



# USA Long Term Care Fund



## **New Long Term Care Facility Project Salt Lake City/Provo Area, Utah USA**

*Booming, growing industry in USA. Aging population with long term care needs. The U.S. Census Bureau today released estimates showing the nation's 65-and-older population has grown rapidly since 2010, driven by the aging of Baby Boomers born between 1946 and 1964. The 65-and-older population grew by over a third (34.2% or 13,787,044) during the past decade, and by 3.2% (1,688,924) from 2018 to 2019. The growth of this population contributed to an increase in the national median age from 37.2 years in 2010 to 38.4 in 2019, according to the Census Bureau's 2019 Population Estimates.*

### **INVESTMENT PROGRAM HIGHLIGHTS**

► An \$18 million development to include:

New property, to be built late 2021  
Premier location in the heart of city  
19.43% projected IRR  
Unencumbered by management

► A landmark project by a solid developer with proven success:

- Signature Development Group is a renowned facility developer with more than 25 years of development experience and projects at over 36 sites in 10 cities
- Long term & memory care facilities is one of the fastest growing industries in the USA. Solid cash flow with property appreciation

► **EXEMPLAR APPROVAL:** EB-5 Project exemplar approval for this EB-5 Project

► Non EB-5 investors enter with a low minimum investment requirement of \$100k USD

► High rate of return: 11%

► **LOW RISK:** Fully backed by the real estate and cash flow, creating an ideal and low risk capital stack for investors

► **I-526 DENIAL REPAYMENT for EB-5 Investors:** Strong repayment commitment by Project developer in the event of an I-526 petition denial

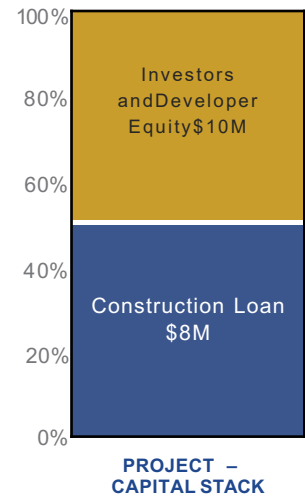


## THE BSM DIFFERENCE

- ▶ 100% USCIS Project Approval Rate
- ▶ Institutional Quality Investment Team
- ▶ Over 35 years experience with hotels, long-term care facilities, and venture capital.

## INVESTMENT HIGHLIGHTS

- ▶ **Annual Interest:** 11%
- ▶ **Total Project Investor Slots:** TBD
- ▶ **Investment Amounts:**  
Regular \$100,000USD  
EB-5 \$1,500,000USD
- ▶ **Construction Timeline:** 2021 – 2022
- ▶ **Redeployment:** Within the Brooklyn



## BSM STRONG 35 YEAR TRACK RECORD





## Long Term Care Facility Development

BSM Investments, Inc. proposes forming a real estate investment fund, using a Special Purpose Vehicle (SPV). The fund's sole purpose is to develop, build and manage a Long-Term Care/Memory Care facility in the USA. Investors into this SPV will receive 11% annual interest on their invested funds, paid quarterly. The investors will also have the opportunity to share in the appreciation value if the business once it is sold for a profit.

BSM Investments, Inc. is a real estate development, management and investment company which acquires, develops and manages properties and businesses, for over 35 years.

This investment is **USA Immigration EB5** compliant for all Asian investors. For the Chinese investor, although there is a waiting period. An EB5 investment with BSM in this project will allow the investor to live in the United States during the waiting period and not pay US income tax during this period. The EB5 investment has a required minimum investment, those wishing to invest without the need of EB5 have a minimum investment requirement of \$100,000 USD.

NON-EB5 investors will have the option of withdrawing their principal at any time after the initial six month period. While in the fund the investor's principal is guaranteed by BSM Investments, Inc.

This project will be managed in-house from beginning to end resulting in a consistently successful project. The same experienced and knowledgeable staff will handle design/development, construction, and facility management for this development.

### **Competitive advantages will include:**

- Culture of Collaboration and Information Sharing.
- Comprehensive Understanding and Knowledge of Properties and investors.  
Understanding clients' needs and help them achieve their objectives.
- Best transaction management practices achieve optimal value for each investor.  
Transaction Expertise Specific to Long Term Care, Hotel, Office and Industrial Properties
- A primary focus on Long Term Care facilities because the USA population is aging, providing for a booming market.

The management team of BSM Investments, Inc. is be led by a real estate industry veteran, Bruce Moio, who has a diverse background within the industry, having spent over 35 years in the industry. The new facility will be fully licensed by the Utah Dept of Health, and the United States Department of Health.

Initial funding for this development is \$18m USD, this will be from a pool of international investors. These funds will be used to build, buy and hold a long-term and memory care facility in the USA.

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## American Association for Long-Term Care Insurance Need For Long-Term Care Services

**Median survival time (in years) following a diagnosis of dementia or Alzheimer's Disease.      Men / Women**

**Table 2** Median (iQR) survival time in years stratified by risk factors

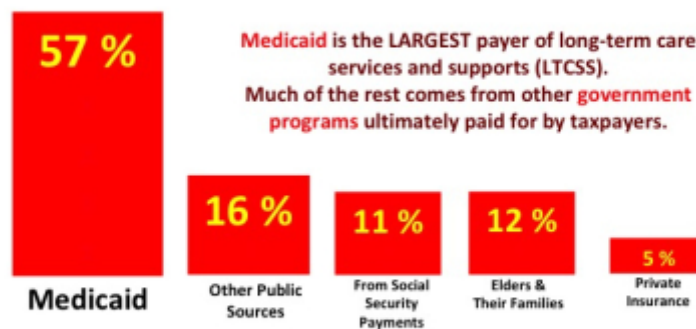
	Men (n = 20,339)		Women (n = 29,737)	
	Deaths/total, n	Median (iQR)	Deaths/total, n	Median (iQR)
Sex	9,241/20,339	4.3 (2.3-7.0)	11,587/29,737	5.1 (2.9-8.0)
Median age at diagnosis, y				
65-75	1,507/4,649	6.1 (3.7-9.0)	1,261/5,092	7.5 (4.6-NA)
75-85	4,770/10,657	4.4 (2.5-7.0)	5,231/14,659	5.6 (3.3-8.2)
≥85	2,964/5,033	2.8 (1.4-4.7)	5,095/9,986	3.6 (1.9-5.7)

Source: Neurology, Feb. 4, 2020

**See Latest LTC Data – Facts – Costs**  
[www.AALTCl.org](http://www.AALTCl.org) / LTCFacts-2020

**Medicaid & Other Government Programs Pay for Most LTC Support Services**

## American Association for Long-Term Care Insurance WHO PAYS for Long-Term Care Services ?

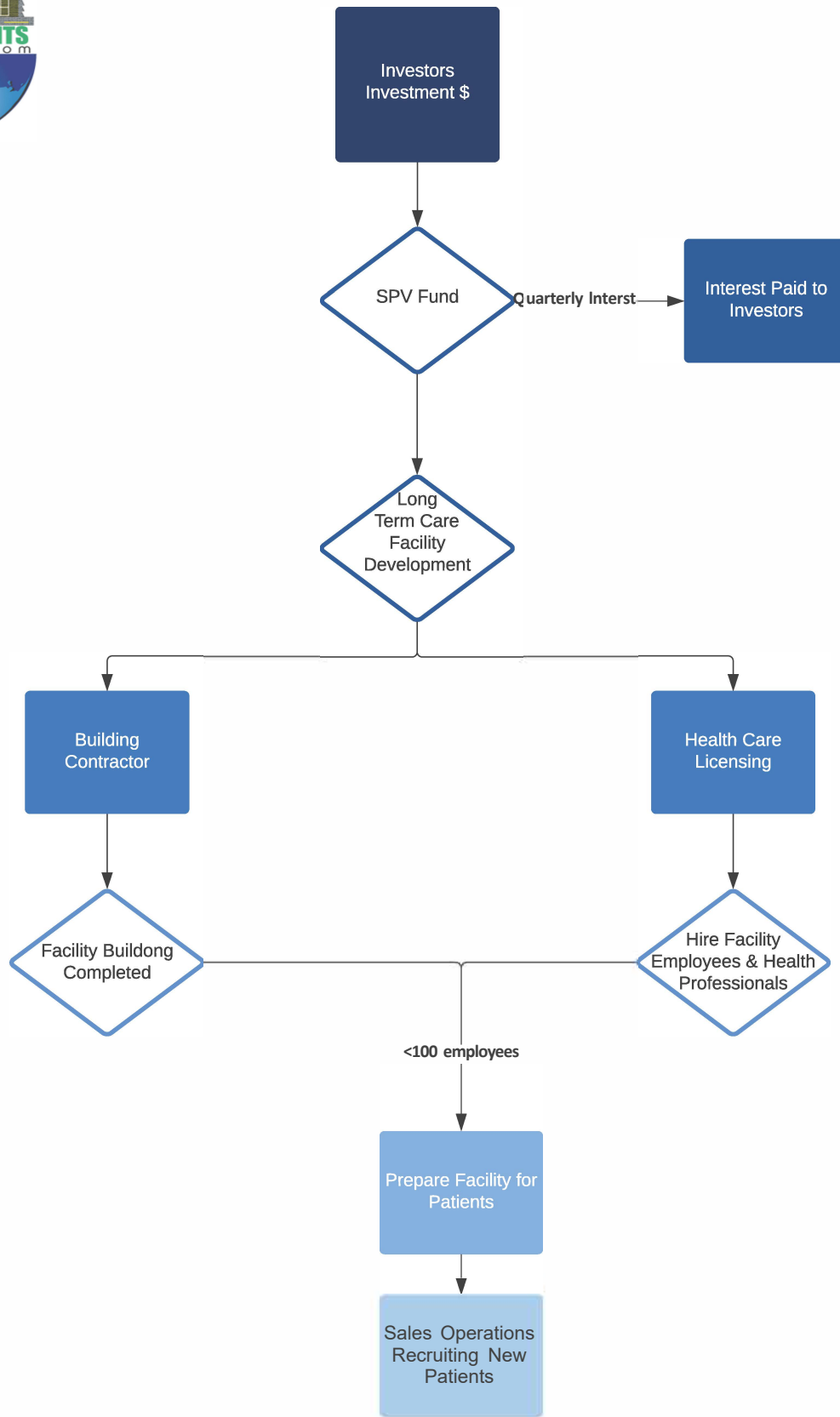


Source: Learning from New State Initiatives in Financing Long-Term Care Services and Supports, July 2020 & Center for LTC Reform

**See Latest LTC Data – Facts – Costs**  
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## Long Term Care Facility Investment



**This Facility will be fully licensed by Bureau of Health Facility Licensing,  
Certification and Resident Assessment**