

■ Testimonials

"Mr. Martinez, Mr. President, today I congratulate Mrs. Conchy Bretos of Miami, FL, recipient of the 2006 Purpose Prize. She became the driving force behind the Helen Sawyer building in Miami, the Nation's first public housing project to offer assisted living services. Her efforts have resulted in the creation of similar services in 40 public housing projects in a dozen States, allowing many older adults to maintain their independence while they receive the care they need."

– Senator Mel Martinez,
Congressional Record, September 2006

"Mia Senior Living Solutions utilizes their proficient knowledge of a complicated billing process of various funding sources available through the State of Florida. They maintain the daily operations of this highly regulated industry with quality and professionalism and prioritize the welfare of the residents. The residents of Magnolia Gardens appreciate the attention, care and concern that they receive from the Mia staff. Under the management of Mia Senior Living Solutions, PCHA has experienced a positive cash flow in 2009, 2010 and is projected to do the same in 2011."

– Debbie Martin,
Pinellas County Housing Authority, Chief Financial Officer

"Mia Senior Living Solutions has successfully implemented a new idea of providing high quality services to the frailest, most needed and often forgotten segment of our community - the elderly poor. Mia Senior Living Solutions has both the qualifications and determination to make these innovative projects a tremendous success."

– Raul Fernandez,
President, Miami-Dade Housing Agency Development Corporation

"We have found Mia Senior Living Solutions to have extensive expertise in the area of senior living and consider them to be the best in the industry. There are no obstacles that the firm will not tackle successfully to ensure that the client is completely satisfied. I cannot say enough about Mia Senior Living Solutions. They are wonderful to work with."

– Edward Jagnandan,
President/Chief Executive Officer, Wilson Housing Authority

"Mia Senior Living Solutions, who is highly skilled and knowledgeable, approaches assignments with energy and enthusiasm. They make very effective recommendations based on their years of experience in the marketplace with a wide network of clients and relationships. Their approach, professionalism, and expertise are without fault. Mia Senior Living Solutions takes pride in their work and are very ethical and are fair-minded in all their dealings."

– Daryl Jones,
Vice President, Real Estate Development, The Integral Group LLC

"We are fortunate to have Mia Senior Living Solutions as our friend and consultant in undertaking this new and important endeavor on behalf of our frail elders. Both the personal qualities and professional experience of the firm places it in a class of its own."

– Bob Lambert,
Executive Director, Titusville Towers ALF

"Mia Senior Living Solutions has developed strong and effective ties with the aging and legislative network given their extensive experience and reputation in this field. We are fortunate to have Mia Senior Living Solutions Group as our partners in establishing this pioneering and highly successful project."

– Dale Gravett,
Executive Director, Millville Housing Authority Assisted Living Program



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Mission Statement:

Mia Senior Living Solutions is passionately dedicated to providing high quality affordable solutions that enable seniors to age with dignity.

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Mia Senior Living Solutions
Delivering Successful and Sustainable Senior Living Solutions Since 1995.



About Us

Mia Senior Living Solutions

Mia Senior Living Solutions and its affiliates, Mia Senior Living Solutions Management, develop and operate senior living facilities throughout the Northeast and Southeast regions of the United States with a focus in Florida. Since 1995, Mia Senior Living Solutions has managed over 1,000 units including continuum-of-care and assisted living facilities. In the State of Florida we have developed and operated adult day care facilities.

Our facilities have won national awards ranging from the National Association of Housing and Redevelopment Officials (NAHRO) and the United States Department of Housing and Urban Development (USHUD). Our affordable assisted living facilities have received recognition by Medicaid state agencies as model facilities.

Mia Senior Living Foundation

Organized in 2010, Mia Senior Living Foundation, is a not-for-profit organization that supports the establishment of pilot senior living demonstration projects working with the federal government. The foundation is also tasked with improving the well-being of senior living residents within the community through educational and wellness programming.

The Foundation has been established as an independent entity, legally and financially independent from any of the supporting companies.



Conchy Bretos

Company Principal

Conchy Trelles Bretos is a founder of Mia Senior Living Solutions. Prior to founding Mia, Ms. Bretos served as Florida Secretary for Aging & Adult Services and AARP State Legislative Representative for Florida, Puerto Rico and the Virgin Islands. Ms. Bretos was the

project director for the World Health Organization Regional Teacher Center for Southeast Asia and CEO of The College of Law in Sydney, Australia.

Ms. Bretos has drafted and successfully advocated for several successful bills creating Medicaid funding for services in seven states. In 2003, Ms. Bretos introduced the idea of creating a national demonstration project to the Department of Housing & Urban Development (USHUD) to provide assisted living services to seniors and disabled adults living in public housing.

Ms. Bretos is a graduate of Oberlin College and received a MBA from the University of New South Wales in Sydney, Australia. She attended Harvard John F. Kennedy School of Government.



Pilar Bretos Carvajal

Company Principal

Pilar Bretos Carvajal joined Mia Senior Living Solutions in 2001. Mrs. Carvajal is an experienced, certified ALF administrator with considerable experience in operation, financial, performance and project management. As such, Mrs. Carvajal has overseen

the strategic development and management of senior living projects for the company.

Prior to joining Mia, Mrs. Carvajal worked as a management consultant for the leading management consulting firms of Accenture and IBM Global Business Services in New York City. As such she helped national and international organizations manage change while developing new processes and strategies to create competitive advantages and achieve high performance.

Mrs. Carvajal holds a Master of Science degree from the London School of Economics and a Bachelor of Art from Smith College. Mrs. Carvajal is a graduate of the Miami Chamber of Commerce Leadership Miami program.

Company Services

Our services include:

Strategic Acquisitions

Mia Senior Living Solutions can offer assistance in selecting and evaluating senior living acquisition targets. Mia Senior Living Solutions can provide market analysis and a due diligence team to evaluate operations including all departments, physical plant, competitors and financials.

Mia Senior Living Solutions is actively pursuing strategic alliances with private equity investors to acquire and develop senior living facilities.

Consulting

- Proforma Development**
 Mia Senior Living Solutions is well versed in developing operational proformas. We can provide you with a project proforma that will allow you to determine the potential of your project.

Our years of experience in the marketplace and our proven expense and income standards means you can depend on our proformas to make educated decisions about your projects.

- Feasibility Study, Market Analysis & Strategy**
 We guide our clients through the process of developing or acquiring senior living communities. A first step in this process is the development of a feasibility or market study to minimize risks for our clients. We analyze markets and develop a strategy for your consideration.

We help you understand the market including the competition, target market and licensing requirements. We treat each project and client as unique. Our goal is successful and sustainable projects and completely satisfied clients.

- Project Development**
 We assist our clients through the set-up and licensing of senior living projects. We provide consulting expertise in the steps that need to be taken to produce sustainable, profitable and award winning operations. We provide assistance in answering our client's questions about design, service delivery, budgets and financials, marketing, rules and regulations, policies and procedures, facility vendors, supplies and equipment, staff and training, amongst other things.



Mia Senior Living Solutions has developed solid working relationships with developers and architects, financial institutions, health care and aging networks and state and federal regulators. Our depth of experience ensures expedited licensing and start-up. We have successfully licensed senior living facilities in multiple states. Mia Senior Living Solutions has been engaged in new construction and conversion projects.



We have generated millions of dollars in capital and operating funding for our clients. We negotiate at the state and federal level for all necessary funding. Our experience includes working with multiple funding sources such as capital grants, CDBG, HOME, HOPE VI, SAIL, tax free bonds, tax credits, HOME loans, FHA and conventional financing.

- Operation Audit**
 Mia Senior Living Solutions provides assistance with state and federal regulatory compliance and operational interventions for troubled facilities. We have proven experience in turning around poorly performing facilities and establishing operations with healthy operating margins.

We can provide income enhancement strategies and plan of correction development. We can also provide audits on operations including Medicaid waiver compliance.

Government Subsidy Funding

We create the right mix of residents at our facilities that allow for the maximization of income to the facility. Our experience in accessing all government funding sources is unsurpassed. We successfully secure government subsidy programs such as Medicaid Waiver, Diversion, and Veterans Aid & Attendance for the facility residents.

We also offer Medicaid billing services to providers of the Home and Community Based Service Medicaid Waiver Program throughout the State of Florida. Our company staff have over 25 years of experience working with the HCBS Medicaid Waiver Program and Providers. The CEO of our company was the Florida Secretary for Aging and Adult Services overseeing all aging services and the development and promulgation of the Medicaid Waiver in Florida.



Mia Senior Management

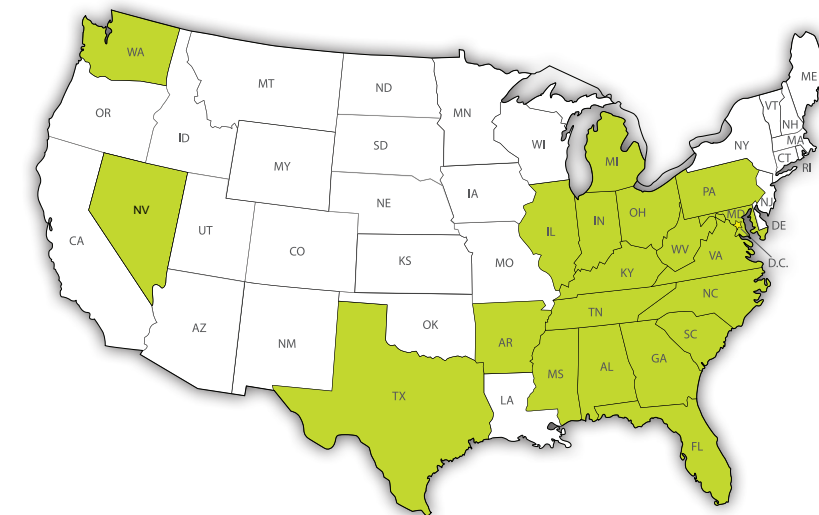
Experience is essential to sustainable and profitable projects. We have two decades of experience managing senior living facilities including continuum of care, assisted living and adult day care facilities. We have developed, documented, and tested best practices that address every aspect of the day-to-day operations of senior living communities including:

- Operation Management
- Administration
- Accounting
- Regulatory Compliance
- Marketing
- Service Delivery
- Food Services
- Housekeeping, Maintenance and Property Management
- Activity Programming and Social Services
- Transportation
- Personnel Administration, Human Resources Management & Workers Compensation
- Staff Recruitment, Selection, Orientation and Training
- Quality Assurance & Risk Management
- Government Rental Subsidy Programs



Geographical Diversification

We have either established a demonstration project, implemented and licensed a facility and/or managed a senior living facility in these states:



Press

Mia Senior Living Solutions and its principals have been showcased in some of the most popular publications and magazines in the U.S., including:



- BusinessWeek
- CBS News
- Business Week
- The Wall Street Journal
- New York Times
- The Journal, AARP International
- The Journal of Housing and Community Development
- CNN
- LiveWire Magazine
- San Francisco Chronicle
- Los Angeles Times
- Chicago Tribune
- Philadelphia Inquirer
- The Chronicle of Philanthropy
- The Miami Herald

Awards

2012 World Habitat Finalist



The World Habitat Awards were established in 1985 by the Building and Social Housing Foundation as part of its contribution to the United Nations International Year of Shelter for the Homeless. Two awards are given annually to projects from the global North as well as the South that provide practical and innovative solutions to current housing needs and problems. In 2012, Mia Senior Living was selected as a finalist to receive the award.

2010 Ashoka Fellowship



Mrs. Conchy Bretos was elected to be an Ashoka Fellow in 2010. Ashoka is the global association of the world's leading social entrepreneurs that include men and women with system changing solutions for the world's most urgent social problems. Since 1981, Ashoka has elected over 2,000 leading social entrepreneurs as Ashoka Fellows, providing them with stipends, professional support, and access to a global network of peers in more than 60 countries.

2006 \$100,000 Purpose Prize



Mrs. Conchy Bretos received the first ever \$100,000 Purpose Prize for her innovative work in providing assisted living services in public housing. Funded by Atlantic Philanthropies and The John Templeton Foundation, the Purpose Prize is designed to demonstrate that investment in the work of social entrepreneurs over the age