

150 York Street
Suite 1600
Toronto, ON M5H 3S5
Canada

Office 416.497.0150
Fax 416.496.3839

www.farberfinancial.com

SALE SOLICITATION PROCESS

MEMORY CARE/ALZHEIMER RESIDENCE

THE OPPORTUNITY

A process is underway to identify one or more purchasers of, or investors in, the business and/or assets of the Kenton Group (defined below). The business includes all of the assets, rights, undertakings and properties of the Kenton Group related to a modern, purpose built residence, catering to Alzheimer and Memory Care ("**ALZ/MC**") residents (44 units), located in Toronto, Ontario (collectively the "**Property**").

SALE SOLICITATION PROCESS

On June 23, 2015, each of B'Nai Brith Hillel of Toronto Inc. and One Kenton Alzheimer Centre of Excellence (Non-Profit) Inc. (collectively, the "**Kenton Group**") filed a Notice of Intention to make a Proposal under the Bankruptcy & Insolvency Act ("**NOI**") . A. Farber & Partners Inc. ("**Farber**") was appointed the Proposal Trustee (the "**NOI Trustee**"). On June 26, 2015, an Order of the Ontario Superior Court of Justice (Commercial List) was granted (the "**Order**"), among other things, authorizing the NOI Trustee to conduct a sale solicitation process (the "**Sale Process**") in respect of the Property.

The purpose of this invitation is to solicit interest in the Property from the marketplace pursuant to the Sale Process. Parties interested in obtaining additional information will be required to sign a confidentiality agreement, a copy of which is attached hereto. On receipt of a signed confidentiality agreement, access will be granted to an electronic data room.

KEY INVESTMENT CONSIDERATIONS

- Modern, recently completed, purpose built residence.
- Licensed with RHRA.
- Fully furnished resident units; well-designed common areas and amenities; durable interior finishes such as laminate hardwood flooring
- Fully integrated emergency response and security system within the building with controlled access throughout
- Full sprinkler system throughout the home
- Located in primary market area of Toronto, which allows for upper tier rent potential when compared to secondary and tertiary markets
- Excellent visibility and exposure by way of the property's corner block positioning along a main thoroughway in North York
- Above average household and seniors income levels within the primary market area (PMA)
- Neighborhood influence positively impacts the property
- Limited supply of dedicated ALZ/MC accommodations within the market area
- Standalone ALZ/MC accommodations are an emerging trend in the Canadian seniors housing sector, which follows a strong trend in the US
- Investment climate good: shortage of quality investment opportunities; encouraging interest rate environment; institutional market participants on sidelines with a capacity to deploy capital

Interested Parties have until 5:00 p.m. EST September 17, 2015 to submit a binding offer. The form of agreement of purchase and sale can be obtained from the NOI Trustee.

Enquiries for potential purchaser/investor qualification and receipt of a confidentiality agreement should be made to the NOI Trustee to the attention of:

Noah Litwack Tel: 416-496-3719; Email: nlitwack@farberfinancial.com

Interested parties are advised that the NOI Trustee is posting documents relevant to the Sales Process at www.farberfinancial.com under "Insolvency Engagements" - select the "Kenton Group" link.