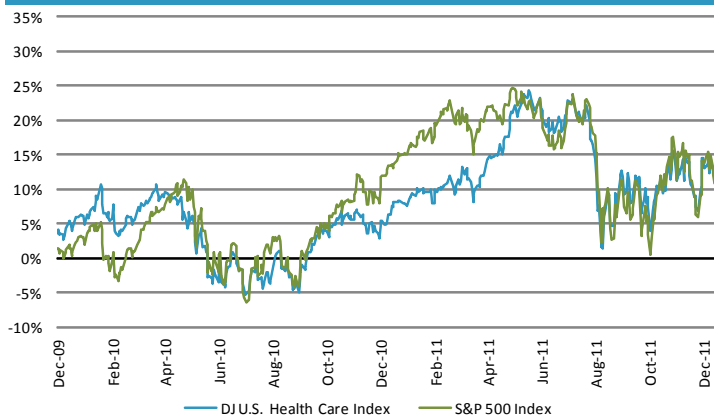


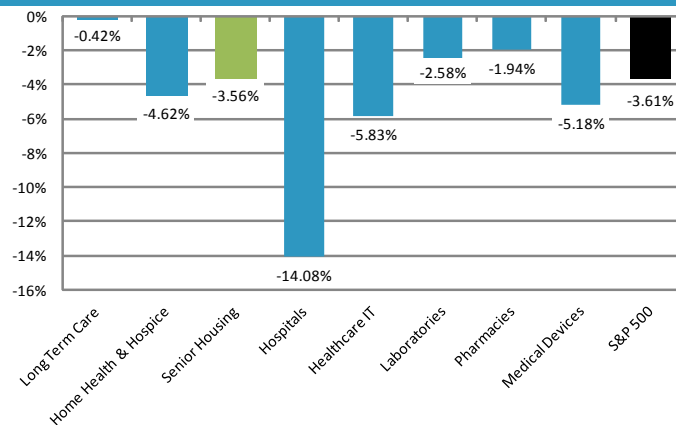
HEALTH CARE SECTOR SPOTLIGHT: SENIOR HOUSING – DECEMBER 2011

PUBLIC STOCK PERFORMANCE

Dow Jones U.S. Health Care Index v.s. S&P 500 Index



Health Care Sectors M-O-M Stock Performance



PUBLIC VALUATION MULTIPLES – SENIOR HOUSING

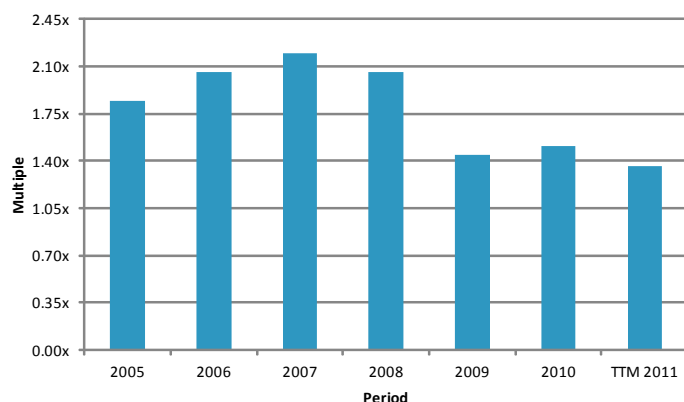
As of December 14, 2011
(\$ in Millions)

Ticker	Enterprise Value (EV)	Market Cap	LTM			Current		One Year Ago		
			Rev	EBITDA	EV as a Mult of LTM Rev	EV as a Mult of LTM EBITDA	Rev	EBITDA		
Senior Housing										
Assisted Living Concepts	ALC	424	333	232	234	64	1.81x	6.6x	2.10x	8.7x
Brookdale Senior Living	BKD	4,163	1,753	2,221	2,297	393	1.81x	10.6x	2.21x	13.9x
Capital Senior Living	CSU	366	187	201	252	35	1.45x	10.5x	1.63x	10.7x
Emeritus Corporation	ESC	2,873	662	953	1,214	196	2.37x	14.7x	2.56x	NM
Five Star Quality Care	FVE	206	134	1,194	1,285	45	0.16x	4.6x	0.21x	7.1x
Sunrise Senior Living	SRZ	770	269	1,446	1,305	30	0.59x	NM	0.31x	5.8x
Mean							1.36x	9.4x	1.51x	9.2x

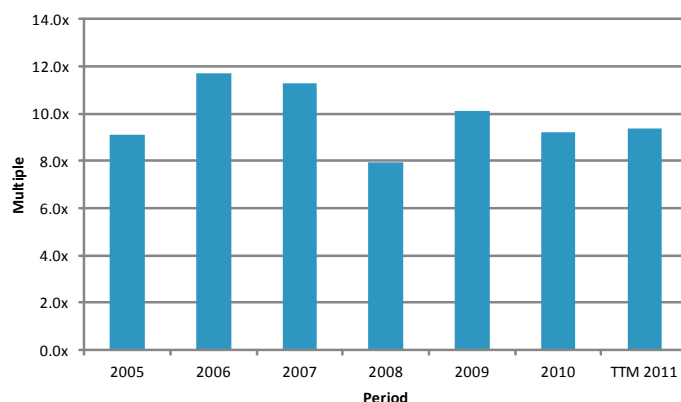
NM = Not Meaningful

MEAN PUBLIC VALUATION MULTIPLES – SENIOR HOUSING

Enterprise Value / Revenue Multiples

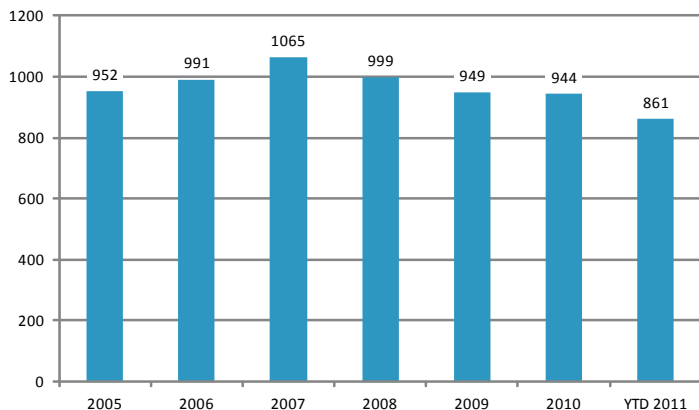


Enterprise Value / EBITDA Multiples

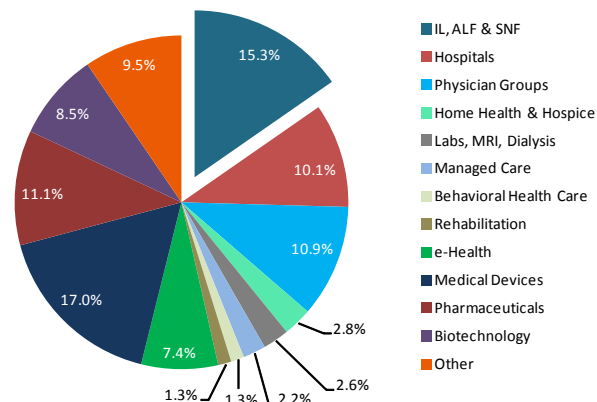


HEALTH CARE M&A HISTORICAL DATA

Historical Health Care Transactions Volume



YTD 2011 Health Care M&A Activity



MERGER & ACQUISITION TRANSACTIONS – SENIOR HOUSING

Announced Date	Target	Total Transaction Value (\$mm)	Buyer	Seller	Target Business Description
Nov-11	One ALF facility	15.8	West Living	Private Investors	98-unit ALF in CA.
Nov-11	One ALF facility	5.5	Meridian Senior Living	Western America Properties	90-unit ALF in CA.
Nov-11	Catered Living of Cockeysville	3.8	The Autumn Group	NA	30-unit ALF in MD.
Nov-11	Four ALF facilities	NA	Brandywine Senior Living	Springpoint Senior Living	Four facilities with 340 ALF units in NJ.

Source: Irving Levin Associates, Inc. *Health Care M&A Monthly*

HEALTH CARE CONTACT INFORMATION

Leslie Feldman

Managing Director
leslie.feldman@eurekacap.com
Ph: 646.277.8423

Mark O'Keefe

Managing Director
mark.okeefe@eurekacap.com
ph: 949.719.2263

EUREKA CAPITAL MARKETS, LLC, MEMBER FINRA/SIPC

Eureka Capital is an independent financial advisory firm with offices in New York and California. Our firm was established to provide companies with impartial, thoughtful and sophisticated advice for mergers, acquisitions, financial restructurings, ESOP buyouts, valuations, fairness opinions, and capital raising. Eureka also initiates merchant banking transactions by making principal investments in select transactions and partnering with industry executives to identify and purchase operating companies. Collectively, we have completed more than 400 domestic and cross-border transactions during our careers. We are not a volume-based business. At Eureka, we are committed to providing value-added advice to a select group of clients on businesses we understand.

New York

286 Madison Ave., Suite 1300
New York, NY 10017
Ph: 646.277.8420
Fx: 646.277.8421

California

23 Corporate Plaza, Suite 125
Newport Beach, CA 92660
Ph: 949.719.2260
Fx: 949.719.2314

This report is for information purposes only and is not intended as an offer or solicitation with respect to any purchase or sale of any security. Eureka Capital Markets, LLC gathers its data from sources it considers reliable; however, it does not guarantee the accuracy or completeness of the information provided within this publication. The opinions presented herein reflect the current judgment of the authors and are subject to change. Eureka Capital Markets, LLC makes no warranties, expressed or implied, regarding the accuracy of this information or the subjective opinions expressed by the authors. Eureka Capital Markets, LLC, its officers, directors and partners may at any time have positions in the securities of the companies discussed herein.