark will develop as part of this endeavor. The community will also benefit from the economic impact of this initiative. Construction efforts will bring 150+ jobs to the local area, with ongoing management of the Assisted Living Facility creating another 125+ jobs.

TEAM

Louis (Skip) Snedigar is the Developer of Benchmark Healthcare LLC. His experience spans several decades of commercial construction, including the building and subsequent management of Assisted Living Care facilities. He has a strong passion for serving the community with properly constructed purpose-built facilities.

Mr. Snedigar has long-standing relationships with tradespeople covering the gamut of required expertise for developing Assisted Living Care facilities. His knowledge of the local community combined with an extensive network of contacts positions Benchmark for success.

Reagan Rodriguez is the CEO of 5th Avenue Capital, and has helped thousands of businesses plan for growth, raise capital, and achieve shareholder liquidity.

MILESTONES

Construction on Hagood Meadows is expected to take a year. Following the start of the build in Pickens, a second facility will begin six months later. When Hagood has finished the build and opened for residents, a third facility will begin construction.

This cadence of starting a new facility every six months will continue through at least five facilities. At this point, Benchmark leadership will consider the best strategy for retaining key facilities for management and ongoing income, while divesting other facilities through sales.



FINANCIALS

Benchmark Healthcare LLC is seeking investment of \$4.5m to secure the construction loan required for Hagood Meadows. The land on S. Catherine Street in Pickens, SC has already been acquired. Mr. Snedigar would prefer a smaller number of investors who are interested in continued investment as the strategy expands to Facilities 2-5, with a lens for retaining select locations and selling the other locations. Profits from the sale of locations will be dispersed to investors accordingly and the annual proceeds from retained facilities will serve as cash flow for longer term investors.



CONCLUSIONS

Opportunities to invest in Benchmark Healthcare LLC begin at \$1.5m and have an initial cap of \$4.5m ensuring a balance of funding across multiple investors, while maintaining a limited board for ease of decision-making. Additional investment opportunities will be opened with subsequent facilities.

Submit your interest today

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5th Avenue Capital
Private Funding from \$10M to \$2B