

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)
Rate Period Mid-Point (M3)

365
2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential OSHPD Days for SNF MCal	Annualized OSHPD Days for SNF MCal	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	
A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K	
Facilities with Subacute days and zero SNF Medi-Cal Days (2)																			
1	206190021	7/1/2010	6/30/2011	6/5/1970	ALL SAINTS HEALTHCARE	NORTH HOLLYWOOD	91605	128	41,907	365	1.00000	41,907	46,720	-	-	-	89.70%	41,287	41,287
2	206331203	1/1/2011	12/31/2011	7/2/1959	MISSION CARE CENTER	RIVERSIDE	92504	40	13,782	365	1.00000	13,782	14,600	-	-	-	94.40%	12,902	12,902
Facilities with Subacute days and SNF Medi-Cal days (68)																			
1	206010854	1/1/2011	12/31/2011	12/17/1965	ALL SAINTS SUBACUTE AND REHAB	SAN LEANDRO	94578	84	28,258	365	1.00000	28,258	30,660	7,320	7,320	7,681	92.17%	27,095	27,095
2	206010953	9/1/2010	8/31/2011	2/26/1962	ALAMEDA HEALTHCARE & WELLNESS CENTE	ALAMEDA	94501	166	56,714	365	1.00000	56,714	60,590	31,990	31,990	47,907	93.60%	53,544	53,544
3	206073366	1/1/2011	12/31/2011	6/1/1972	KINDRED TRANSITIONAL CARE AND REHABII	WALNUT CREEK	94595	180	54,444	365	1.00000	54,444	65,700	26,103	26,103	43,570	82.87%	58,060	58,060
4	206105014	1/1/2011	12/31/2011	5/27/2000	HORIZON HEALTH AND SUB-ACUTE, LLC	FRESNO	93720	180	63,860	365	1.00000	63,860	65,700	28,613	28,613	54,101	97.20%	58,060	58,060
5	206112227	1/1/2011	12/31/2011	7/14/1966	WILLOWS CARE CENTER	WILLOWS	95988	76	25,317	365	1.00000	25,317	27,740	18,676	18,676	22,004	91.27%	24,514	24,514
6	206190009	7/1/2010	6/30/2011	9/30/1969	GLADSTONE CARE AND REHAB CENTER	GLENDORA	91740	118	37,149	365	1.00000	37,149	43,070	17,144	17,144	26,179	86.25%	38,062	38,062
7	206190064	1/1/2011	12/31/2011	9/4/1970	BRIARCREST NURSING CENTER	BELL GARDENS	90201	135	45,018	365	1.00000	45,018	49,275	30,608	30,608	36,472	91.36%	43,545	43,545
8	206190082	1/1/2011	12/31/2011	10/30/1969	CALIFORNIA HEALTHCARE & REHABILITATIO	VAN NUYS	91411	201	66,824	365	1.00000	66,824	73,365	35,515	35,515	50,211	91.08%	64,834	64,834
9	206190087	1/1/2011	12/31/2011	7/14/1972	GOLDSTAR REHAB & NURSING CTR OF SANTA	SANTA MONICA	90404	227	65,193	365	1.00000	65,193	82,855	44,264	44,264	49,896	78.68%	73,220	73,220
10	206190092	1/1/2011	12/31/2011	12/16/1963	NEW VISTA POST ACUTE CARE CENTER WEST	LOS ANGELES	90025	116	36,909	365	1.00000	36,909	42,340	14,561	14,561	26,572	87.17%	37,416	37,416
11	206190099	1/1/2011	12/31/2011	3/5/1970	PARAMOUNT MEADOWS NURSING CENTER	PARAMOUNT	90723	104	37,345	365	1.00000	37,345	37,960	9,061	9,061	25,719	98.38%	33,546	33,546
12	206190173	1/1/2011	12/31/2011	5/1/1973	INLAND VALLEY CARE & REHABILITAION	CEN POMONA	91768	241	80,023	365	1.00000	80,023	87,965	49,375	49,375	63,163	90.97%	77,736	77,736
13	206190190	1/1/2011	12/31/2011	2/27/1969	COLONIAL CARE CENTER	LONG BEACH	90802	196	69,960	365	1.00000	69,960	71,540	46,957	46,957	57,412	97.79%	63,221	63,221
14	206190192	1/1/2011	12/31/2011	7/30/1964	NORTH VALLEY NURSING CENTER	TUJUNGA	91042	92	28,934	365	1.00000	28,934	33,580	17,567	17,567	18,458	86.16%	29,675	29,675
15	206190265	4/1/2010	3/31/2011	4/10/1972	CAMELLIA GARDENS CARE CENTER	PASADENA	91103	80	23,788	365	1.00000	23,788	29,200	11,413	11,413	15,746	81.47%	25,804	25,804
16	206190270	11/1/2010	10/31/2011	1/1/1946	ROSE GARDEN CONVALESCENT CENTER	PASADENA	91103	95	31,858	365	1.00000	31,858	34,675	20,693	20,693	25,081	91.88%	30,643	30,643
17	206190299	1/1/2011	12/31/2011	10/28/1968	SAN FERNANDO POST ACUTE HOSPITAL	SYLMAR	91342	204	69,757	365	1.00000	69,757	74,460	38,492	38,492	45,015	93.68%	65,801	65,801
18	206190302	1/1/2011	12/31/2011	2/26/1964	FOUNTAIN VIEW SUBACUTE AND NURSING C	LOS ANGELES	90029	99	34,261	365	1.00000	34,261	36,135	12,718	12,718	22,568	94.81%	31,933	31,933
19	206190329	1/1/2011	12/31/2011	1/27/1965	COVINA REHABILITATION CENTER	COVINA	91723	99	34,048	365	1.00000	34,048	36,135	20,082	20,082	26,132	94.22%	31,933	31,933
20	206190331	1/1/2011	12/31/2011	10/9/1964	NORWALK MEADOWS NURSING CENTER	NORWALK	90650	99	34,917	365	1.00000	34,917	36,135	12,294	12,294	31,988	96.63%	31,933	31,933
21	206190350	1/1/2011	12/31/2011	9/1/1964	COUNTRY VILLA BELMONT HEIGHTS	LONG BEACH	90804	117	38,975	365	1.00000	38,975	42,705	21,034	21,034	31,500	91.27%	37,739	37,739
22	206190375	1/1/2011	12/31/2011	11/2/1965	COUNTRY VILLA NURSING & REHAB CENTER	LOS ANGELES	90057	180	58,573	365	1.00000	58,573	65,700	34,453	34,453	50,443	89.15%	58,060	58,060
23	206190419	1/1/2011	12/31/2011	3/23/1966	INTERCOMMUNITY HEALTHCARE & REHABIL	NORWALK	90650	86	29,042	365	1.00000	29,042	31,390	14,686	14,686	19,704	92.52%	27,740	27,740
24	206190427	1/1/2011	12/31/2011	11/9/1970	PARK AVENUE HEALTHCARE & WELLNESS CE	POMONA	91768	231	73,553	365	1.00000	73,553	84,315	54,889	54,889	67,475	87.24%	74,510	74,510
25	206190481	7/1/2010	6/30/2011	11/27/1946	LONGWOOD MANOR CONVALESCENT HOSPITL	LOS ANGELES	90016	198	71,274	365	1.00000	71,274	72,270	49,983	49,983	59,635	98.62%	63,866	63,866
26	206190554	1/1/2011	12/31/2011	1/1/1962	MOUNTAIN VIEW CONVALESCENT HOSPITAL	SYLMAR	91342	114	38,671	365	1.00000	38,671	41,610	22,857	22,857	30,806	92.94%	36,771	36,771
27	206190593	1/1/2011	12/31/2011	11/7/1968	PACIFIC CARE NURSING CENTER	LONG BEACH	90806	99	34,859	365	1.00000	34,859	36,135	21,060	21,060	24,140	96.47%	31,933	31,933
28	206190627	1/1/2011	12/31/2011	6/18/1964	COUNTRY OAKS CARE CENTER	POMONA	91768	81	26,556	365	1.00000	26,556	29,565	9,204	9,204	12,611	89.82%	26,127	26,127
29	206190644	1/1/2011	12/31/2011	11/13/1968	CENTER AT PARKWEST	RESEDA	91335	99	30,793	365	1.00000	30,793	36,135	16,796	16,796	22,563	85.22%	31,933	31,933

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	
		A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = AB when AB has a value > 0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG	AH = AG if it is populated, otherwise AF
Facilities with																	
1	206190021	41,907	916	1.044	8,246,253	824,625	512,000	8,758,253	3,398,202	43.69	33.85	35.68	Yes	34.85		34.85	
2	206331203	13,782	925	1.054	2,601,637	260,164	160,000	2,761,637	1,071,515	54.62	47.24	46.62	Yes	48.24		48.24	
Facilities with																	
1	206010854	28,258	945	1.131	5,862,570	586,257	336,000	6,198,570	2,405,045	48.16	42.15	40.15	Yes	43.15		43.15	
2	206010953	56,714	945	1.131	11,585,555	1,158,556	664,000	12,249,555	4,752,827	51.97	45.84	43.96	Yes	46.84		46.84	
3	206073366	58,060	945	1.131	12,562,650	1,256,265	720,000	13,282,650	5,153,668	41.70	28.79	33.69	Yes	29.79		29.79	
4	206105014	63,860	937	1.068	11,862,874	1,186,287	720,000	12,582,874	4,882,155	13.69	12.69	5.69	No	13.69		13.69	
5	206112227	25,317	959	1.061	4,975,940	497,594	304,000	5,279,940	2,048,617	47.59	38.41	39.58	Yes	39.41		39.41	
6	206190009	38,062	917	1.038	7,558,324	755,832	472,000	8,030,324	3,115,766	44.37	38.26	36.36	Yes	39.26		39.26	
7	206190064	45,018	902	1.072	8,930,478	893,048	540,000	9,470,478	3,674,546	43.44	35.69	35.44	Yes	36.69		36.69	
8	206190082	66,824	914	1.044	12,949,193	1,294,919	804,000	13,753,193	5,336,239	44.29	37.73	36.28	Yes	38.73		38.73	
9	206190087	73,220	904	1.025	14,358,064	1,435,806	908,000	15,266,064	5,923,233	41.58	32.30	33.58	Yes	33.30		33.30	
10	206190092	37,416	900	1.072	7,673,596	767,360	464,000	8,137,596	3,157,387	50.16	41.92	42.16	Yes	42.92		42.92	
11	206190099	37,345	907	1.034	6,635,903	663,590	416,000	7,051,903	2,736,138	43.94	31.00	35.94	Yes	32.00		32.00	
12	206190173	80,023	917	1.038	15,436,917	1,543,692	964,000	16,400,917	6,363,556	40.78	33.63	32.78	Yes	34.63	28.00 34.37	28.00 34.37	
13	206190190	69,960	908	1.034	12,506,125	1,250,613	784,000	13,290,125	5,156,569	44.96	37.79	36.95	Yes	38.79		38.79	
14	206190192	29,675	910	1.028	5,836,159	583,616	368,000	6,204,159	2,407,214	49.54	43.06	41.54	Yes	44.06		44.06	
15	206190265	25,804	911	1.028	5,074,921	507,492	320,000	5,394,921	2,093,229	41.84	35.74	33.84	Yes	36.74		36.74	
16	206190270	31,858	911	1.028	6,026,468	602,647	380,000	6,406,468	2,485,710	68.13	61.96	60.13	Yes	62.96		62.96	
17	206190299	69,757	913	1.044	13,142,465	1,314,246	816,000	13,958,465	5,415,884	45.29	37.61	36.61	No	38.61		38.61	
18	206190302	34,261	900	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	49.97	36.08	41.96	Yes	37.08	36.78	36.78	
19	206190329	34,048	917	1.038	6,341,306	634,131	396,000	6,737,306	2,614,075	49.05	41.34	41.04	Yes	42.34		42.34	
20	206190331	34,917	906	1.034	6,316,869	631,687	396,000	6,712,869	2,604,593	49.35	36.22	41.34	Yes	37.22	31.62	31.62	
21	206190350	38,975	908	1.034	7,465,391	746,539	468,000	7,933,391	3,078,156	49.45	43.33	41.45	Yes	44.33		44.33	
22	206190375	58,573	900	1.072	11,907,304	1,190,730	720,000	12,627,304	4,899,394	48.28	40.05	40.28	Yes	41.05		41.05	
23	206190419	29,042	906	1.034	5,487,381	548,738	344,000	5,831,381	2,262,576	47.90	41.78	39.89	Yes	42.78		42.78	
24	206190427	74,510	917	1.038	14,796,381	1,479,638	924,000	15,720,381	6,099,508	43.26	35.53	35.25	Yes	36.53	35.34	35.34	
25	206190481	71,274	900	1.072	13,098,035	1,309,803	792,000	13,890,035	5,389,333	67.23	61.06	59.22	Yes	62.06		62.06	
26	206190554	38,671	913	1.044	7,344,319	734,432	456,000	7,800,319	3,026,524	52.12	45.52	44.12	Yes	46.52		46.52	
27	206190593	34,859	908	1.034	6,316,869	631,687	396,000	6,712,869	2,604,593	45.27	39.16	37.26	Yes	40.16		40.16	
28	206190627	26,556	917	1.038	5,188,341	518,834	324,000	5,512,341	2,138,788	49.66	43.65	41.65	Yes	44.65		44.65	
29	206190644	31,933	913	1.044	6,377,961	637,796	396,000	6,773,961	2,628,297	45.25	38.62	37.24	Yes	39.62		39.62	

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
Facilities with									
1	206190021	Yes	0.62723	0.37277	3,264,823	3,398,202	4,222,827	295,598	\$ 7.05
2	206331203	Yes	0.86837	0.13163	363,517	1,071,515	1,331,679	93,218	6.76
Facilities with									
1	206010854	Yes	0.77676	0.22324	1,383,759	2,405,045	2,991,302	209,391	\$ 7.41
2	206010953	Yes	0.84310	0.15690	1,921,975	4,752,827	5,911,383	413,797	7.30
3	206073366	No	0.53625	0.46375	6,159,812	6,159,812	7,416,077	519,125	8.94
4	206105014	No	0.24648	0.75352	9,481,489	9,481,489	10,667,776	746,744	11.69
5	206112227	Yes	0.70945	0.29055	1,534,109	2,048,617	2,546,211	178,235	7.04
6	206190009	Yes	0.70672	0.29328	2,355,123	3,115,766	3,871,598	271,012	7.12
7	206190064	Yes	0.66039	0.33961	3,216,251	3,674,546	4,567,593	319,732	7.10
8	206190082	Yes	0.69709	0.30291	4,165,927	5,336,239	6,631,158	464,181	6.95
9	206190087	No	0.59937	0.40063	6,115,992	6,115,992	7,551,799	528,626	7.22
10	206190092	Yes	0.77248	0.22752	1,851,492	3,157,387	3,924,747	274,732	7.34
11	206190099	No	0.50406	0.49594	3,497,309	3,497,309	4,160,900	291,263	7.80
12	206190173	Yes	0.61871	0.38129	6,253,476	6,363,556	7,907,247	553,507	6.92
13	206190190	Yes	0.69819	0.30181	4,011,138	5,156,569	6,407,181	448,503	6.41
14	206190192	Yes	0.79308	0.20692	1,283,758	2,407,214	2,990,830	209,358	7.06
15	206190265	Yes	0.66133	0.33867	1,827,109	2,093,229	2,600,721	182,050	7.06
16	206190270	Yes	1.13326	(0.13326)	(853,741)	2,485,710	3,088,357	216,185	6.79
17	206190299	Yes	0.69491	0.30509	4,258,614	5,415,884	6,730,131	471,109	6.75
18	206190302	Yes	0.66209	0.33791	2,346,758	2,694,667	3,349,568	234,470	6.84
19	206190329	Yes	0.76218	0.23782	1,602,238	2,614,075	3,248,205	227,374	6.68
20	206190331	No	0.56919	0.43081	2,891,949	2,891,949	3,523,636	246,654	7.06
21	206190350	Yes	0.79795	0.20205	1,602,935	3,078,156	3,824,695	267,729	6.87
22	206190375	Yes	0.73890	0.26110	3,297,041	4,899,394	6,090,125	426,309	7.28
23	206190419	Yes	0.77002	0.22998	1,341,122	2,262,576	2,811,314	196,792	6.78
24	206190427	Yes	0.63604	0.36396	5,721,515	6,099,508	7,579,146	530,540	7.12
25	206190481	Yes	1.11703	(0.11703)	(1,625,589)	5,389,333	6,699,137	468,940	6.58
26	206190554	Yes	0.83729	0.16271	1,269,179	3,026,524	3,760,956	263,267	6.81
27	206190593	Yes	0.72280	0.27720	1,860,785	2,604,593	3,236,280	226,540	6.50
28	206190627	Yes	0.80379	0.19621	1,081,597	2,138,788	2,657,623	186,034	7.01
29	206190644	Yes	0.71316	0.28684	1,943,028	2,628,297	3,266,093	228,627	7.16

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Rate Period Mid-Point (M3)

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2/1/14

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Statewide Average NF-B Occupancy (T2):

88.37%

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RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential OSHPD Days for SNF MCal	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	
A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K	
30	206190650	1/1/2011	12/31/2011	2/18/1969	RIO HONDO SUBACUTE AND NURSING CENTE	MONTEBELLO	90640	200	62,589	365	1.00000	62,589	73,000	38,284	38,284	55,297	85.74%	64,511	64,511
31	206190653	1/1/2011	12/31/2011	12/2/1969	SHERMAN VILLAGE HEALTHCARE CENTER	NORTH HOLLYWOOD	91604	108	36,589	365	1.00000	36,589	39,420	16,652	16,652	22,682	92.82%	34,836	34,836
32	206190700	1/1/2011	12/31/2011	4/16/1956	CASA BONITA CONVALESCENT HOSPITAL	SAN DIMAS	91773	106	36,127	365	1.00000	36,127	38,690	19,654	19,654	25,657	93.38%	34,191	34,191
33	206190703	1/1/2011	12/31/2011	4/16/1959	SHEA REHABILITATION HEALTHCARE CENTE	WHITTIER	90602	105	36,120	365	1.00000	36,120	38,325	19,968	19,968	23,226	94.25%	33,868	33,868
34	206190706	1/1/2011	12/31/2011	3/20/1968	COUNTRY VILLA SHERATON NURSING & REH.	SEPULVEDA	91343	138	45,779	365	1.00000	45,779	50,370	25,545	25,545	39,177	90.89%	44,513	44,513
35	206190767	1/1/2011	12/31/2011	10/17/1958	STUDIO CITY REHABILITATION CENTER	STUDIO CITY	91604	181	58,232	365	1.00000	58,232	66,065	38,832	38,832	47,212	88.14%	58,382	58,382
36	206190773	1/1/2011	12/31/2011	11/28/1967	SUNRAY HEALTHCARE CENTER	LOS ANGELES	90019	99	31,804	365	1.00000	31,804	36,135	15,358	15,358	23,851	88.01%	31,933	31,933
37	206190776	1/1/2011	12/31/2011	9/12/1962	SUNSET MANOR CONVALESCENT HOSPITAL	EL MONTE	91733	81	26,271	365	1.00000	26,271	29,565	9,852	9,852	12,858	88.86%	26,127	26,127
38	206190786	1/1/2011	12/31/2011	8/1/1969	TOPANGA TERRACE CONVALESCENT CENTER	CANOGA PARK	91304	112	37,306	365	1.00000	37,306	40,880	8,749	8,749	20,248	91.26%	36,126	36,126
39	206190855	1/1/2011	12/31/2011	7/15/1970	WESTERN CONVALESCENT HOSPITAL	LOS ANGELES	90018	129	42,203	365	1.00000	42,203	47,085	25,114	25,114	30,897	89.63%	41,610	41,610
40	206190868	1/1/2011	12/31/2011	10/6/1970	WESTLAKE CONVALESCENT HOSPITAL	LOS ANGELES	90057	114	36,069	365	1.00000	36,069	41,610	17,374	17,374	26,276	86.68%	36,771	36,771
41	206300039	1/1/2011	12/31/2011	12/27/1978	FRENCH PARK CARE CENTER	SANTA ANA	92701	202	62,683	365	1.00000	62,683	73,730	39,274	39,274	52,229	85.02%	65,156	65,156
42	206301135	1/1/2011	12/31/2011	10/27/1970	PARK ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	115	38,755	365	1.00000	38,755	41,975	17,368	17,368	24,815	92.33%	37,094	37,094
43	206301141	1/1/2011	12/31/2011	2/1/1963	CHAPMAN CARE CENTER	GARDEN GROVE	92840	99	34,707	365	1.00000	34,707	36,135	19,304	19,304	23,827	96.05%	31,933	31,933
44	206301171	1/1/2011	12/31/2011	5/29/1962	BUENA PARK NURSING CENTER	BUENA PARK	90620	143	48,744	365	1.00000	48,744	52,195	27,914	27,914	34,379	93.39%	46,125	46,125
45	206301210	1/1/2011	12/31/2011	1/31/1968	HUNTINGTON VALLEY HEALTHCARE CENTE	HUNTINGTON BEACH	92647	144	43,210	365	1.00000	43,210	52,560	22,630	22,630	35,932	82.21%	46,448	46,448
46	206301215	1/1/2011	12/31/2011	8/22/1962	GARDEN PARK CARE CENTER	GARDEN GROVE	91755	124	40,821	365	1.00000	40,821	45,260	26,559	26,559	31,389	90.19%	39,997	39,997
47	206301280	1/1/2011	12/31/2011	2/3/1967	KNOTT AVENUE CARE CENTER	BUENA PARK	90620	99	34,208	365	1.00000	34,208	36,135	1,073	1,073	18,000	94.67%	31,933	31,933
48	206301302	1/1/2011	12/31/2011	7/20/1970	NEWPORT SUBACUTE HEALTHCARE CENTER	COSTA MESA	92627	137	32,731	365	1.00000	32,731	50,005	20,399	20,399	23,867	65.46%	44,190	44,190
49	206301334	1/1/2011	12/31/2011	10/1/1959	PACIFIC HAVEN HEALTHCARE CENTER	GARDEN GROVE	92643	99	34,828	365	1.00000	34,828	36,135	16,432	16,432	27,650	96.38%	31,933	31,933
50	206304012	11/1/2010	10/31/2011	10/23/1987	NEW ORANGE HILLS	ORANGE	92869	145	44,124	365	1.00000	44,124	52,925	6,168	6,168	30,584	83.37%	46,770	46,770
51	206334439	1/1/2011	12/31/2011	5/9/1995	INDIO NURSING AND REHABILITATION CENT	INDIO	92201	99	32,087	365	1.00000	32,087	36,135	13,933	13,933	23,823	88.80%	31,933	31,933
52	206341182	6/7/2011	12/31/2011	6/16/1969	SACRAMENTO SUB-ACUTE	SACRAMENTO	95841	99	15,203	208	0.56986	26,678	20,592	7,513	13,184	9,189	73.83%	18,197	31,933
53	206361332	1/1/2011	12/31/2011	11/7/1961	LEGACY POST-ACUTE REHABILITATION CENT	SAN BERNARDINO	92404	119	37,557	365	1.00000	37,557	43,435	9,212	9,212	17,914	86.47%	38,384	38,384
54	206361350	1/1/2011	12/31/2011	4/8/1966	COMMUNITY EXTENDED CARE HOSPITAL OF	MONTECLAIR	91763	140	45,351	365	1.00000	45,351	51,100	24,453	24,453	33,057	88.75%	45,158	45,158
55	206361365	1/1/2011	12/31/2011	6/18/1964	UPLAND REHAB. & CARE CENTER	UPLAND	91768	206	67,962	365	1.00000	67,962	75,190	37,822	37,822	56,286	90.39%	66,446	66,446
56	206364064	1/1/2011	12/31/2011	9/5/1990	RECHE CANYON CONVALESCENT CENTER	COLTON	92324	156	55,401	365	1.00000	55,401	56,940	5,588	5,588	30,963	97.30%	50,319	50,319
57	206370670	1/1/2011	12/31/2011	3/1/1971	VILLA LAS PALMAS HEALTHCARE CENTER	EL CAJON	92020	151	51,379	365	1.00000	51,379	55,115	28,320	28,320	46,524	93.22%	48,706	48,706
58	206370684	1/1/2011	12/31/2011	1/2/1968	COMMUNITY CARE CENTER OF LA MESA	LA MESA	91941	119	41,532	365	1.00000	41,532	43,435	16,847	16,847	37,643	95.62%	38,384	38,384
59	206370713	1/1/2011	12/31/2011	12/29/1969	WINDSOR GARDENS CONV. REHAB CENTER O	SAN DIEGO	92102	99	33,319	365	1.00000	33,319	36,135	17,527	17,527	22,592	92.21%	31,933	31,933
60	206370717	1/1/2011	12/31/2011	1/28/1954	CHASE CARE CENTER	EL CAJON	92020	240	79,893	365	1.00000	79,893	87,600	46,756	46,756	62,337	91.20%	77,413	77,413
61	206370770	1/1/2011	12/31/2011	10/25/1963	JACOB HEALTH CARE CENTER	SAN DIEGO	92105	105	34,034	365	1.00000	34,034	38,325	10,712	10,712	29,649	88.80%	33,868	33,868
62	206370853	1/1/2011	12/31/2011	3/23/1962	EL DORADO CARE CENTER	EL CAJON	92020	256	92,881	365	1.00000	92,881	93,440	46,039	46,039	77,518	99.40%	82,574	82,574
63	206374028	1/1/2011	12/31/2011	9/20/1988	CARMEL MOUNTAIN REHABILITATION AND	SAN DIEGO	92128	120	41,188	365	1.00000	41,188	43,800	20,597	20,597	32,013	94.04%	38,707	38,707
64	206390865	1/1/2011	12/31/2011	2/1/1963	WINDSOR ELMHAVEN CARE CENTER	STOCKTON	95207	128	43,869	365	1.00000	43,869	46,720	21,513	21,513	32,593	93.90%	41,287	41,287

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

s to Update Cost Per Sq Ft
 id (Z2) 13
 400
 Cost Per Sq Ft ⁽¹⁾ 1/1/2013 \$ 151.00
 ually, or .16667/mo. (Z4) 0.166667 2.16667 \$ 154.27

Land % (AA3) Equip/bed (AB3) Fully Depreciated
 Minimum Value (AD3)
 10% 4,000 38.800%

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age
A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG
30	206190650	64,511	906	1.034	12,761,352	1,276,135	800,000	13,561,352	5,261,805	44.98	32.99	36.98	Yes	33.99
31	206190653	36,589	916	1.044	6,957,776	695,778	432,000	7,389,776	2,867,233	44.20	37.16	36.19	Yes	38.16
32	206190700	36,127	917	1.038	6,789,681	678,968	424,000	7,213,681	2,798,908	57.84	51.69	49.83	Yes	52.69
33	206190703	36,120	906	1.034	6,699,710	669,971	420,000	7,119,710	2,762,447	54.84	48.25	46.83	Yes	49.25
34	206190706	45,779	913	1.044	8,890,491	889,049	552,000	9,442,491	3,663,687	45.90	39.79	37.90	Yes	40.79
35	206190767	58,382	916	1.044	11,660,716	1,166,072	724,000	12,384,716	4,805,270	55.33	49.19	47.33	Yes	50.19
36	206190773	31,933	900	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	46.21	40.10	38.21	Yes	41.10
37	206190776	26,271	917	1.038	5,188,341	518,834	324,000	5,512,341	2,138,788	51.42	43.02	43.42	Yes	44.02
38	206190786	37,306	913	1.044	7,215,471	721,547	448,000	7,663,471	2,973,427	44.53	38.05	36.53	Yes	39.05
39	206190855	42,203	900	1.072	8,533,568	853,357	516,000	9,049,568	3,511,232	43.58	36.95	35.58	Yes	37.95
40	206190868	36,771	900	1.072	7,541,293	754,129	456,000	7,997,293	3,102,950	43.35	33.85	35.35	Yes	34.85
41	206300039	65,156	927	1.020	12,714,454	1,271,445	808,000	13,522,454	5,246,712	35.12	32.12	27.12	No	33.12
42	206301135	38,755	928	1.054	7,479,707	747,971	460,000	7,939,707	3,080,607	43.30	35.13	35.29	Yes	36.13
43	206301141	34,707	928	1.054	6,439,053	643,905	396,000	6,835,053	2,652,000	51.04	44.91	43.03	Yes	45.91
44	206301171	48,744	906	1.034	9,124,367	912,437	572,000	9,696,367	3,762,190	51.72	45.59	43.71	Yes	46.59
45	206301210	46,448	926	1.020	9,063,769	906,377	576,000	9,639,769	3,740,230	46.04	35.93	38.03	Yes	36.93
46	206301215	40,821	917	1.038	7,942,646	794,265	496,000	8,438,646	3,274,195	51.48	44.42	43.48	Yes	45.42
47	206301280	34,208	906	1.034	6,316,869	631,687	396,000	6,712,869	2,604,593	47.03	38.41	39.02	Yes	39.41
48	206301302	44,190	926	1.020	8,623,169	862,317	548,000	9,171,169	3,558,414	43.57	35.89	35.56	Yes	36.89
49	206301334	34,828	926	1.020	6,231,341	623,134	396,000	6,627,341	2,571,408	54.38	46.65	46.37	Yes	47.65
50	206304012	46,770	928	1.054	9,430,936	943,094	580,000	10,010,936	3,884,243	26.30	25.24	18.29	No	26.24
51	206334439	32,087	922	1.022	6,243,559	624,356	396,000	6,639,559	2,576,149	18.75	17.59	10.74	No	18.59
52	206341182	31,933	958	1.095	6,689,528	668,953	396,000	7,085,528	2,749,185	44.66	33.83	36.65	Yes	34.83
53	206361332	38,384	924	1.008	7,402,078	740,208	476,000	7,878,078	3,056,694	52.27	45.11	44.27	Yes	46.11
54	206361350	45,351	917	1.038	8,967,503	896,750	560,000	9,527,503	3,696,671	47.85	41.73	39.85	Yes	42.73
55	206361365	67,962	917	1.038	13,195,041	1,319,504	824,000	14,019,041	5,439,388	49.66	40.02	41.65	Yes	41.02
56	206364064	55,401	923	1.008	9,703,564	970,356	624,000	10,327,564	4,007,095	23.42	20.67	15.42	No	21.67
57	206370670	51,379	920	1.033	9,625,503	962,550	604,000	10,229,503	3,969,047	42.95	33.52	34.95	Yes	34.52
58	206370684	41,532	919	1.033	7,585,661	758,566	476,000	8,061,661	3,127,925	46.12	36.39	38.11	Yes	37.39
59	206370713	33,319	921	1.033	6,310,760	631,076	396,000	6,706,760	2,602,223	44.12	38.02	36.12	Yes	39.02
60	206370717	79,893	920	1.033	15,298,813	1,529,881	960,000	16,258,813	6,308,419	60.05	53.90	52.05	Yes	54.90
61	206370770	34,034	921	1.033	6,693,231	669,323	420,000	7,113,231	2,759,933	50.31	43.06	42.30	Yes	44.06
62	206370853	92,881	920	1.033	16,318,733	1,631,873	1,024,000	17,342,733	6,728,981	51.90	41.81	43.89	Yes	42.81
63	206374028	41,188	921	1.033	7,649,406	764,941	480,000	8,129,406	3,154,210	25.38	22.52	17.38	No	23.52
64	206390865	43,869	952	1.076	8,499,011	849,901	512,000	9,011,011	3,496,272	51.04	44.91	43.03	Yes	45.91

Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)
Effective Age After Improvements and Bed Additions	AG
	AH = AG if it is populated, otherwise AF
	33.99
	38.16
	52.69
	49.25
	40.79
	50.19
	41.10
	44.02
	38.25
	37.95
	33.09
	33.12
	36.13
	45.91
	46.59
	36.46
	43.97
	39.41
	36.89
	47.65
	26.24
	18.23
	18.23
	34.83
	46.11
	42.73
	41.02
	21.67
	34.52
	37.39
	39.02
	54.90
	44.06
	42.81
	22.64
	22.64
	45.91

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
30	206190650	No	0.61191	0.38809	5,263,040	5,263,040	6,539,175	457,742	7.10
31	206190653	Yes	0.68687	0.31313	2,313,978	2,867,233	3,563,010	249,411	6.82
32	206190700	Yes	0.94844	0.05156	371,918	2,798,908	3,477,876	243,451	6.74
33	206190703	Yes	0.88651	0.11349	807,990	2,762,447	3,432,418	240,269	6.65
34	206190706	Yes	0.73421	0.26579	2,509,690	3,663,687	4,552,736	318,691	6.96
35	206190767	Yes	0.90349	0.09651	1,195,227	4,805,270	5,971,342	417,994	7.16
36	206190773	Yes	0.73977	0.26023	1,807,298	2,694,667	3,349,568	234,470	7.34
37	206190776	Yes	0.79229	0.20771	1,144,984	2,138,788	2,657,623	186,034	7.08
38	206190786	Yes	0.68856	0.31144	2,386,724	2,973,427	3,694,974	258,648	6.93
39	206190855	Yes	0.68317	0.31683	2,867,136	3,511,232	4,364,589	305,521	7.24
40	206190868	No	0.59555	0.40445	3,234,508	3,234,508	3,988,638	279,205	7.59
41	206300039	No	0.59614	0.40386	5,461,227	5,461,227	6,732,672	471,287	7.23
42	206301135	Yes	0.65031	0.34969	2,776,430	3,080,607	3,828,577	268,000	6.92
43	206301141	Yes	0.82638	0.17362	1,186,722	2,652,000	3,295,906	230,713	6.65
44	206301171	Yes	0.83857	0.16143	1,565,248	3,762,190	4,674,627	327,224	6.71
45	206301210	Yes	0.65619	0.34381	3,314,227	3,740,230	4,646,607	325,263	7.00
46	206301215	Yes	0.79150	0.20850	1,759,480	3,274,195	4,068,459	284,792	6.98
47	206301280	Yes	0.70938	0.29062	1,950,914	2,604,593	3,236,280	226,540	6.62
48	206301302	Yes	0.66395	0.33605	3,081,958	3,558,414	4,420,731	309,451	7.00
49	206301334	Yes	0.85775	0.14225	942,715	2,571,408	3,194,542	223,618	6.42
50	206304012	No	0.47228	0.52772	5,282,984	5,282,984	6,226,078	435,825	9.32
51	206334439	No	0.32810	0.67190	4,461,097	4,461,097	5,085,453	355,982	11.09
52	206341182	Yes	0.62698	0.37302	2,643,078	2,749,185	3,418,138	239,270	7.49
53	206361332	Yes	0.82992	0.17008	1,339,901	3,056,694	3,796,902	265,783	6.92
54	206361350	Yes	0.76923	0.23077	2,198,667	3,696,671	4,593,422	321,540	7.09
55	206361365	Yes	0.73827	0.26173	3,669,150	5,439,388	6,758,892	473,122	6.96
56	206364064	No	0.39005	0.60995	6,299,255	6,299,255	7,269,611	508,873	9.19
57	206370670	Yes	0.62129	0.37871	3,874,018	3,969,047	4,931,597	345,212	6.72
58	206370684	Yes	0.67303	0.32697	2,635,895	3,127,925	3,886,491	272,054	6.55
59	206370713	Yes	0.70230	0.29770	1,996,635	2,602,223	3,233,299	226,331	6.79
60	206370717	Yes	0.98823	0.01177	191,374	6,308,419	7,838,301	548,681	6.87
61	206370770	Yes	0.79306	0.20694	1,472,030	2,759,933	3,429,256	240,048	7.05
62	206370853	Yes	0.77060	0.22940	3,978,485	6,728,981	8,360,854	585,260	6.30
63	206374028	No	0.40752	0.59248	4,816,536	4,816,536	5,581,477	390,703	9.49
64	206390865	Yes	0.82638	0.17362	1,564,518	3,496,272	4,346,173	304,232	6.94

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)
Rate Period Mid-Point (M3)

365
2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K
65	206430789	1/1/2011	12/31/2011	11/18/1969	A GRACE SUBACUTE AND SKILLED CARE	SAN JOSE	95128	166	48,558	365	1.00000	48,558	60,590	24,023	24,023	27,425	80.14%	53,544	53,544
66	206431808	1/1/2011	12/31/2011	5/8/1967	AMBERWOOD GARDENS	SAN JOSE	95129	258	85,560	365	1.00000	85,560	94,170	55,142	55,142	64,740	90.86%	83,219	83,219
67	206564120	1/1/2011	12/31/2011	5/23/2002	WESTLAKE HEALTH CARE CENTER	WESTLAKE VILLAGE	91361	102	32,085	365	1.00000	32,085	37,230	9,046	9,046	26,560	86.18%	32,901	32,901
68	206571033	1/1/2011	12/31/2011	2/8/1968	RIVERBEND NURSING CENTER	WEST SACRAMENTO	95691	99	29,431	365	1.00000	29,431	36,135	24,380	24,380	26,620	81.45%	31,933	31,933
Facilities with SNF Medi-Cal Days (946)																			
1	206010734	1/1/2011	12/31/2011	9/16/1969	CROWN BAY NURSING & REHAB	ALAMEDA	94501	151	42,496	365	1.00000	42,496	55,115	36,525	36,525	42,496	77.10%	48,706	48,706
2	206010744	1/1/2011	12/31/2011	2/8/1963	ASHBY CARE CENTER	BERKELEY	94705	31	10,536	365	1.00000	10,536	11,315	9,028	9,028	10,536	93.12%	9,999	9,999
3	206010747	1/1/2011	12/31/2011	7/28/1961	BANCROFT CONVALESCENT HOSPITAL	SAN LEANDRO	94577	36	11,546	365	1.00000	11,546	13,140	2,867	2,867	11,546	87.87%	11,612	11,612
4	206010749	1/1/2011	12/31/2011	12/9/1965	ST. FRANCIS EXTENDED CARE	HAYWARD	94541	62	21,218	365	1.00000	21,218	22,630	18,042	18,042	21,218	93.76%	19,998	19,998
5	206010750	1/1/2011	12/31/2011	5/20/1963	HILLTOP CARE AND REHABILITATION CENTE	HAYWARD	94541	71	24,073	365	1.00000	24,073	25,915	21,040	21,040	24,073	92.89%	22,901	22,901
6	206010757	1/1/2011	12/31/2011	3/7/1960	BERKELEY PINES CARE CENTER	BERKELEY	94705	36	12,718	365	1.00000	12,718	13,140	8,779	8,779	12,718	96.79%	11,612	11,612
7	206010760	6/1/2010	5/31/2011	6/12/1972	BETHESDA HOME	HAYWARD	94541	40	14,446	365	1.00000	14,446	14,600	11,874	11,874	14,446	98.95%	12,902	12,902
8	206010770	1/1/2011	12/31/2011	5/15/1961	VALLEY POINTE NURSING & REHABILITATION	CASTRO VALLEY	94546	50	16,748	365	1.00000	16,748	18,250	12,276	12,276	16,748	91.77%	16,128	16,128
9	206010774	1/1/2011	12/31/2011	9/2/1960	CASTRO VALLEY HEALTHCARE AND REHABIL	CASTRO VALLEY	94546	91	26,703	365	1.00000	26,703	33,215	22,606	22,606	26,703	80.39%	29,353	29,353
10	206010797	1/1/2011	12/31/2011	5/31/1968	FREMONT HEALTHCARE CENTER	FREMONT	94538	115	38,802	365	1.00000	38,802	41,975	27,753	27,753	38,802	92.44%	37,094	37,094
11	206010798	1/1/2011	12/31/2011	5/28/1968	DRIFTWOOD HEALTH CARE CENTER - HAYWA	HAYWARD	94541	88	29,316	365	1.00000	29,316	32,120	24,950	24,950	29,316	91.27%	28,385	28,385
12	206010806	9/1/2010	8/31/2011	1/19/1968	HAYWARD HEALTHCARE & WELLNESS CENTE	HAYWARD	94545	99	34,537	365	1.00000	34,537	36,135	28,834	28,834	34,537	95.58%	31,933	31,933
13	206010807	1/1/2011	12/31/2011	5/17/1966	ELMWOOD CARE CENTER	BERKELEY	94705	77	25,630	365	1.00000	25,630	28,105	12,115	12,115	25,630	91.19%	24,837	24,837
14	206010808	1/1/2011	10/31/2011	11/26/1963	OAKLAND SPRINGS HEALTH CARE CENTER	OAKLAND	94606	99	26,892	304	0.83288	32,288	30,096	24,870	29,860	26,892	89.35%	26,596	31,933
15	206010815	1/1/2011	12/31/2011	11/19/1963	CRESTWOOD TREATMENT CENTER - FREMON	FREMONT	94538	88	22,402	365	1.00000	22,402	32,120	22,371	22,371	22,402	69.74%	28,385	28,385
16	206010824	1/1/2011	12/31/2011	9/19/1962	WINDSOR POST ACUTE CARE	HAYWARD	94541	99	32,876	365	1.00000	32,876	36,135	25,937	25,937	32,876	90.98%	31,933	31,933
17	206010825	7/1/2010	6/30/2011	6/27/1966	HACIENDA CARE CENTER	LIVERMORE	94550	83	27,483	365	1.00000	27,483	30,295	17,929	17,929	27,483	90.72%	26,772	26,772
18	206010831	1/1/2011	12/31/2011	3/1/1961	HAYWARD CONVALESCENT HOSPITAL	HAYWARD	94541	99	32,161	365	1.00000	32,161	36,135	27,201	27,201	32,161	89.00%	31,933	31,933
19	206010832	1/1/2011	12/31/2011	2/1/1965	HAYWARD HILLS HEALTHCARE CENTER	HAYWARD	94541	74	24,418	365	1.00000	24,418	27,010	16,989	16,989	24,418	90.40%	23,869	23,869
20	206010845	1/1/2011	12/31/2011	12/1/1968	OAKHILL SPRINGS CARE CENTER	OAKLAND	94619	44	14,982	365	1.00000	14,982	16,060	14,078	14,078	14,982	93.29%	14,192	14,192
21	206010848	9/1/2010	8/31/2011	11/16/1959	OAKLAND HEALTHCARE & WELLNESS CENTE	OAKLAND	94609	98	31,461	365	1.00000	31,461	35,770	22,739	22,739	31,461	87.95%	31,610	31,610
22	206010851	1/1/2011	12/31/2011	1/1/1962	BELLAKEN SKILLED NURSING CENTER	OAKLAND	94601	61	21,963	365	1.00000	21,963	22,265	16,752	16,752	21,963	98.64%	19,676	19,676
23	206010855	1/1/2011	12/31/2011	11/25/1964	JONES CONVALESCENT HOSPITAL	SAN LEANDRO	94577	25	8,512	365	1.00000	8,512	9,125	5,548	5,548	8,512	93.28%	8,064	8,064
24	206010862	1/1/2011	12/31/2011	3/19/1954	WISTERIA CARE CENTER	CASTRO VALLEY	94546	25	8,093	365	1.00000	8,093	9,125	7,606	7,606	8,093	88.69%	8,064	8,064
25	206010863	1/1/2011	12/31/2011	12/14/1965	KYAKAMEENA SANITORIUM	BERKELEY	94704	60	20,852	365	1.00000	20,852	21,900	16,444	16,444	20,852	95.21%	19,353	19,353
26	206010874	1/1/2011	12/31/2011	9/7/1964	SILVER OAK MANOR	LIVERMORE	94550	37	12,928	365	1.00000	12,928	13,505	8,108	8,108	12,928	95.73%	11,935	11,935
27	206010875	1/1/2011	12/31/2011	8/24/1961	OAKGROVE SPRINGS CARE CENTER	OAKLAND	94610	53	17,892	365	1.00000	17,892	19,345	16,151	16,151	17,892	92.49%	17,095	17,095
28	206010876	1/1/2011	12/31/2011	12/11/1963	WINDSOR GARDENS CARE CENTER OF HAYW.	HAYWARD	94541	75	25,037	365	1.00000	25,037	27,375	16,562	16,562	25,037	91.46%	24,192	24,192
29	206010879	11/1/2010	10/31/2011	02/01/1954	MASONIC HOME FOR ADULTS	UNION CITY	94587	125	22,135	365	1.00000	22,135	45,625	4,674	4,674	22,135	48.52%	40,319	40,319

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

s to Update Cost Per Sq Ft
 id (Z2)
 Cost Per Sq Ft ⁽¹⁾
 ually, or .16667/mo. (Z4)

13
 400
 1/1/2013
 0.166667 2.16667 \$ 151.00
 154.27

Land % (AA3) Equip/bed (AB3)
 10% 4,000

Fully Depreciated
 Minimum Value (AD3)
 38.800%

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)
A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = AB when AB has a value > 0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG	AH = AG if it is populated, otherwise AF	
65	206430789	53,544	951	1.169	11,974,814	1,197,481	664,000	12,638,814	4,903,860	44.24	38.13	36.23	Yes	39.13		39.13
66	206431808	85,560	951	1.169	18,611,457	1,861,146	1,032,000	19,643,457	7,621,661	46.77	40.66	38.76	Yes	41.66		41.66
67	206564120	32,901	913	1.044	6,571,232	657,123	408,000	6,979,232	2,707,942	11.70	10.69	3.70	No	11.69		11.69
68	206571033	31,933	956	1.095	6,689,528	668,953	396,000	7,085,528	2,749,185	46.01	38.71	38.01	Yes	39.71		39.71
Facilities with																
1	206010734	48,706	945	1.131	10,538,668	1,053,867	604,000	11,142,668	4,323,355	44.41	36.53	36.40	Yes	37.53		37.53
2	206010744	10,536	947	1.165	2,228,608	222,861	124,000	2,352,608	912,812	51.02	44.89	43.01	Yes	45.89		45.89
3	206010747	11,612	945	1.131	2,512,530	251,253	144,000	2,656,530	1,030,734	52.55	45.54	44.55	Yes	46.54		46.54
4	206010749	21,218	945	1.131	4,327,135	432,714	248,000	4,575,135	1,775,152	48.18	42.06	40.18	Yes	43.06		43.06
5	206010750	24,073	945	1.131	4,955,268	495,527	284,000	5,239,268	2,032,836	50.74	44.19	42.73	Yes	45.19	44.72	44.72
6	206010757	12,718	947	1.165	2,588,061	258,806	144,000	2,732,061	1,060,040	53.94	47.81	45.94	Yes	48.81		48.81
7	206010760	14,446	945	1.131	2,791,700	279,170	160,000	2,951,700	1,145,260	41.67	35.57	33.66	Yes	36.57		36.57
8	206010770	16,748	945	1.131	3,489,625	348,963	200,000	3,689,625	1,431,575	52.75	44.55	44.75	Yes	45.55		45.55
9	206010774	29,353	945	1.131	6,351,118	635,112	364,000	6,715,118	2,605,466	53.45	45.94	45.45	Yes	46.94		46.94
10	206010797	38,802	945	1.131	8,026,138	802,614	460,000	8,486,138	3,292,621	45.70	39.59	37.70	Yes	40.59		40.59
11	206010798	29,316	945	1.131	6,141,740	614,174	352,000	6,493,740	2,519,571	45.71	39.60	37.71	Yes	40.60		40.60
12	206010806	34,537	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	46.07		38.06	Yes	41.07		41.07
13	206010807	25,630	947	1.165	5,535,576	553,558	308,000	5,843,576	2,267,307	47.75	46.74		No	47.74		47.74
14	206010808	32,288	946	1.173	7,166,042	716,604	396,000	7,562,042	2,934,072	50.22	44.09	42.21	Yes	45.09		45.09
15	206010815	28,385	945	1.131	6,141,740	614,174	352,000	6,493,740	2,519,571	50.24	47.77		No	48.77		48.77
16	206010824	32,876	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	51.41	45.28	43.40	Yes	46.28		46.28
17	206010825	27,483	945	1.131	5,792,778	579,278	332,000	6,124,778	2,376,414	47.63	39.84	39.63	Yes	40.84		40.84
18	206010831	32,161	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	52.96		44.95	Yes	47.96		47.96
19	206010832	24,418	945	1.131	5,164,645	516,465	296,000	5,460,645	2,118,730	49.03	41.44	41.03	Yes	42.44		42.44
20	206010845	14,982	946	1.173	3,184,908	318,491	176,000	3,360,908	1,304,032	45.20	39.09	37.19	Yes	40.09		40.09
21	206010848	31,610	946	1.173	7,093,658	709,366	392,000	7,485,658	2,904,435	54.25	48.11	46.24	Yes	49.11		49.11
22	206010851	21,963	946	1.173	4,415,440	441,544	244,000	4,659,440	1,807,863	52.12	41.86	44.12	Yes	42.86		42.86
23	206010855	8,512	945	1.131	1,744,813	174,481	100,000	1,844,813	715,787	49.22	48.22		No	49.22		49.22
24	206010862	8,093	945	1.131	1,744,813	174,481	100,000	1,844,813	715,787	59.92	53.77	51.91	Yes	54.77		54.77
25	206010863	20,852	947	1.165	4,313,436	431,344	240,000	4,553,436	1,766,733	48.17	42.05	40.16	Yes	43.05		43.05
26	206010874	12,928	945	1.131	2,582,323	258,232	148,000	2,730,323	1,059,365	49.44	43.31	41.43	Yes	44.31		44.31
27	206010875	17,892	946	1.173	3,836,366	383,637	212,000	4,048,366	1,570,766	52.48	46.47	44.47	Yes	47.47		47.47
28	206010876	25,037	945	1.131	5,234,438	523,444	300,000	5,534,438	2,147,362	50.18	44.18	42.17	Yes	45.18		45.18
29	206010879	40,319	945	1.131	8,724,063	872,406	500,000	9,224,063	3,578,936	60.04	58.88		No	59.88		59.88

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
65	206430789	Yes	0.70431	0.29569	3,737,152	4,903,860	6,101,341	427,094	7.98
66	206431808	Yes	0.74980	0.25020	4,914,729	7,621,661	9,482,807	663,797	7.76
67	206564120	No	0.21034	0.78966	5,511,191	5,511,191	6,168,314	431,782	13.12
68	206571033	Yes	0.71474	0.28526	2,021,207	2,749,185	3,418,138	239,270	7.49
Facilities with									
1	206010734	Yes	0.67554	0.32446	3,615,364	4,323,355	5,377,222	376,406	\$ 7.73
2	206010744	Yes	0.82603	0.17397	409,277	912,812	1,135,673	79,497	7.55
3	206010747	Yes	0.83766	0.16234	431,248	1,030,734	1,281,987	89,739	7.73
4	206010749	Yes	0.77513	0.22487	1,028,805	1,775,152	2,207,866	154,551	7.28
5	206010750	Yes	0.80493	0.19507	1,022,029	2,032,836	2,528,363	176,985	7.35
6	206010757	Yes	0.87856	0.12144	331,789	1,060,040	1,318,846	92,319	7.26
7	206010760	Yes	0.65823	0.34177	1,008,804	1,145,260	1,424,430	99,710	6.90
8	206010770	Yes	0.81996	0.18004	664,284	1,431,575	1,780,537	124,638	7.44
9	206010774	Yes	0.84498	0.15502	1,040,956	2,605,466	3,240,577	226,840	7.73
10	206010797	Yes	0.73067	0.26933	2,285,553	3,292,621	4,095,235	286,666	7.39
11	206010798	Yes	0.73082	0.26918	1,747,987	2,519,571	3,133,745	219,362	7.48
12	206010806	Yes	0.73923	0.26077	1,905,023	2,834,518	3,525,463	246,782	7.15
13	206010807	Yes	0.85932	0.14068	822,103	2,267,307	2,820,865	197,461	7.70
14	206010808	Yes	0.81157	0.18843	1,424,887	2,934,072	3,650,677	255,547	7.91
15	206010815	Yes	0.87782	0.12218	793,421	2,519,571	3,133,745	219,362	7.73
16	206010824	Yes	0.83302	0.16698	1,219,892	2,834,518	3,525,463	246,782	7.51
17	206010825	Yes	0.73511	0.26489	1,622,411	2,376,414	2,955,692	206,898	7.53
18	206010831	Yes	0.86326	0.13674	998,946	2,834,518	3,525,463	246,782	7.67
19	206010832	Yes	0.76392	0.23608	1,289,169	2,118,730	2,635,195	184,464	7.55
20	206010845	Yes	0.72162	0.27838	935,600	1,304,032	1,622,523	113,577	7.58
21	206010848	Yes	0.88407	0.11593	867,845	2,904,435	3,613,801	252,966	8.00
22	206010851	Yes	0.77154	0.22846	1,064,483	1,807,863	2,249,407	157,458	7.17
23	206010855	Yes	0.88590	0.11410	210,501	715,787	890,269	62,319	7.32
24	206010862	Yes	0.98577	0.01423	26,251	715,787	890,269	62,319	7.70
25	206010863	Yes	0.77489	0.22511	1,025,046	1,766,733	2,198,077	153,865	7.38
26	206010874	Yes	0.79766	0.20234	552,465	1,059,365	1,317,597	92,232	7.13
27	206010875	Yes	0.85453	0.14547	588,910	1,570,766	1,954,403	136,808	7.65
28	206010876	Yes	0.81316	0.18684	1,034,076	2,147,362	2,670,806	186,956	7.47
29	206010879	Yes	1.07789	(0.07789)	(718,418)	3,578,936	4,451,343	311,594	7.73

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)
Rate Period Mid-Point (M3)

365
2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential OSHPD Days for SNF MCal	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	
A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K	
30	206010881	1/1/2011	12/31/2011	1/7/1963	MCCLURE CONVALESCENT HOSPITAL & REH/OAKLAND	OAKLAND	94609	60	18,543	365	1.00000	18,543	21,900	14,403	14,403	18,543	84.67%	19,353	19,353
31	206010889	1/1/2011	12/31/2011	6/1/1973	FRUITVALE HEALTHCARE CENTER	OAKLAND	94601	140	49,376	365	1.00000	49,376	51,100	39,360	39,360	49,376	96.63%	45,158	45,158
32	206010900	7/1/2010	6/30/2011	1/12/1970	GARFIELD NEUROBEHAVIORAL CENTER	OAKLAND	94601	96	20,039	365	1.00000	20,039	35,040	18,934	18,934	20,039	57.19%	30,965	30,965
33	206010904	1/1/2011	12/31/2011	11/19/1969	WINDSOR HEALTHCARE CENTER OF OAKLAN	OAKLAND	94602	98	30,939	365	1.00000	30,939	35,770	25,157	25,157	30,939	86.49%	31,610	31,610
34	206010906	1/1/2011	12/31/2011	3/4/1970	EXCELL HEALTH CARE CENTER	OAKLAND	94619	99	34,470	365	1.00000	34,470	36,135	25,488	25,488	34,470	95.39%	31,933	31,933
35	206010912	1/1/2011	12/31/2011	9/24/1971	PARK CENTRAL CARE & REHABILITATION CEN	FREMONT	94536	99	34,197	365	1.00000	34,197	36,135	21,113	21,113	34,197	94.64%	31,933	31,933
36	206010915	1/1/2011	12/31/2011	9/3/1963	WINDSOR PARK CENTER OF FREMONT	FREMONT	94536	85	27,494	365	1.00000	27,494	31,025	16,844	16,844	27,494	88.62%	27,417	27,417
37	206010917	1/1/2011	12/31/2011	3/20/1969	PARKVIEW HEALTHCARE CENTER	HAYWARD	94544	121	41,523	365	1.00000	41,523	44,165	34,607	34,607	41,523	94.02%	39,029	39,029
38	206010920	10/1/2010	9/30/2011	7/7/1969	PIEDMONT GARDENS HEALTH FACILITY	OAKLAND	94611	94	24,521	365	1.00000	24,521	34,310	11,232	11,232	24,521	71.47%	30,320	30,320
39	206010926	1/1/2011	12/31/2011	7/18/1973	PLEASANTON NURSING AND REHABILITATIO	PLEASANTON	94566	139	48,372	365	1.00000	48,372	50,735	28,676	28,676	48,372	95.34%	44,835	44,835
40	206010934	1/1/2011	12/31/2011	10/11/1963	REDWOOD CONVALESCENT HOSPITAL	CASTRO VALLEY	94546	70	23,101	365	1.00000	23,101	25,550	20,767	20,767	23,101	90.41%	22,579	22,579
41	206010944	1/1/2011	12/31/2011	5/16/1970	SAN LEANDRO HEALTHCARE CENTER	SAN LEANDRO	94577	62	18,876	365	1.00000	18,876	22,630	8,538	8,538	18,876	83.41%	19,998	19,998
42	206010952	7/1/2010	6/30/2011	2/20/1967	BAY VIEW NURSING AND REHABILITATION CI	ALAMEDA	94501	170	54,379	365	1.00000	54,379	62,050	36,432	36,432	54,379	87.64%	54,834	54,834
43	206010959	1/1/2011	12/31/2011	3/16/1964	ST. CHRISTOPHER CONVALESCENT HOSPITAL	HAYWARD	94541	36	12,732	365	1.00000	12,732	13,140	10,816	10,816	12,732	96.89%	11,612	11,612
44	206010961	1/1/2011	12/31/2011	7/1/1960	ST. JOHNS KRONSTADT CONVALESCENT CEN	CASTRO VALLEY	94546	49	15,940	365	1.00000	15,940	17,885	13,588	13,588	15,940	89.12%	15,805	15,805
45	206010968	1/1/2011	12/31/2011	01/17/1961	HAYWARD SPRINGS CARE CENTER	HAYWARD	94541	36	8,129	365	1.00000	8,129	13,140	6,639	6,639	8,129	61.86%	11,612	11,612
46	206010972	1/1/2011	12/31/2011	6/15/1964	KINDRED NURSING AND REHABILITATION - M	OAKLAND	94609	124	40,416	365	1.00000	40,416	45,260	34,031	34,031	40,416	89.30%	39,997	39,997
47	206010974	1/1/2011	12/31/2011	9/1/1969	BAY POINT HEALTHCARE CENTER	HAYWARD	94541	99	34,162	365	1.00000	34,162	36,135	26,218	26,218	34,162	94.54%	31,933	31,933
48	206010988	1/1/2011	12/31/2011	11/1/1969	WASHINGTON CARE & REHAB	SAN LEANDRO	94578	99	31,960	365	1.00000	31,960	36,135	21,731	21,731	31,960	88.45%	31,933	31,933
49	206010989	1/1/2011	12/31/2011	1/3/1972	THE WATERS EDGE	ALAMEDA	94501	120	37,225	365	1.00000	37,225	43,800	22,839	22,839	37,225	84.99%	38,707	38,707
50	206010994	1/1/2011	12/31/2011	5/8/1972	CRESTWOOD MANOR - FREMONT	FREMONT	94538	126	45,670	365	1.00000	45,670	45,990	25,372	25,372	45,670	99.30%	40,642	40,642
51	206010995	1/1/2011	12/31/2011	1/18/1968	WILLOW TREE NURSING & REHAB CENTER	OAKLAND	94621	82	26,005	365	1.00000	26,005	29,930	22,201	22,201	26,005	86.89%	26,450	26,450
52	206011527	7/1/2010	6/30/2011	11/1/1978	CHAPARRAL HOUSE	BERKELEY	94702	49	13,413	365	1.00000	13,413	17,885	6,621	6,621	13,413	75.00%	15,805	15,805
53	206013368	1/1/2011	12/31/2011	11/10/1950	HILLSIDE SENIOR CARE	FREMONT	94536	73	25,762	365	1.00000	25,762	26,645	20,809	20,809	25,762	96.69%	23,547	23,547
54	206013489	1/1/2011	12/31/2011	4/25/1956	ST. ANTHONY CARE CENTER, INC	HAYWARD	94541	30	9,471	365	1.00000	9,471	10,950	9,288	9,288	9,471	86.49%	9,677	9,677
55	206013570	1/1/2011	12/31/2011	3/11/1968	WINDSOR COUNTRY DRIVE CARE CENTER	FREMONT	94536	126	40,816	365	1.00000	40,816	45,990	25,680	25,680	40,816	88.75%	40,642	40,642
56	206013647	1/1/2011	12/31/2011	6/2/1969	GATEWAY CARE & REHAB. CENTER	HAYWARD	94541	99	34,502	365	1.00000	34,502	36,135	23,165	23,165	34,502	95.48%	31,933	31,933
57	206013653	1/1/2011	12/31/2011	3/14/1958	MARINA GARDEN NURSING	ALAMEDA	94501	32	11,515	365	1.00000	11,515	11,680	9,829	9,829	11,515	98.59%	10,322	10,322
58	206013696	7/1/2010	6/30/2011	1/15/1985	MERCY RETIREMENT AND CARE CENTER	OAKLAND	94601	59	20,644	365	1.00000	20,644	21,535	7,210	7,210	20,644	95.86%	19,031	19,031
59	206014077	7/1/2010	6/30/2011	7/26/1993	SALEM CARE CENTER	OAKLAND	94606	48	16,539	365	1.00000	16,539	17,520	2,925	2,925	16,539	94.40%	15,483	15,483
60	206014238	7/1/2010	6/30/2011	10/2/2008	BAYWOOD COURT HEALTH CENTER	CASTRO VALLEY	94546	56	17,464	365	1.00000	17,464	20,440	2,988	2,988	17,464	85.44%	18,063	18,063
61	206030915	1/1/2011	12/31/2011	2/10/1970	KIT CARSON NURSING & REHAB CENTER	JACKSON	95642	199	38,663	365	1.00000	38,663	72,635	28,292	28,292	38,663	53.23%	64,188	64,188
62	206040800	1/1/2011	12/31/2011	8/31/1964	WINDSOR CHICO CARE CENTER	CHICO	95926	76	24,035	365	1.00000	24,035	27,740	15,125	15,125	24,035	86.64%	24,514	24,514
63	206040974	7/1/2010	6/30/2011	3/29/1965	PARADISE SKILLED NURSING	PARADISE	95969	44	13,772	365	1.00000	13,772	16,060	9,836	9,836	13,772	85.75%	14,192	14,192
64	206040999	4/1/2010	3/31/2011	6/25/1963	RIVERSIDE CONVALESCENT HOSPITAL - CHIC	CHICO	95926	99	26,160	365	1.00000	26,160	36,135	21,093	21,093	26,160	72.40%	31,933	31,933

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)
A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "No"	AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG	AH = AG if it is populated, otherwise AF
30	206010881	19,353	946	1.173	4,343,056	434,306	240,000	4,583,056	1,778,226	51.10	44.98	43.10	Yes	45.98		45.98
31	206010889	49,376	946	1.173	10,133,797	1,013,380	560,000	10,693,797	4,149,193	40.70	34.60	32.69	Yes	35.60		35.60
32	206010900	30,965	946	1.173	6,948,890	694,889	384,000	7,332,890	2,845,161	44.08	37.98	36.08	Yes	38.98		38.98
33	206010904	31,610	946	1.173	7,093,658	709,366	392,000	7,485,658	2,904,435	44.23		36.23	Yes	39.23		39.23
34	206010906	34,470	946	1.173	7,166,042	716,604	396,000	7,562,042	2,934,072	43.95	37.94	35.94	Yes	38.94		38.94
35	206010912	34,197	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	42.39	36.03	34.38	Yes	37.03		37.03
36	206010915	27,494	945	1.131	5,932,363	593,236	340,000	6,272,363	2,433,677	50.45	44.45	42.44	Yes	45.45		45.45
37	206010917	41,523	945	1.131	8,444,893	844,489	484,000	8,928,893	3,464,410	44.90	38.79	36.90	Yes	39.79		39.79
38	206010920	30,320	946	1.173	6,804,121	680,412	376,000	7,180,121	2,785,887	44.60	37.23	36.60	Yes	38.23		38.23
39	206010926	48,372	945	1.131	9,701,158	970,116	556,000	10,257,158	3,979,777	40.57	33.10	32.56	Yes	34.10		34.10
40	206010934	23,101	945	1.131	4,885,475	488,548	280,000	5,165,475	2,004,204	50.35	44.22	42.34	Yes	45.22		45.22
41	206010944	19,998	945	1.131	4,327,135	432,714	248,000	4,575,135	1,775,152	43.75	37.64	35.74	Yes	38.64		38.64
42	206010952	54,834	945	1.131	11,864,725	1,186,473	680,000	12,544,725	4,867,353	46.98	37.10	38.98	Yes	38.10		38.10
43	206010959	12,732	945	1.131	2,512,530	251,253	144,000	2,656,530	1,030,734	49.92	43.91	41.91	Yes	44.91		44.91
44	206010961	15,940	945	1.131	3,419,833	341,983	196,000	3,615,833	1,402,943	53.62	46.82	45.62	Yes	47.82		47.82
45	206010968	11,612	945	1.131	2,512,530	251,253	144,000	2,656,530	1,030,734	53.08		45.07	Yes	48.08		48.08
46	206010972	40,416	946	1.173	8,975,649	897,565	496,000	9,471,649	3,675,000	49.67	42.17	41.66	Yes	43.17	42.69	42.69
47	206010974	34,162	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	44.45	38.02	36.44	Yes	39.02		39.02
48	206010988	31,960	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	44.28	34.17	36.28	Yes	35.17	34.56	34.56
49	206010989	38,707	945	1.131	8,375,100	837,510	480,000	8,855,100	3,435,779	42.11	36.01	34.10	Yes	37.01		37.01
50	206010994	45,670	945	1.131	8,793,855	879,386	504,000	9,297,855	3,607,568	41.76	40.76	39.06	No	41.76		41.76
51	206010995	26,450	946	1.173	5,935,510	593,551	328,000	6,263,510	2,430,242	46.07	39.96	38.07	Yes	40.96	39.89	39.89
52	206011527	15,805	947	1.165	3,522,639	352,264	196,000	3,718,639	1,442,832	35.28	33.83	27.27	No	34.83		34.83
53	206013368	25,762	945	1.131	5,094,853	509,485	292,000	5,386,853	2,090,099	63.27	57.27	55.27	Yes	58.27		58.27
54	206013489	9,677	945	1.131	2,093,775	209,378	120,000	2,213,775	858,945	57.81	51.81	49.81	Yes	52.81		52.81
55	206013570	40,816	945	1.131	8,793,855	879,386	504,000	9,297,855	3,607,568	45.93	39.13	37.92	Yes	40.13		40.13
56	206013647	34,502	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	44.70	38.59	36.69	Yes	39.59	39.03	39.03
57	206013653	11,515	945	1.131	2,233,360	223,336	128,000	2,361,360	916,208	55.93	49.79	47.92	Yes	50.79		50.79
58	206013696	20,644	946	1.173	4,270,672	427,067	236,000	4,506,672	1,748,589	29.07	22.16	21.06	No	23.16		23.16
59	206014077	16,539	946	1.173	3,474,445	347,444	192,000	3,666,445	1,422,581	20.53	17.30	12.53	No	18.30		18.30
60	206014238	18,063	945	1.131	3,908,380	390,838	224,000	4,132,380	1,603,363	5.34	4.25		No	5.25		5.25
61	206030915	64,188	956	1.095	13,446,627	1,344,663	796,000	14,242,627	5,526,139	44.01	37.90	36.00	Yes	38.90		38.90
62	206040800	24,514	959	1.061	4,975,940	497,594	304,000	5,279,940	2,048,617	49.45	43.33	41.45	Yes	44.33		44.33
63	206040974	14,192	959	1.061	2,880,807	288,081	176,000	3,056,807	1,186,041	48.88	42.76	40.87	Yes	43.76		43.76
64	206040999	31,933	959	1.061	6,481,817	648,182	396,000	6,877,817	2,668,593	50.64	44.52	42.64	Yes	45.52		45.52

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
30	206010881	Yes	0.82761	0.17239	790,089	1,778,226	2,212,531	154,877	8.00
31	206010889	Yes	0.64082	0.35918	3,841,002	4,149,193	5,162,573	361,380	7.32
32	206010900	Yes	0.70161	0.29839	2,188,086	2,845,161	3,540,050	247,804	8.00
33	206010904	Yes	0.70619	0.29381	2,199,348	2,904,435	3,613,801	252,966	8.00
34	206010906	Yes	0.70096	0.29904	2,261,320	2,934,072	3,650,677	255,547	7.41
35	206010912	Yes	0.66651	0.33349	2,436,279	2,834,518	3,525,463	246,782	7.22
36	206010915	Yes	0.81804	0.18196	1,141,329	2,433,677	3,026,913	211,884	7.71
37	206010917	Yes	0.71626	0.28374	2,533,464	3,464,410	4,308,900	301,623	7.26
38	206010920	Yes	0.68823	0.31177	2,238,565	2,785,887	3,466,299	242,641	8.00
39	206010926	Yes	0.61389	0.38611	3,960,441	3,979,777	4,949,893	346,493	7.16
40	206010934	Yes	0.81398	0.18602	960,863	2,004,204	2,492,752	174,493	7.55
41	206010944	Yes	0.69551	0.30449	1,393,091	1,775,152	2,207,866	154,551	7.73
42	206010952	Yes	0.68584	0.31416	3,941,026	4,867,353	6,053,826	423,768	7.73
43	206010959	Yes	0.80842	0.19158	508,933	1,030,734	1,281,987	89,739	7.05
44	206010961	Yes	0.86074	0.13926	503,559	1,402,943	1,744,926	122,145	7.66
45	206010968	Yes	0.86538	0.13462	357,620	1,030,734	1,281,987	89,739	7.73
46	206010972	Yes	0.76842	0.23158	2,193,445	3,675,000	4,572,565	320,080	7.92
47	206010974	Yes	0.70240	0.29760	2,174,094	2,834,518	3,525,463	246,782	7.22
48	206010988	Yes	0.62203	0.37797	2,761,257	2,834,518	3,525,463	246,782	7.72
49	206010989	Yes	0.66615	0.33385	2,956,297	3,435,779	4,273,289	299,130	7.73
50	206010994	Yes	0.75166	0.24834	2,309,027	3,607,568	4,486,953	314,087	6.88
51	206010995	Yes	0.71798	0.28202	1,766,439	2,430,242	3,023,793	211,665	8.00
52	206011527	Yes	0.62694	0.37306	1,387,294	1,442,832	1,795,096	125,657	7.95
53	206013368	Yes	1.04888	(0.04888)	(263,321)	2,090,099	2,599,584	181,971	7.06
54	206013489	Yes	0.95055	0.04945	109,476	858,945	1,068,322	74,783	7.73
55	206013570	Yes	0.72229	0.27771	2,582,127	3,607,568	4,486,953	314,087	7.70
56	206013647	Yes	0.70255	0.29745	2,173,031	2,834,518	3,525,463	246,782	7.15
57	206013653	Yes	0.91416	0.08584	202,690	916,208	1,139,544	79,768	6.93
58	206013696	No	0.41693	0.58307	2,627,711	2,627,711	3,054,778	213,834	10.36
59	206014077	No	0.32942	0.67058	2,458,627	2,458,627	2,806,072	196,425	11.88
60	206014238	No	0.09443	0.90557	3,742,142	3,742,142	4,132,980	289,309	16.02
61	206030915	Yes	0.70018	0.29982	4,270,220	5,526,139	6,870,802	480,956	7.49
62	206040800	Yes	0.79800	0.20200	1,066,548	2,048,617	2,546,211	178,235	7.27
63	206040974	Yes	0.78767	0.21233	649,045	1,186,041	1,474,122	103,189	7.27
64	206040999	Yes	0.81930	0.18070	1,242,855	2,668,593	3,316,775	232,174	7.27

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)
Rate Period Mid-Point (M3)

365
2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential OSHPD Days for SNF MCal	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	
A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K	
65	206041943	1/1/2011	12/31/2011	9/16/1946	CYPRESS HEALTHCARE CENTER	PARADISE	95969	136	32,694	365	1.00000	32,694	49,640	21,337	21,337	32,694	65.86%	43,867	43,867
66	206042208	1/1/2011	12/31/2011	6/2/1969	CHICO CREEK CARE AND REHABILITATION	CHICO	95926	184	32,593	365	1.00000	32,593	67,160	21,513	21,513	32,593	48.53%	59,350	59,350
67	206042213	1/1/2011	12/31/2011	10/12/1978	GRIDLEY HEALTHCARE & WELLNESS CENTRE	GRIDLEY	95948	82	26,272	365	1.00000	26,272	29,930	20,390	20,390	26,272	87.78%	26,450	26,450
68	206042237	11/1/2010	10/31/2011	1/15/1964	SHADOWBROOK HEALTH CARE	OROVILLE	95966	50	17,141	365	1.00000	17,141	18,250	14,090	14,090	17,141	93.92%	16,128	16,128
69	206044001	1/1/2011	12/31/2011	2/20/1987	PINE VIEW CARE CENTER	PARADISE	95969	99	30,633	365	1.00000	30,633	36,135	19,353	19,353	30,633	84.77%	31,933	31,933
70	206044003	1/1/2011	12/31/2011	8/26/1987	OLIVE RIDGE POST ACUTE CARE	OROVILLE	95966	126	40,607	365	1.00000	40,607	45,990	29,140	29,140	40,607	88.30%	40,642	40,642
71	206044005	1/1/2011	12/31/2011	2/23/1988	TWIN OAKS POST ACUTE REHAB	CHICO	95928	144	41,829	365	1.00000	41,829	52,560	26,126	26,126	41,829	79.58%	46,448	46,448
72	206044028	1/1/2011	12/31/2011	3/1/1995	CALIFORNIA PARK REHABILITATION HOSPITAL	CHICO	95928	90	30,409	365	1.00000	30,409	32,850	20,223	20,223	30,409	92.57%	29,030	29,030
73	206044159	1/1/2011	12/31/2011	3/26/2003	COUNTRY CREST	OROVILLE	95966	59	19,749	365	1.00000	19,749	21,535	12,087	12,087	19,749	91.71%	19,031	19,031
74	206051802	1/1/2011	12/31/2011	12/1/1969	MARK TWAIN CONVALESCENT HOSPITAL	SAN ANDREAS	95249	99	32,534	365	1.00000	32,534	36,135	17,146	17,146	32,534	90.03%	31,933	31,933
75	206061068	7/1/2010	6/30/2011	2/1/1966	VALLEY WEST CARE CENTER	WILLIAMS	95987	99	29,665	365	1.00000	29,665	36,135	26,530	26,530	29,665	82.09%	31,933	31,933
76	206070892	1/1/2011	12/31/2011	5/1/1962	ALHAMBRA CONVALESCENT HOSPITAL	MARTINEZ	94553	44	14,184	365	1.00000	14,184	16,060	11,722	11,722	14,184	88.32%	14,192	14,192
77	206070893	11/1/2010	10/31/2011	2/21/1965	ANTIOCH CONVALESCENT HOSPITAL	ANTIOCH	94509	99	31,950	365	1.00000	31,950	36,135	27,206	27,206	31,950	88.42%	31,933	31,933
78	206070896	1/1/2011	12/31/2011	1/27/1971	KINDRED NURSING AND HEALTHCARE - BAY	CONCORD	94520	99	32,333	365	1.00000	32,333	36,135	22,571	22,571	32,333	89.48%	31,933	31,933
79	206070905	9/1/2010	8/31/2011	9/3/1965	SAN PABLO HEALTHCARE & WELLNESS CENT	SAN PABLO	94806	108	36,964	365	1.00000	36,964	39,420	29,141	29,141	36,964	93.77%	34,836	34,836
80	206070932	1/1/2011	12/31/2011	5/28/1962	CREEKSIDE HEALTH CARE CENTER	SAN PABLO	94806	80	26,491	365	1.00000	26,491	29,200	14,855	14,855	26,491	90.72%	25,804	25,804
81	206070933	1/1/2011	12/31/2011	5/17/1965	RHEEM VALLEY CONVALESCENT HOSPITAL	MORAGA	94556	49	14,189	365	1.00000	14,189	17,885	9,414	9,414	14,189	79.33%	15,805	15,805
82	206070935	1/1/2011	12/31/2011	10/20/1964	DANVILLE REHABILITATION	DANVILLE	94526	53	15,574	365	1.00000	15,574	19,345	6,241	6,241	15,574	80.51%	17,095	17,095
83	206070958	1/1/2011	12/31/2011	1/30/1969	GREENRIDGE SENIOR CARE	EL SOBRANTE	94803	60	19,777	365	1.00000	19,777	21,900	12,769	12,769	19,777	90.31%	19,353	19,353
84	206070962	1/1/2011	12/31/2011	2/21/1966	WILLOW PASS HEALTHCARE CENTER	CONCORD	94519	83	27,055	365	1.00000	27,055	30,295	17,120	17,120	27,055	89.31%	26,772	26,772
85	206070996	1/1/2011	12/31/2011	12/7/1962	LAFAYETTE CARE CENTER	LAFAYETTE	94549	52	15,761	365	1.00000	15,761	18,980	14,279	14,279	15,761	83.04%	16,773	16,773
86	206071009	1/1/2011	12/31/2011	6/18/1959	MARTINEZ CONVALESCENT HOSPITAL	MARTINEZ	94553	36	11,368	365	1.00000	11,368	13,140	9,726	9,726	11,368	86.51%	11,612	11,612
87	206071028	1/1/2011	12/31/2011	1/5/1959	OAK PARK CONVALESCENT HOSPITAL	PLEASANT HILL	94523	44	12,733	365	1.00000	12,733	16,060	10,189	10,189	12,733	79.28%	14,192	14,192
88	206071029	1/1/2011	12/31/2011	07/18/1967	ORINDA REHABILITATION AND CONVALESCEN	ORINDA	94563	48	10,710	365	1.00000	10,710	17,520	2,097	2,097	10,710	61.13%	15,483	15,483
89	206071042	1/1/2011	12/31/2011	3/1/1966	PITTSBURG CARE CENTER	PITTSBURG	94565	49	16,543	365	1.00000	16,543	17,885	13,398	13,398	16,543	92.50%	15,805	15,805
90	206071044	1/1/2011	12/31/2011	2/3/1959	WINDSOR ROSEWOOD CARE CENTER	PLEASANT HILL	94523	113	36,230	365	1.00000	36,230	41,245	29,492	29,492	36,230	87.84%	36,449	36,449
91	206071061	1/1/2011	12/31/2011	7/9/1970	TAMPICO TERRACE CARE CENTER	WALNUT CREEK	94598	128	31,221	365	1.00000	31,221	46,720	18,687	18,687	31,221	66.83%	41,287	41,287
92	206071069	1/1/2011	12/31/2011	6/16/1965	SHIELDS/RICHMOND NURSING CENTER	RICHMOND	94804	84	26,362	365	1.00000	26,362	30,660	23,791	23,791	26,362	85.98%	27,095	27,095
93	206071095	1/1/2011	12/31/2011	3/3/1950	WINDSOR MANOR REHABILITATION CENTER	CONCORD	94521	190	64,895	365	1.00000	64,895	69,350	48,073	48,073	64,895	93.58%	61,285	61,285
94	206071099	1/1/2011	12/31/2011	5/4/1962	VINTAGE ESTATES OF RICHMOND	RICHMOND	94804	34	11,854	365	1.00000	11,854	12,410	11,510	11,510	11,854	95.52%	10,967	10,967
95	206071107	1/1/2011	12/31/2011	11/3/1965	KINDRED NURSING AND REHABILITATION - Y	WALNUT CREEK	94598	97	29,374	365	1.00000	29,374	35,405	21,212	21,212	29,374	82.97%	31,288	31,288
96	206073349	1/1/2011	12/31/2011	1/1/1969	MUIR SENIOR CARE	MARTINEZ	94553	96	32,911	365	1.00000	32,911	35,040	27,392	27,392	32,911	93.92%	30,965	30,965
97	206073625	10/1/2010	9/30/2011	2/15/1979	SAN MIGUEL VILLA	CONCORD	94518	190	65,534	365	1.00000	65,534	69,350	56,146	56,146	65,534	94.50%	61,285	61,285
98	206073627	1/1/2011	12/31/2011	5/25/1965	SHIELDS NURSING CENTER	EL CERRITO	94530	43	13,862	365	1.00000	13,862	15,695	10,482	10,482	13,862	88.32%	13,870	13,870
99	206073641	5/1/2010	4/30/2011	12/5/1968	LONE TREE CONVALESCENT HOSPITAL	ANTIOCH	94509	99	33,521	365	1.00000	33,521	36,135	23,670	23,670	33,521	92.77%	31,933	31,933

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)
A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "No"	AG	AH = AG if it is populated, otherwise AF	
65	206041943	43,867	959	1.061	8,904,314	890,431	544,000	9,448,314	3,665,946	67.42	60.73	59.42	Yes	61.73		61.73
66	206042208	59,350	959	1.061	12,047,013	1,204,701	736,000	12,783,013	4,959,809	44.70	38.59	36.69	Yes	39.59		39.59
67	206042213	26,450	959	1.061	5,368,777	536,878	328,000	5,696,777	2,210,350	35.33	32.10	27.33	No	33.10		33.10
68	206042237	17,141	959	1.061	3,273,645	327,364	200,000	3,473,645	1,347,774	50.08	43.96	42.08	Yes	44.96		44.96
69	206044001	31,933	959	1.061	6,481,817	648,182	396,000	6,877,817	2,668,593	26.97	24.46	18.96	No	25.46		25.46
70	206044003	40,642	959	1.061	8,249,585	824,958	504,000	8,753,585	3,396,391	26.45	25.40	18.45	No	26.40		26.40
71	206044005	46,448	959	1.061	9,428,097	942,810	576,000	10,004,097	3,881,590	25.96	23.98	17.95	No	24.98		24.98
72	206044028	30,409	959	1.061	5,892,561	589,256	360,000	6,252,561	2,425,994	18.94	16.88	10.93	No	17.88		17.88
73	206044159	19,749	959	1.061	3,862,901	386,290	236,000	4,098,901	1,590,374	10.86	9.85	2.86	No	10.85		10.85
74	206051802	32,534	952	1.076	6,573,454	657,345	396,000	6,969,454	2,704,148	44.20	36.68	36.19	Yes	37.68		37.68
75	206061068	31,933	959	1.061	6,481,817	648,182	396,000	6,877,817	2,668,593	48.03	41.92	40.03	Yes	42.92		42.92
76	206070892	14,192	945	1.131	3,070,870	307,087	176,000	3,246,870	1,259,786	51.79	45.66	43.79	Yes	46.66		46.66
77	206070893	31,950	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	48.98	42.86	40.97	Yes	43.86		43.86
78	206070896	32,333	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	43.04	41.21		No	42.21		42.21
79	206070905	36,964	948	1.143	7,617,565	761,756	432,000	8,049,565	3,123,231	48.45	42.33	40.44	Yes	43.33		43.33
80	206070932	26,491	948	1.143	5,642,640	564,264	320,000	5,962,640	2,313,505	51.72	42.69	43.71	Yes	43.69		43.69
81	206070933	15,805	945	1.131	3,419,833	341,983	196,000	3,615,833	1,402,943	48.75	47.74		No	48.74		48.74
82	206070935	17,095	945	1.131	3,699,003	369,900	212,000	3,911,003	1,517,469	49.32	38.85	41.31	Yes	39.85	39.29	39.29
83	206070958	19,777	948	1.143	4,231,980	423,198	240,000	4,471,980	1,735,128	45.04	38.68	37.03	Yes	39.68		39.68
84	206070962	27,055	945	1.131	5,792,778	579,278	332,000	6,124,778	2,376,414	47.98	41.86	39.97	Yes	42.86		42.86
85	206070996	16,773	945	1.131	3,629,210	362,921	208,000	3,837,210	1,488,838	49.40	49.40		No	50.40		50.40
86	206071009	11,612	945	1.131	2,512,530	251,253	144,000	2,656,530	1,030,734	54.66	46.32	46.66	Yes	47.32		47.32
87	206071028	14,192	945	1.131	3,070,870	307,087	176,000	3,246,870	1,259,786	55.11	54.11		No	55.11		55.11
88	206071029	15,483	945	1.131	3,350,040	335,004	192,000	3,542,040	1,374,312	46.58	45.57		No	46.57		46.57
89	206071042	16,543	945	1.131	3,419,833	341,983	196,000	3,615,833	1,402,943	47.96	41.84	39.95	Yes	42.84		42.84
90	206071044	36,449	945	1.131	7,886,553	788,655	452,000	8,338,553	3,235,358	55.03	48.90	47.03	Yes	49.90		49.90
91	206071061	41,287	945	1.131	8,933,440	893,344	512,000	9,445,440	3,664,831	43.60	37.49	35.59	Yes	38.49		38.49
92	206071069	27,095	948	1.143	5,924,773	592,477	336,000	6,260,773	2,429,180	48.66	42.27	40.66	Yes	43.27		43.27
93	206071095	64,895	945	1.131	13,260,575	1,326,058	760,000	14,020,575	5,439,983	63.96	57.96	55.96	Yes	58.96		58.96
94	206071099	11,854	948	1.143	2,398,122	239,812	136,000	2,534,122	983,239	51.78	44.98	43.78	Yes	45.98		45.98
95	206071107	31,288	945	1.131	6,769,873	676,987	388,000	7,157,873	2,777,255	48.28	45.91		No	46.91		46.91
96	206073349	32,911	945	1.131	6,700,080	670,008	384,000	7,084,080	2,748,623	45.12	38.70	37.11	Yes	39.70		39.70
97	206073625	65,534	945	1.131	13,260,575	1,326,058	760,000	14,020,575	5,439,983	34.99	33.90	26.98	No	34.90		34.90
98	206073627	13,870	945	1.131	3,001,078	300,108	172,000	3,173,078	1,231,154	48.72	42.60	40.72	Yes	43.60		43.60
99	206073641	33,521	945	1.131	6,909,458	690,946	396,000	7,305,458	2,834,518	45.19	39.08	37.18	Yes	40.08		40.08

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
65	206041943	Yes	1.11111	(0.11111)	(1,049,833)	3,665,946	4,556,377	318,946	7.27
66	206042208	Yes	0.71262	0.28738	3,673,544	4,959,809	6,164,510	431,516	7.27
67	206042213	No	0.59577	0.40423	2,302,804	2,302,804	2,839,682	198,778	7.52
68	206042237	Yes	0.80926	0.19074	662,555	1,347,774	1,675,139	117,260	6.84
69	206044001	No	0.45834	0.54166	3,725,405	3,725,405	4,373,587	306,151	9.59
70	206044003	No	0.47513	0.52487	4,594,484	4,594,484	5,419,442	379,361	9.33
71	206044005	No	0.44972	0.55028	5,505,031	5,505,031	6,447,841	451,349	9.72
72	206044028	No	0.32185	0.67815	4,240,204	4,240,204	4,829,460	338,062	11.12
73	206044159	No	0.19525	0.80475	3,298,607	3,298,607	3,684,897	257,943	13.06
74	206051802	Yes	0.67822	0.32178	2,242,651	2,704,148	3,361,494	235,305	7.23
75	206061068	Yes	0.77248	0.22752	1,564,872	2,668,593	3,316,775	232,174	7.27
76	206070892	Yes	0.83980	0.16020	520,138	1,259,786	1,566,873	109,681	7.73
77	206070893	Yes	0.78944	0.21056	1,538,218	2,834,518	3,525,463	246,782	7.72
78	206070896	Yes	0.75970	0.24030	1,755,478	2,834,518	3,525,463	246,782	7.63
79	206070905	Yes	0.77990	0.22010	1,771,696	3,123,231	3,884,988	271,949	7.36
80	206070932	Yes	0.78640	0.21360	1,273,596	2,313,505	2,877,769	201,444	7.60
81	206070933	Yes	0.87736	0.12264	443,430	1,402,943	1,744,926	122,145	7.73
82	206070935	Yes	0.70716	0.29284	1,145,297	1,517,469	1,887,369	132,116	7.73
83	206070958	Yes	0.71422	0.28578	1,278,022	1,735,128	2,158,326	151,083	7.64
84	206070962	Yes	0.77149	0.22851	1,399,562	2,376,414	2,955,692	206,898	7.65
85	206070996	Yes	0.90724	0.09276	355,937	1,488,838	1,851,759	129,623	7.73
86	206071009	Yes	0.85168	0.14832	394,022	1,030,734	1,281,987	89,739	7.73
87	206071028	Yes	0.99192	0.00808	26,224	1,259,786	1,566,873	109,681	7.73
88	206071029	Yes	0.83831	0.16169	572,724	1,374,312	1,709,316	119,652	7.73
89	206071042	Yes	0.77110	0.22890	827,670	1,402,943	1,744,926	122,145	7.38
90	206071044	Yes	0.89813	0.10187	849,439	3,235,358	4,024,014	281,681	7.73
91	206071061	Yes	0.69285	0.30715	2,901,144	3,664,831	4,558,175	319,072	7.73
92	206071069	Yes	0.77879	0.22121	1,384,956	2,429,180	3,021,657	211,516	7.81
93	206071095	Yes	1.06126	(0.06126)	(858,904)	5,439,983	6,766,041	473,623	7.30
94	206071099	Yes	0.82758	0.17242	436,930	983,239	1,223,052	85,614	7.22
95	206071107	Yes	0.84432	0.15568	1,114,372	2,777,255	3,454,242	241,797	7.73
96	206073349	Yes	0.71454	0.28546	2,022,187	2,748,623	3,418,631	239,304	7.27
97	206073625	Yes	0.62828	0.37172	5,211,747	5,439,983	6,766,041	473,623	7.23
98	206073627	Yes	0.78487	0.21513	682,628	1,231,154	1,531,262	107,188	7.73
99	206073641	Yes	0.72143	0.27857	2,035,109	2,834,518	3,525,463	246,782	7.36

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)
Rate Period Mid-Point (M3)

365
2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential OSHPD Days for SNF MCal	OSHPD Annualized SNF MCal	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	
A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K	
100	206073644	1/1/2011	12/31/2011	7/16/1968	VALE HEALTHCARE CENTER	SAN PABLO	94086	202	68,317	365	1.00000	68,317	73,730	53,992	53,992	68,317	92.66%	65,156	65,156
101	206074002	1/1/2011	12/31/2011	8/24/1987	DIAMOND RIDGE HEALTHCARE CENTER	PITTSBURG	94565	120	41,586	365	1.00000	41,586	43,800	28,997	28,997	41,586	94.95%	38,707	38,707
102	206074024	6/1/2010	5/31/2011	11/14/1990	MANOR CARE HEALTH SERVICES (WALNUT C	WALNUT CREEK	94595	155	49,035	365	1.00000	49,035	56,575	7,945	7,945	49,035	86.67%	49,996	49,996
103	206074025	1/1/2011	12/31/2011	5/11/1990	STONEBROOK HEALTHCARE CENTER	CONCORD	94521	120	40,954	365	1.00000	40,954	43,800	15,654	15,654	40,954	93.50%	38,707	38,707
104	206074076	6/1/2010	5/31/2011	6/16/1997	MANORCARE HEALTH SERVICES-TICE VALLE	WALNUT CREEK	94595	120	39,952	365	1.00000	39,952	43,800	8,544	8,544	39,952	91.21%	38,707	38,707
105	206074085	7/1/2010	6/30/2011	9/1/1999	REUTLINGER COMMUNITY FOR JEWISH LIVIN	DANVILLE	94506	60	21,309	365	1.00000	21,309	21,900	10,333	10,333	21,309	97.30%	19,353	19,353
106	206080930	10/1/2010	9/30/2011	9/14/1971	CRESCENT CITY NURSING & REHAB.	CRESCENT CITY	95531	99	24,424	365	1.00000	24,424	36,135	17,649	17,649	24,424	67.59%	31,933	31,933
107	206090863	6/7/2011	12/31/2011	11/25/1970	WESTERN SLOPE HEALTH CENTER	PLACERVILLE	95667	99	18,890	208	0.56986	33,148	20,592	11,403	20,010	18,890	91.73%	18,197	31,933
108	206090983	6/7/2011	12/31/2011	4/8/1963	THE PINES AT PLACERVILLE HEALTHCARE CE	PLACERVILLE	95667	99	15,796	208	0.56986	27,719	20,592	11,241	19,726	15,796	76.71%	18,197	31,933
109	206092347	10/1/2010	9/30/2011	12/7/1984	GOLD COUNTRY HEALTH CARE	PLACERVILLE	95667	68	23,268	365	1.00000	23,268	24,820	14,508	14,508	23,268	93.75%	21,934	21,934
110	206100684	1/1/2011	12/31/2011	7/20/1965	BETHEL LUTHERAN HOME INC	SELMA	93662	59	19,758	365	1.00000	19,758	21,535	14,496	14,496	19,758	91.75%	19,031	19,031
111	206100685	1/1/2011	12/31/2011	6/15/1972	GOLDEN LIVINGCENTER - FRESNO	FRESNO	93721	232	69,636	365	1.00000	69,636	84,680	54,553	54,553	69,636	82.23%	74,833	74,833
112	206100689	6/1/2010	5/31/2011	2/16/1962	CALIFORNIA ARMENIAN HOME	FRESNO	93727	120	41,314	365	1.00000	41,314	43,800	26,608	26,608	41,314	94.32%	38,707	38,707
113	206100694	1/1/2011	12/31/2011	12/24/1963	GOLDEN LIVINGCENTER - CLOVIS	CLOVIS	93612	57	19,645	365	1.00000	19,645	20,805	14,324	14,324	19,645	94.42%	18,386	18,386
114	206100704	1/1/2011	12/31/2011	3/16/1960	GOLDEN LIVINGCENTER - COUNTRY VIEW	FRESNO	93706	59	20,751	365	1.00000	20,751	21,535	18,451	18,451	20,751	96.36%	19,031	19,031
115	206100713	1/1/2011	12/31/2011	4/1/1964	GOLDEN LIVINGCENTER - FOWLER	FOWLER	93625	49	16,612	365	1.00000	16,612	17,885	12,407	12,407	16,612	92.88%	15,805	15,805
116	206100715	1/1/2011	12/31/2011	09/27/1971	SIERRA VISTA HEALTHCARE	FRESNO	93702	99	23,585	365	1.00000	23,585	36,135	16,910	16,910	23,585	65.27%	31,933	31,933
117	206100728	1/1/2011	12/31/2011	10/19/1964	GOLDEN LIVING CENTER - HILLCREST	FRESNO	93726	65	21,679	365	1.00000	21,679	23,725	16,520	16,520	21,679	91.38%	20,966	20,966
118	206100731	1/1/2011	12/31/2011	11/27/1968	GOLDEN LIVINGCENTER - HYLOND	FRESNO	93726	121	37,586	365	1.00000	37,586	44,165	25,872	25,872	37,586	85.10%	39,029	39,029
119	206100732	6/7/2011	12/31/2011	4/1/1964	OAKWOOD GARDENS CARE CENTER	FRESNO	93726	104	18,553	208	0.56986	32,557	21,632	14,161	24,850	18,553	85.77%	19,116	33,546
120	206100744	1/1/2011	12/31/2011	7/1/1964	ALICE MANOR CONVALESCENT	FOWLER	93625	46	16,441	365	1.00000	16,441	16,790	16,257	16,257	16,441	97.92%	14,838	14,838
121	206100750	1/1/2011	12/31/2011	7/22/1963	MANNING GARDENS CONVALESCENT HOSPI	FRESNO	93725	59	20,760	365	1.00000	20,760	21,535	16,132	16,132	20,760	96.40%	19,031	19,031
122	206100751	1/1/2011	12/31/2011	6/10/1966	GOLDEN CROSS HEALTHCARE OF FRESNO	FRESNO	93706	80	26,885	365	1.00000	26,885	29,200	24,884	24,884	26,885	92.07%	25,804	25,804
123	206100772	1/1/2011	12/31/2011	6/30/1970	PACIFIC GARDENS NURSING & REHAB CENTE	FRESNO	93727	180	62,069	365	1.00000	62,069	65,700	42,710	42,710	62,069	94.47%	58,060	58,060
124	206100778	1/1/2011	12/31/2011	3/8/1998	PALM VILLAGE RETIREMENT COMMUNITY HE	REEDLEY	93654	120	42,079	365	1.00000	42,079	43,800	26,298	26,298	42,079	96.07%	38,707	38,707
125	206100780	1/1/2011	12/31/2011	8/30/1963	RAINTREE CONVALESCENT HOSPITAL	FRESNO	93727	49	17,379	365	1.00000	17,379	17,885	17,179	17,179	17,379	97.17%	15,805	15,805
126	206100781	1/1/2011	12/31/2011	8/29/1970	GOLDEN LIVINGCENTER - REEDLEY	REEDLEY	93654	56	18,455	365	1.00000	18,455	20,440	13,724	13,724	18,455	90.29%	18,063	18,063
127	206100789	10/1/2010	9/30/2011	7/26/1967	SAN JOAQUIN GARDENS	FRESNO	93710	86	27,606	365	1.00000	27,606	31,390	9,798	9,798	27,606	87.95%	27,740	27,740
128	206100790	1/1/2011	12/31/2011	8/21/1969	GOLDEN LIVINGCENTER - SANGER	SANGER	93657	99	34,507	365	1.00000	34,507	36,135	26,411	26,411	34,507	95.49%	31,933	31,933
129	206100792	1/1/2011	12/31/2011	3/20/1946	SELMA CONVALESCENT HOSPITAL	SELMA	93662	34	11,741	365	1.00000	11,741	12,410	11,741	11,741	11,741	94.61%	10,967	10,967
130	206100799	1/1/2011	12/31/2011	5/22/1968	SIERRA VIEW HOMES	REEDLEY	93654	59	21,293	365	1.00000	21,293	21,535	13,423	13,423	21,293	98.88%	19,031	19,031
131	206100806	2/1/2010	1/31/2011	10/1/1966	SUNNYSIDE CONVALESCENT HOSPITAL	FRESNO	93725	107	31,689	365	1.00000	31,689	39,055	31,126	31,126	31,689	81.14%	34,513	34,513
132	206100817	1/1/2011	12/31/2011	1/1/1961	TWILIGHT HAVEN	FRESNO	93727	50	18,052	365	1.00000	18,052	18,250	12,845	12,845	18,052	98.92%	16,128	16,128
133	206100820	1/1/2011	12/31/2011	10/7/1970	VALLEY HEALTHCARE CENTER	FRESNO	93727	99	31,424	365	1.00000	31,424	36,135	24,874	24,874	31,424	86.96%	31,933	31,933
134	206100833	7/1/2010	6/30/2011	5/13/1958	WISH-I-AH HEALTHCARE & WELLNESS CENTE	AUBERRY	93602	135	47,167	365	1.00000	47,167	49,275	39,792	39,792	47,167	95.72%	43,545	43,545

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
100	206073644	Yes	0.71313	0.28687	4,612,294	6,238,190	7,765,171	543,562	7.96
101	206074002	No	0.47197	0.52803	4,675,733	4,675,733	5,513,244	385,927	9.28
102	206074024	No	0.39743	0.60257	6,892,141	6,892,141	7,973,925	558,175	11.16
103	206074025	No	0.42649	0.57351	5,078,473	5,078,473	5,915,983	414,119	10.11
104	206074076	No	0.29020	0.70980	6,285,377	6,285,377	7,122,887	498,602	12.48
105	206074085	No	0.25928	0.74072	3,279,581	3,279,581	3,698,336	258,884	12.15
106	206080930	Yes	0.67161	0.32839	2,262,642	2,673,334	3,322,737	232,592	7.28
107	206090863	Yes	0.67245	0.32755	2,320,837	2,749,185	3,418,138	239,270	7.22
108	206090983	Yes	0.77163	0.22837	1,618,139	2,749,185	3,418,138	239,270	7.49
109	206092347	No	0.45041	0.54959	2,674,763	2,674,763	3,134,246	219,397	9.43
110	206100684	Yes	0.77268	0.22732	937,563	1,600,262	1,989,101	139,237	7.05
111	206100685	Yes	0.64127	0.35873	5,817,852	6,292,556	7,821,548	547,508	7.32
112	206100689	Yes	0.84359	0.15641	1,312,057	3,254,770	4,045,628	283,194	6.85
113	206100694	Yes	0.80320	0.19680	784,145	1,546,016	1,921,673	134,517	6.85
114	206100704	Yes	0.86219	0.13781	568,373	1,600,262	1,989,101	139,237	6.71
115	206100713	Yes	0.78454	0.21546	738,030	1,329,031	1,651,965	115,638	6.96
116	206100715	Yes	0.76281	0.23719	1,641,524	2,685,185	3,337,643	233,635	7.32
117	206100728	Yes	0.68335	0.31665	1,438,818	1,763,000	2,191,382	153,397	7.08
118	206100731	Yes	0.66161	0.33839	2,862,279	3,281,893	4,079,342	285,554	7.32
119	206100732	Yes	0.78282	0.21718	1,578,939	2,820,801	3,506,211	245,435	7.32
120	206100744	Yes	0.80315	0.19685	633,011	1,247,662	1,550,824	108,558	6.60
121	206100750	Yes	0.81797	0.18203	750,774	1,600,262	1,989,101	139,237	6.71
122	206100751	Yes	0.76818	0.23182	1,296,423	2,169,847	2,697,086	188,796	7.02
123	206100772	Yes	0.69330	0.30670	3,859,229	4,882,155	6,068,443	424,791	6.84
124	206100778	No	0.28593	0.71407	5,989,998	5,989,998	6,780,856	474,660	11.28
125	206100780	Yes	0.81824	0.18176	622,604	1,329,031	1,651,965	115,638	6.65
126	206100781	Yes	0.65927	0.34073	1,333,858	1,518,893	1,887,960	132,157	7.16
127	206100789	Yes	0.71808	0.28192	1,694,866	2,332,585	2,899,367	202,956	7.32
128	206100790	Yes	0.69317	0.30683	2,123,410	2,685,185	3,337,643	233,635	6.77
129	206100792	Yes	1.13242	(0.13242)	(314,736)	922,185	1,146,261	80,238	6.83
130	206100799	Yes	0.73111	0.26889	1,108,987	1,600,262	1,989,101	139,237	6.54
131	206100806	Yes	0.76057	0.23943	1,790,865	2,902,170	3,607,352	252,515	7.32
132	206100817	Yes	0.84948	0.15052	526,107	1,356,154	1,685,678	117,997	6.54
133	206100820	Yes	0.63614	0.36386	2,518,155	2,685,185	3,337,643	233,635	7.32
134	206100833	Yes	0.91366	0.08634	814,801	3,661,616	4,551,332	318,593	6.75

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
135	206101843	Yes	0.84081	0.15919	1,724,813	4,204,078	5,225,603	365,792	7.00
136	206102153	Yes	0.70853	0.29147	1,752,245	2,332,585	2,899,367	202,956	6.68
137	206104078	No	0.29923	0.70077	7,789,011	7,789,011	8,836,899	618,583	11.67
138	206120955	No	0.60636	0.39364	2,383,446	2,383,446	2,954,134	206,789	6.78
139	206121030	Yes	0.69955	0.30045	1,254,613	1,620,202	2,013,780	140,965	6.94
140	206121033	No	0.59013	0.40987	2,824,002	2,824,002	3,473,406	243,138	7.61
141	206121065	Yes	0.82031	0.17969	1,238,055	2,673,334	3,322,737	232,592	7.28
142	206121081	Yes	0.63763	0.36237	2,622,838	2,808,350	3,490,552	244,339	7.28
143	206130728	Yes	0.64038	0.35962	747,676	806,673	1,002,178	70,152	6.37
144	206130764	Yes	0.73853	0.26147	1,736,059	2,576,149	3,200,505	224,035	6.66
145	206130785	Yes	0.81315	0.18685	1,541,340	3,200,670	3,976,385	278,347	7.02
146	206144006	No	0.22249	0.77751	5,086,313	5,086,313	5,700,894	399,063	12.50
147	206150017	Yes	0.98390	0.01610	95,832	2,309,715	2,870,203	200,914	7.16
148	206150060	No	0.52506	0.47494	2,632,260	2,632,260	3,154,093	220,787	8.45
149	206150682	Yes	0.68732	0.31268	3,209,173	3,982,268	4,948,626	346,404	7.16
150	206150686	Yes	0.64453	0.35547	2,407,924	2,628,297	3,266,093	228,627	7.16
151	206150688	Yes	0.77528	0.22472	799,567	1,380,520	1,715,524	120,087	6.73
152	206150698	Yes	0.69575	0.30425	4,933,789	6,291,983	7,818,829	547,318	7.16
153	206150773	Yes	0.81585	0.18415	1,247,408	2,628,297	3,266,093	228,627	6.48
154	206150774	Yes	0.80587	0.19413	2,444,135	4,884,915	6,070,314	424,922	7.16
155	206150795	Yes	0.66258	0.33742	2,285,649	2,628,297	3,266,093	228,627	7.16
156	206152091	No	0.58870	0.41130	2,223,286	2,223,286	2,732,235	191,256	7.51
157	206154001	No	0.48787	0.51213	3,350,266	3,350,266	3,964,847	277,539	8.69
158	206154002	No	0.48896	0.51104	5,594,784	5,594,784	6,625,565	463,790	8.41
159	206154007	No	0.40066	0.59934	4,059,891	4,059,891	4,697,688	328,838	10.30
160	206154031	No	0.28083	0.71917	6,938,385	6,938,385	7,846,762	549,273	10.81
161	206154109	No	0.23479	0.76521	6,283,041	6,283,041	7,056,128	493,929	12.29
162	206160724	Yes	0.78498	0.21502	1,956,772	3,530,944	4,387,781	307,145	6.97
163	206160726	Yes	0.78679	0.21321	1,809,019	3,292,008	4,090,864	286,360	7.16
164	206160741	Yes	0.73279	0.26721	1,279,852	1,858,392	2,309,359	161,655	6.97
165	206170997	Yes	0.77000	0.23000	1,553,042	2,619,932	3,259,172	228,142	7.86
166	206172313	No	0.48195	0.51805	3,847,922	3,847,922	4,551,086	318,576	9.98
167	206174005	No	0.39487	0.60513	4,494,697	4,494,697	5,197,861	363,850	11.39
168	206182233	Yes	0.68675	0.31325	2,094,729	2,594,622	3,224,939	225,746	7.29
169	206190005	Yes	0.68867	0.31133	2,162,177	2,694,667	3,349,568	234,470	6.81

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

s to Update Cost Per Sq Ft
 id (Z2) 13
 400
 Cost Per Sq Ft ⁽¹⁾ 1/1/2013 \$ 151.00
 ually, or .16667/mo. (Z4) 0.166667 2.16667 \$ 154.27
 Land % (AA3) Equip/bed (AB3) Fully Depreciated
 Minimum Value (AD3) 10% 4,000 38.800%

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)
A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG	AH = AG if it is populated, otherwise AF	
170	206190010	35,159	908	1.034	6,954,937	695,494	436,000	7,390,937	2,867,684	46.80	33.87	38.79	Yes	34.87		34.87
171	206190011	30,345	908	1.034	5,997,836	599,784	376,000	6,373,836	2,473,048	44.33	37.42	36.33	Yes	38.42	37.67	37.67
172	206190012	42,857	900	1.072	8,004,355	800,435	484,000	8,488,355	3,293,482	49.76	43.25	41.75	Yes	44.25		44.25
173	206190013	73,156	900	1.072	13,891,855	1,389,186	840,000	14,731,855	5,715,960	43.94	37.23	35.94	Yes	38.23		38.23
174	206190014	34,087	917	1.038	6,277,252	627,725	392,000	6,669,252	2,587,670	48.38	42.26	40.38	Yes	43.26	42.91	42.91
175	206190015	61,969	900	1.072	11,708,849	1,170,885	708,000	12,416,849	4,817,738	44.42	36.11	36.42	Yes	37.11		37.11
176	206190018	33,417	918	1.038	6,213,199	621,320	388,000	6,601,199	2,561,265	53.79	47.66	45.79	Yes	48.66		48.66
177	206190022	31,703	912	1.028	5,963,032	596,303	376,000	6,339,032	2,459,544	47.25	41.13	39.24	Yes	42.13		42.13
178	206190024	36,449	902	1.072	7,475,141	747,514	452,000	7,927,141	3,075,731	55.69	49.55	47.68	Yes	50.55		50.55
179	206190027	32,376	917	1.038	6,341,306	634,131	396,000	6,737,306	2,614,075	43.41	37.29	35.40	Yes	38.29		38.29
180	206190028	29,377	906	1.034	5,487,381	548,738	344,000	5,831,381	2,262,576	44.81	36.80	36.80	Yes	39.81	39.35	39.35
181	206190032	17,354	900	1.072	3,241,433	324,143	196,000	3,437,433	1,333,724	46.95	40.43	38.95	Yes	41.43		41.43
182	206190033	96,444	935	1.006	18,561,597	1,856,160	1,196,000	19,757,597	7,665,948	44.99	38.88	36.98	Yes	39.88		39.88
183	206190036	37,739	910	1.028	7,422,072	742,207	468,000	7,890,072	3,061,348	51.44	45.31	43.43	Yes	46.31		46.31
184	206190037	23,224	904	1.025	4,554,100	455,410	288,000	4,842,100	1,878,735	50.54	40.97	42.54	Yes	41.97		41.97
185	206190042	70,317	913	1.044	14,044,399	1,404,440	872,000	14,916,399	5,787,563	44.66	38.55	36.65	Yes	39.55		39.55
186	206190047	16,128	902	1.072	3,307,585	330,758	200,000	3,507,585	1,360,943	57.93	51.77	49.92	Yes	52.77		52.77
187	206190048	19,031	917	1.038	3,779,162	377,916	236,000	4,015,162	1,557,883	51.78	45.65	43.77	Yes	46.65		46.65
188	206190050	16,829	917	1.038	3,074,573	307,457	192,000	3,266,573	1,267,430	55.26	49.12	47.25	Yes	50.12		50.12
189	206190051	17,295	914	1.044	3,221,192	322,119	200,000	3,421,192	1,327,423	55.26	46.38	47.25	Yes	47.38		47.38
190	206190055	27,268	905	1.025	5,060,111	506,011	320,000	5,380,111	2,087,483	54.78	43.18	46.78	Yes	44.18		44.18
191	206190056	22,579	908	1.034	4,466,473	446,647	280,000	4,746,473	1,841,632	44.98	37.86	36.98	Yes	38.86		38.86
192	206190063	31,933	902	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	43.54	37.54	35.53	Yes	38.54		38.54
193	206190067	19,031	907	1.034	3,764,599	376,460	236,000	4,000,599	1,552,232	51.54	45.41	43.53	Yes	46.41		46.41
194	206190068	17,095	907	1.034	3,381,758	338,176	212,000	3,593,758	1,394,378	51.51	41.00	43.50	Yes	42.00		42.00
195	206190073	40,319	914	1.044	8,052,981	805,298	500,000	8,552,981	3,318,557	43.30	36.56	35.29	Yes	37.56		37.56
196	206190075	64,511	905	1.025	12,650,277	1,265,028	800,000	13,450,277	5,218,707	48.45	42.33	40.44	Yes	43.33		43.33
197	206190083	60,640	915	1.044	12,111,683	1,211,168	752,000	12,863,683	4,991,109	42.37	35.23	34.37	Yes	36.23		36.23
198	206190084	30,643	910	1.028	6,026,468	602,647	380,000	6,406,468	2,485,710	50.66	44.53	42.65	Yes	45.53		45.53
199	206190085	32,525	917	1.038	6,213,199	621,320	388,000	6,601,199	2,561,265	45.34	39.23	37.33	Yes	40.23		40.23
200	206190086	48,011	913	1.044	9,341,458	934,146	580,000	9,921,458	3,849,526	44.25	37.19	36.24	Yes	38.19		38.19
201	206190088	51,609	906	1.034	10,209,082	1,020,908	640,000	10,849,082	4,209,444	49.42	42.98	41.42	Yes	43.98	42.60	42.60
202	206190089	52,254	906	1.034	10,336,695	1,033,670	648,000	10,984,695	4,262,062	46.92	34.62	38.92	Yes	35.62	34.31	34.31
203	206190090	31,371	915	1.044	5,733,722	573,372	356,000	6,089,722	2,362,812	48.21	41.69	40.20	Yes	42.69		42.69
204	206190097	32,844	907	1.034	6,316,869	631,687	396,000	6,712,869	2,604,593	45.80	35.27	37.79	Yes	36.27		36.27

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
170	206190010	Yes	0.62768	0.37232	2,751,780	2,867,684	3,563,177	249,422	7.09
171	206190011	Yes	0.67812	0.32188	2,051,635	2,473,048	3,072,832	215,098	7.09
172	206190012	Yes	0.79648	0.20352	1,727,568	3,293,482	4,093,917	286,574	6.69
173	206190013	Yes	0.68822	0.31178	4,593,099	5,715,960	7,105,145	497,360	6.80
174	206190014	Yes	0.77231	0.22769	1,518,498	2,587,670	3,215,395	225,078	6.60
175	206190015	Yes	0.66799	0.33201	4,122,481	4,817,738	5,988,622	419,204	6.76
176	206190018	Yes	0.87590	0.12410	819,198	2,561,265	3,182,585	222,781	6.67
177	206190022	Yes	0.75836	0.24164	1,531,760	2,459,544	3,055,848	213,909	6.75
178	206190024	Yes	0.90989	0.09011	714,352	3,075,731	3,823,245	267,627	7.34
179	206190027	Yes	0.68926	0.31074	2,093,535	2,614,075	3,248,205	227,374	7.02
180	206190028	Yes	0.70826	0.29174	1,701,245	2,262,576	2,811,314	196,792	6.70
181	206190032	Yes	0.74580	0.25420	873,804	1,333,724	1,657,867	116,051	6.69
182	206190033	Yes	0.71779	0.28221	5,575,853	7,665,948	9,522,107	666,548	6.91
183	206190036	Yes	0.83361	0.16639	1,312,856	3,061,348	3,803,555	266,249	7.06
184	206190037	Yes	0.75540	0.24460	1,184,385	1,878,735	2,334,145	163,390	7.04
185	206190042	Yes	0.71189	0.28811	4,297,635	5,787,563	7,192,003	503,440	7.16
186	206190047	Yes	0.94992	0.05008	175,667	1,360,943	1,691,701	118,419	7.34
187	206190048	Yes	0.83966	0.16034	643,808	1,557,883	1,935,799	135,506	7.12
188	206190050	Yes	0.90221	0.09779	319,428	1,267,430	1,574,887	110,242	6.55
189	206190051	Yes	0.85288	0.14712	503,320	1,327,423	1,649,542	115,468	6.68
190	206190055	Yes	0.79530	0.20470	1,101,296	2,087,483	2,593,494	181,545	6.66
191	206190056	Yes	0.69941	0.30059	1,426,759	1,426,759	2,288,279	160,180	7.09
192	206190063	Yes	0.69367	0.30633	2,127,497	2,694,667	3,349,568	234,470	7.34
193	206190067	Yes	0.83543	0.16457	658,394	1,552,232	1,928,692	135,008	7.09
194	206190068	Yes	0.75599	0.24401	876,901	1,394,378	1,732,554	121,279	7.09
195	206190073	Yes	0.67615	0.32385	2,769,850	3,318,557	4,123,855	288,670	7.16
196	206190075	Yes	0.77995	0.22005	2,959,722	5,218,707	6,483,735	453,861	7.04
197	206190083	Yes	0.65211	0.34789	4,475,099	4,991,109	6,202,278	434,159	7.16
198	206190084	Yes	0.81959	0.18041	1,155,790	2,485,710	3,088,357	216,185	7.06
199	206190085	Yes	0.72413	0.27587	1,821,065	2,561,265	3,182,585	222,781	6.85
200	206190086	Yes	0.68742	0.31258	3,101,240	3,849,526	4,783,671	334,857	6.97
201	206190088	Yes	0.76672	0.23328	2,630,857	4,209,444	5,230,352	366,125	7.09
202	206190089	Yes	0.61757	0.38243	4,200,912	4,262,062	5,295,731	370,701	7.09
203	206190090	Yes	0.76844	0.23156	1,410,113	2,362,812	2,936,185	205,533	6.55
204	206190097	Yes	0.65278	0.34722	2,330,837	2,604,593	3,236,280	226,540	6.90

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
205	206190098	Yes	0.74941	0.25059	1,002,522	1,552,232	1,928,692	135,008	6.93
206	206190101	Yes	0.67194	0.32806	2,202,234	2,604,593	3,236,280	226,540	7.09
207	206190102	Yes	0.86970	0.13030	539,285	1,605,913	1,996,207	139,735	6.83
208	206190105	Yes	0.65738	0.34262	3,821,630	4,327,798	5,379,610	376,573	7.09
209	206190106	Yes	0.80916	0.19084	1,270,565	2,583,260	3,209,449	224,661	7.04
210	206190109	Yes	0.79421	0.20579	826,268	1,557,883	1,935,799	135,506	6.72
211	206190111	Yes	0.75310	0.24690	1,714,736	2,694,667	3,349,568	234,470	7.09
212	206190112	Yes	0.78403	0.21597	1,004,921	1,805,410	2,243,122	157,019	7.05
213	206190118	Yes	0.80287	0.19713	1,714,806	3,375,138	4,195,419	293,679	6.73
214	206190120	Yes	0.69538	0.30462	1,538,590	1,959,758	2,436,050	170,523	7.34
215	206190122	Yes	0.92353	0.07647	307,055	1,557,883	1,935,799	135,506	7.12
216	206190123	Yes	0.75841	0.24159	1,118,565	1,796,444	2,233,046	156,313	6.68
217	206190124	Yes	0.82816	0.17184	1,234,554	2,787,588	3,464,038	242,483	6.59
218	206190128	Yes	0.72826	0.27174	776,695	1,109,001	1,378,027	96,462	7.12
219	206190131	No	0.51195	0.48805	6,177,988	6,177,988	7,369,829	515,888	8.65
220	206190139	Yes	1.03485	(0.03485)	(122,888)	1,368,069	1,699,864	118,991	7.09
221	206190140	Yes	0.76900	0.23100	1,556,289	2,614,075	3,248,205	227,374	7.06
222	206190141	Yes	0.71641	0.28359	2,606,157	3,565,670	4,432,257	310,258	6.87
223	206190142	Yes	0.82933	0.17067	552,458	1,255,938	1,560,433	109,230	6.92
224	206190147	Yes	0.76641	0.23359	1,083,918	1,800,454	2,236,889	156,582	6.86
225	206190157	Yes	0.73421	0.26579	1,659,441	2,422,478	3,011,228	210,786	7.00
226	206190158	Yes	0.69157	0.30843	3,267,130	4,110,047	5,108,938	357,626	6.69
227	206190160	Yes	0.69575	0.30425	2,174,832	2,773,529	3,445,956	241,217	7.06
228	206190161	Yes	0.73111	0.26889	3,698,031	5,336,239	6,631,158	464,181	7.02
229	206190165	Yes	0.69910	0.30090	2,717,728	3,504,396	4,354,791	304,835	6.89
230	206190166	Yes	0.85126	0.14874	1,302,745	3,398,202	4,222,827	295,598	6.71
231	206190167	Yes	0.76510	0.23490	735,351	1,214,621	1,509,267	105,649	6.47
232	206190181	Yes	0.77400	0.22600	2,726,937	4,681,643	5,819,452	407,362	6.54
233	206190187	Yes	0.75452	0.24548	843,805	1,333,724	1,657,867	116,051	6.77
234	206190188	Yes	0.84931	0.15069	1,011,567	2,604,593	3,236,280	226,540	6.39
235	206190189	Yes	0.81069	0.18931	695,700	1,425,859	1,771,748	124,022	6.53
236	206190193	Yes	0.79126	0.20874	1,363,714	2,534,860	3,149,775	220,484	6.96
237	206190194	Yes	0.68589	0.31411	2,116,234	2,614,075	3,248,205	227,374	6.44
238	206190201	Yes	0.75344	0.24656	1,712,345	2,694,667	3,349,568	234,470	6.68
239	206190204	Yes	0.79792	0.20208	1,403,464	2,694,667	3,349,568	234,470	7.18

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

s to Update Cost Per Sq Ft
 id (Z2)
 Cost Per Sq Ft ⁽¹⁾
 ually, or .16667/mo. (Z4)

13
 400
 Land % (AA3) Equip/bed (AB3) Fully Depreciated
 Minimum Value (AD3)
 10% 4,000 38.800%
 1/1/2013
 0.166667 2.16667 \$ 151.00
 \$ 154.27

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)
A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG	AH = AG if it is populated, otherwise AF	
240	206190207	24,192	911	1.028	4,757,738	475,774	300,000	5,057,738	1,962,402	49.37	43.25	41.36	Yes	44.25		44.25
241	206190208	31,053	900	1.072	5,821,349	582,135	352,000	6,173,349	2,395,259	43.64	37.53	35.63	Yes	38.53		38.53
242	206190209	42,254	905	1.025	8,032,926	803,293	508,000	8,540,926	3,313,879	43.79	37.35	35.79	Yes	38.35		38.35
243	206190210	50,641	913	1.044	10,114,544	1,011,454	628,000	10,742,544	4,168,107	44.79	32.91	36.79	Yes	33.91		33.91
244	206190212	26,772	908	1.034	5,295,961	529,596	332,000	5,627,961	2,183,649	44.33	38.22	36.33	Yes	39.22	38.85	38.85
245	206190213	25,693	913	1.044	4,831,789	483,179	300,000	5,131,789	1,991,134	48.16	42.04	40.15	Yes	43.04		43.04
246	206190214	32,393	913	1.044	6,377,961	637,796	396,000	6,773,961	2,628,297	50.81	38.24	42.80	Yes	39.24		39.24
247	206190220	18,433	900	1.072	3,638,343	363,834	220,000	3,858,343	1,497,037	67.23	61.06	59.22	Yes	62.06		62.06
248	206190221	33,028	900	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	49.01	42.89	41.00	Yes	43.89		43.89
249	206190223	16,332	900	1.072	3,241,433	324,143	196,000	3,437,433	1,333,724	56.12	49.07	48.12	Yes	50.07		50.07
250	206190227	16,128	900	1.072	3,307,585	330,758	200,000	3,507,585	1,360,943	48.10	47.10	47.10	No	48.10		48.10
251	206190229	29,353	900	1.072	6,019,804	601,980	364,000	6,383,804	2,476,916	47.33	41.21	39.32	Yes	42.21		42.21
252	206190231	30,320	905	1.025	5,945,630	594,563	376,000	6,321,630	2,452,792	53.80	42.46	45.80	Yes	43.46		43.46
253	206190233	20,491	917	1.038	3,779,162	377,916	236,000	4,015,162	1,557,883	48.68	42.22	40.67	Yes	43.22		43.22
254	206190234	35,673	902	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	46.12	40.01	38.11	Yes	41.01		41.01
255	206190235	30,131	902	1.072	5,556,742	555,674	336,000	5,892,742	2,286,384	47.62	41.51	39.62	Yes	42.51		42.51
256	206190236	40,927	910	1.028	7,675,818	767,582	484,000	8,159,818	3,166,009	50.58	43.66	42.58	Yes	44.66		44.66
257	206190238	11,612	906	1.034	2,297,043	229,704	144,000	2,441,043	947,125	52.52	46.39	44.51	Yes	47.39		47.39
258	206190248	17,929	912	1.028	3,362,135	336,213	212,000	3,574,135	1,386,764	66.56	60.39	58.56	Yes	61.39	60.30	60.30
259	206190250	13,712	900	1.072	2,646,068	264,607	160,000	2,806,068	1,088,754	59.76	53.76	51.76	Yes	54.76		54.76
260	206190251	15,309	900	1.072	2,778,371	277,837	168,000	2,946,371	1,143,192	50.90	44.78	42.90	Yes	45.78		45.78
261	206190253	28,062	905	1.025	5,502,870	550,287	348,000	5,850,870	2,270,138	52.52	42.47	44.51	Yes	43.47		43.47
262	206190255	32,396	900	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	44.82	38.71	36.82	Yes	39.71		39.71
263	206190259	24,281	908	1.034	4,785,507	478,551	300,000	5,085,507	1,973,177	48.36	40.91	40.35	Yes	41.91	38.83	38.83
264	206190261	27,346	908	1.034	5,168,348	516,835	324,000	5,492,348	2,131,031	60.51	49.89	52.51	Yes	50.89	50.40	50.40
265	206190263	22,901	911	1.028	4,503,992	450,399	284,000	4,787,992	1,857,741	55.04	48.91	47.04	Yes	49.91		49.91
266	206190266	78,703	917	1.038	15,629,077	1,562,908	976,000	16,605,077	6,442,770	47.62	39.62	39.62	Yes	40.62		40.62
267	206190267	31,933	917	1.038	6,341,306	634,131	396,000	6,737,306	2,614,075	49.89	43.09	41.89	Yes	44.09		44.09
268	206190268	51,040	917	1.038	9,479,932	947,993	592,000	10,071,932	3,907,910	49.03	38.94	41.03	Yes	39.94	39.49	39.49
269	206190269	31,933	900	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	46.41	40.41	38.41	Yes	41.41		41.41
270	206190275	30,965	917	1.038	6,149,145	614,915	384,000	6,533,145	2,534,860	50.90	41.18	42.90	Yes	42.18		42.18
271	206190276	20,076	910	1.028	3,679,318	367,932	232,000	3,911,318	1,517,591	48.47	42.35	40.46	Yes	43.35		43.35
272	206190277	17,842	912	1.028	3,298,698	329,870	208,000	3,506,698	1,360,599	47.38	41.26	39.37	Yes	42.26		42.26
273	206190278	32,349	905	1.025	6,261,887	626,189	396,000	6,657,887	2,583,260	44.98	38.87	36.97	Yes	39.87		39.87
274	206190279	42,900	908	1.034	8,486,299	848,630	532,000	9,018,299	3,499,100	43.94	37.83	35.93	Yes	38.83		38.83

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
240	206190207	Yes	0.79643	0.20357	1,029,623	1,962,402	2,438,176	170,672	7.06
241	206190208	Yes	0.69359	0.30641	1,891,575	2,395,259	2,977,394	208,418	6.71
242	206190209	Yes	0.69033	0.30967	2,644,891	3,313,879	4,117,172	288,202	6.82
243	206190210	No	0.61040	0.38960	4,185,276	4,185,276	5,196,731	363,771	7.18
244	206190212	Yes	0.69923	0.30077	1,692,731	2,183,649	2,713,245	189,927	7.09
245	206190213	Yes	0.77474	0.22526	1,155,998	1,991,134	2,474,313	173,202	6.74
246	206190214	Yes	0.70637	0.29363	1,989,048	2,628,297	3,266,093	228,627	7.06
247	206190220	Yes	1.11703	(0.11703)	(451,553)	1,497,037	1,860,871	130,261	7.07
248	206190221	Yes	0.78998	0.21002	1,458,568	2,694,667	3,349,568	234,470	7.10
249	206190223	Yes	0.90125	0.09875	339,442	1,333,724	1,657,867	116,051	7.11
250	206190227	Yes	0.86578	0.13422	470,804	1,360,943	1,691,701	118,419	7.34
251	206190229	Yes	0.75979	0.24021	1,533,473	2,476,916	3,078,896	215,523	7.34
252	206190231	Yes	0.78227	0.21773	1,376,393	2,452,792	3,047,355	213,315	7.04
253	206190233	Yes	0.77788	0.22212	891,858	1,557,883	1,935,799	135,506	6.61
254	206190234	Yes	0.73810	0.26190	1,818,911	2,694,667	3,349,568	234,470	6.57
255	206190235	Yes	0.76510	0.23490	1,384,215	2,286,384	2,842,058	198,944	6.60
256	206190236	Yes	0.80390	0.19610	1,600,159	3,166,009	3,933,591	275,351	6.73
257	206190238	Yes	0.85298	0.14702	358,873	947,125	1,176,829	82,378	7.09
258	206190248	Yes	1.08544	(0.08544)	(305,385)	1,386,764	1,722,978	120,608	6.73
259	206190250	Yes	0.98571	0.01429	40,100	1,088,754	1,353,361	94,735	6.91
260	206190251	Yes	0.82397	0.17603	518,658	1,143,192	1,421,029	99,472	6.50
261	206190253	Yes	0.78240	0.21760	1,273,176	2,270,138	2,820,425	197,430	7.04
262	206190255	Yes	0.71484	0.28516	1,980,468	2,694,667	3,349,568	234,470	7.24
263	206190259	Yes	0.69898	0.30102	1,530,853	1,973,177	2,451,727	171,621	7.07
264	206190261	Yes	0.90723	0.09277	509,551	2,131,031	2,647,866	185,351	6.78
265	206190263	Yes	0.89833	0.10167	486,805	1,857,741	2,308,140	161,570	7.06
266	206190266	Yes	0.73110	0.26890	4,465,087	6,442,770	8,005,678	560,397	7.12
267	206190267	Yes	0.79362	0.20638	1,390,465	2,614,075	3,248,205	227,374	7.12
268	206190268	Yes	0.71078	0.28922	2,912,967	3,907,910	4,855,903	339,913	6.66
269	206190269	Yes	0.74545	0.25455	1,767,878	2,694,667	3,349,568	234,470	7.34
270	206190275	Yes	0.75924	0.24076	1,572,909	2,534,860	3,149,775	220,484	7.12
271	206190276	Yes	0.78030	0.21970	859,336	1,517,591	1,885,523	131,987	6.57
272	206190277	Yes	0.76072	0.23928	839,078	1,360,599	1,690,469	118,333	6.63
273	206190278	Yes	0.71759	0.28241	1,880,253	2,583,260	3,209,449	224,661	6.94
274	206190279	Yes	0.69900	0.30100	2,714,508	3,499,100	4,347,730	304,341	7.09

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	
		A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft./bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = AB when AB has a value > 0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG	AH = AG if it is populated, otherwise AF
275	206190282	31,933	908	1.034	6,316,869	631,687	396,000	6,712,869	2,604,593	50.39	44.26	42.38	Yes	45.26		45.26	
276	206190285	21,154	917	1.038	3,779,162	377,916	236,000	4,015,162	1,557,883	67.42	58.66	59.41	Yes	59.66		59.66	
277	206190287	69,304	908	1.034	12,761,352	1,276,135	800,000	13,561,352	5,261,805	43.56	37.45	35.55	Yes	38.45		38.45	
278	206190290	27,116	911	1.028	4,948,048	494,805	312,000	5,260,048	2,040,899	48.92	42.80	40.91	Yes	43.80		43.80	
279	206190293	24,192	911	1.028	4,757,738	475,774	300,000	5,057,738	1,962,402	50.05	43.92	42.04	Yes	44.92		44.92	
280	206190294	22,239	904	1.025	4,174,591	417,459	264,000	4,438,591	1,722,173	63.83	53.68	55.82	Yes	54.68		54.68	
281	206190295	19,073	900	1.072	3,902,950	390,295	236,000	4,138,950	1,605,913	47.55	41.73	39.54	Yes	42.43		42.43	
282	206190301	52,754	900	1.072	9,856,602	985,660	596,000	10,452,602	4,055,610	45.85	39.74	37.84	Yes	40.74		40.74	
283	206190303	18,667	903	1.025	3,352,323	335,232	212,000	3,564,323	1,382,957	61.67	55.67	53.66	Yes	56.67		56.67	
284	206190304	20,862	903	1.025	3,731,832	373,183	236,000	3,967,832	1,539,519	51.72	45.72	43.71	Yes	46.72		46.72	
285	206190308	23,224	900	1.072	4,762,922	476,292	288,000	5,050,922	1,959,758	59.96	53.01	51.96	Yes	54.01		54.01	
286	206190309	97,280	902	1.072	19,183,990	1,918,399	1,160,000	20,343,990	7,893,468	51.87	45.74	43.87	Yes	46.74		46.74	
287	206190310	43,755	900	1.072	8,599,720	859,972	520,000	9,119,720	3,538,451	45.22	39.11	37.22	Yes	40.11		40.11	
288	206190311	25,377	902	1.072	4,895,225	489,523	296,000	5,191,225	2,014,195	45.07	38.68	37.07	Yes	39.68		39.68	
289	206190313	35,195	917	1.038	6,341,306	634,131	396,000	6,737,306	2,614,075	45.46	39.03	37.46	Yes	40.03	39.50	39.50	
290	206190320	35,282	912	1.028	6,280,214	628,021	396,000	6,676,214	2,590,371	51.16	45.03	43.15	Yes	46.03		46.03	
291	206190321	32,501	912	1.028	6,280,214	628,021	396,000	6,676,214	2,590,371	41.99	35.89	33.99	Yes	36.89		36.89	
292	206190322	30,320	912	1.028	5,963,032	596,303	376,000	6,339,032	2,459,544	50.69	44.56	42.68	Yes	45.56		45.56	
293	206190333	32,797	911	1.028	6,089,905	608,990	384,000	6,473,905	2,511,875	47.85	41.73	39.85	Yes	42.73		42.73	
294	206190334	42,344	908	1.034	7,656,811	765,681	480,000	8,136,811	3,157,083	45.28	39.17	37.28	Yes	40.17		40.17	
295	206190335	17,437	916	1.044	3,156,769	315,677	196,000	3,352,769	1,300,874	53.41	47.28	45.41	Yes	48.28		48.28	
296	206190341	41,610	913	1.044	8,310,676	831,068	516,000	8,826,676	3,424,750	50.25	42.50	42.24	Yes	43.50		43.50	
297	206190343	35,294	902	1.072	6,945,928	694,593	420,000	7,365,928	2,857,980	48.12	40.56	40.12	Yes	41.56	40.23	40.23	
298	206190344	31,948	900	1.072	6,152,107	615,211	372,000	6,524,107	2,531,354	44.67	38.57	36.67	Yes	39.57		39.57	
299	206190346	15,483	904	1.025	3,036,066	303,607	192,000	3,228,066	1,252,490	61.92	55.76	53.91	Yes	56.76		56.76	
300	206190349	15,483	913	1.044	3,092,345	309,234	192,000	3,284,345	1,274,326	51.82	45.69	43.82	Yes	46.69		46.69	
301	206190353	30,768	917	1.038	5,444,556	544,456	340,000	5,784,556	2,244,408	52.12	45.99	44.12	Yes	46.99		46.99	
302	206190354	31,933	900	1.072	6,549,017	654,902	396,000	6,945,017	2,694,667	46.52	40.40	38.51	Yes	41.40		41.40	
303	206190356	30,579	900	1.072	6,152,107	615,211	372,000	6,524,107	2,531,354	45.16	39.05	37.15	Yes	40.05		40.05	
304	206190359	31,610	908	1.034	6,253,063	625,306	392,000	6,645,063	2,578,284	46.00	38.64	37.99	Yes	39.64	39.05	39.05	
305	206190361	45,934	900	1.072	9,327,388	932,739	564,000	9,891,388	3,837,859	43.70	23.93	35.70	Yes	24.93	24.62	24.62	
306	206190367	28,385	902	1.072	5,821,349	582,135	352,000	6,173,349	2,395,259	46.94	40.83	38.93	Yes	41.83		41.83	
307	206190368	38,707	900	1.072	7,938,203	793,820	480,000	8,418,203	3,266,263	43.64	37.53	35.63	Yes	38.53		38.53	
308	206190370	17,335	910	1.028	3,171,825	317,183	200,000	3,371,825	1,308,268	67.34	59.15	59.33	Yes	60.15		60.15	
309	206190371	49,887	908	1.034	9,826,241	982,624	616,000	10,442,241	4,051,590	53.86	47.25	45.85	Yes	48.25		48.25	

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
275	206190282	Yes	0.81472	0.18528	1,243,752	2,604,593	3,236,280	226,540	7.09
276	206190285	Yes	1.07384	(0.07384)	(296,489)	1,557,883	1,935,799	135,506	6.41
277	206190287	Yes	0.69211	0.30789	4,175,340	5,261,805	6,537,940	457,656	6.60
278	206190290	Yes	0.78831	0.21169	1,113,492	2,040,899	2,535,703	177,499	6.55
279	206190293	Yes	0.80862	0.19138	967,935	1,962,402	2,438,176	170,672	7.06
280	206190294	Yes	0.98422	0.01578	70,036	1,722,173	2,139,633	149,774	6.73
281	206190295	Yes	0.76377	0.23623	977,742	1,605,913	1,996,207	139,735	7.33
282	206190301	Yes	0.73328	0.26672	2,787,932	4,055,610	5,041,270	352,889	6.69
283	206190303	Yes	1.01998	(0.01998)	(71,228)	1,382,957	1,718,190	120,273	6.44
284	206190304	Yes	0.84087	0.15913	631,396	1,539,519	1,912,702	133,889	6.42
285	206190308	Yes	0.97209	0.02791	140,956	1,959,758	2,436,050	170,523	7.34
286	206190309	Yes	0.84138	0.15862	3,227,024	7,893,468	9,811,867	686,831	7.06
287	206190310	Yes	0.72192	0.27808	2,536,030	3,538,451	4,398,423	307,890	7.04
288	206190311	Yes	0.71430	0.28570	1,483,114	2,014,195	2,503,718	175,260	6.91
289	206190313	Yes	0.71106	0.28894	1,946,645	2,614,075	3,248,205	227,374	6.46
290	206190320	Yes	0.82854	0.17146	1,144,697	2,590,371	3,218,393	225,287	6.39
291	206190321	Yes	0.66408	0.33592	2,242,661	2,590,371	3,218,393	225,287	6.93
292	206190322	Yes	0.82003	0.17997	1,140,818	2,459,544	3,055,848	213,909	7.06
293	206190333	Yes	0.76923	0.23077	1,493,986	2,511,875	3,120,866	218,461	6.66
294	206190334	Yes	0.72310	0.27690	2,253,096	3,157,083	3,922,764	274,593	6.48
295	206190335	Yes	0.86907	0.13093	438,993	1,300,874	1,616,551	113,159	6.49
296	206190341	Yes	0.78301	0.21699	1,915,276	3,424,750	4,255,818	297,907	7.16
297	206190343	Yes	0.72410	0.27590	2,032,272	2,857,980	3,552,573	248,680	7.05
298	206190344	Yes	0.71218	0.28782	1,877,766	2,531,354	3,146,564	220,260	6.89
299	206190346	Yes	1.02172	(0.02172)	(70,118)	1,252,490	1,556,096	108,927	7.04
300	206190349	Yes	0.84049	0.15951	523,880	1,274,326	1,583,560	110,849	7.16
301	206190353	Yes	0.84585	0.15415	891,675	2,244,408	2,788,863	195,220	6.34
302	206190354	Yes	0.74523	0.25477	1,769,385	2,694,667	3,349,568	234,470	7.34
303	206190356	Yes	0.72084	0.27916	1,821,295	2,531,354	3,146,564	220,260	7.20
304	206190359	Yes	0.70284	0.29716	1,974,638	2,578,284	3,203,591	224,251	7.09
305	206190361	No	0.44321	0.55679	5,507,394	5,507,394	6,440,133	450,809	9.81
306	206190367	Yes	0.75285	0.24715	1,525,728	2,395,259	2,977,394	208,418	7.34
307	206190368	Yes	0.69354	0.30646	2,579,834	3,266,263	4,060,083	284,206	7.34
308	206190370	Yes	1.08264	(0.08264)	(278,641)	1,308,268	1,625,451	113,782	6.56
309	206190371	Yes	0.86852	0.13148	1,372,973	4,051,590	5,034,214	352,395	7.06

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
310	206190373	Yes	0.89557	0.10443	703,551	2,614,075	3,248,205	227,374	6.86
311	206190377	Yes	0.69885	0.30115	1,936,933	2,495,555	3,101,139	217,080	6.45
312	206190378	Yes	0.91121	0.08879	660,226	2,885,199	3,586,407	251,048	7.34
313	206190386	Yes	0.99939	0.00061	4,087	2,614,075	3,248,205	227,374	6.50
314	206190389	Yes	0.88820	0.11180	369,442	1,282,103	1,592,942	111,506	6.75
315	206190399	Yes	0.81379	0.18621	1,243,199	2,590,371	3,218,393	225,287	6.96
316	206190401	Yes	0.70126	0.29874	2,694,667	2,694,667	3,349,568	234,470	7.34
317	206190402	Yes	0.78039	0.21961	1,109,216	1,959,758	2,436,050	170,523	7.34
318	206190403	Yes	1.05644	(0.05644)	(203,580)	1,399,454	1,738,938	121,726	7.12
319	206190404	Yes	0.63497	0.36503	2,450,401	2,604,593	3,236,280	226,540	7.09
320	206190405	Yes	0.67955	0.32045	2,850,468	3,451,299	4,288,809	300,217	6.60
321	206190411	Yes	0.81203	0.18797	1,251,466	2,583,260	3,209,449	224,661	7.04
322	206190420	Yes	0.75251	0.24749	2,466,898	3,867,426	4,805,386	336,377	6.38
323	206190423	Yes	0.73977	0.26023	2,117,643	3,157,387	3,924,747	274,732	7.34
324	206190424	Yes	0.73898	0.26102	2,964,738	4,407,043	5,476,479	383,354	6.38
325	206190441	Yes	0.71199	0.28801	1,959,814	2,640,229	3,281,900	229,733	7.00
326	206190443	Yes	0.75982	0.24018	1,364,785	2,204,727	2,740,556	191,839	7.03
327	206190444	Yes	1.06461	(0.06461)	(231,145)	1,388,162	1,725,535	120,787	7.34
328	206190448	Yes	0.76268	0.23732	2,208,538	3,610,820	4,486,244	314,037	6.45
329	206190452	Yes	0.85499	0.14501	883,096	2,362,812	2,936,185	205,533	6.38
330	206190454	Yes	0.71252	0.28748	1,996,522	2,694,667	3,349,568	234,470	7.34
331	206190456	Yes	0.76841	0.23159	1,515,013	2,538,223	3,152,805	220,696	6.49
332	206190463	Yes	0.71384	0.28616	1,987,378	2,694,667	3,349,568	234,470	6.79
333	206190472	No	0.46005	0.53995	2,599,467	2,599,467	3,052,495	213,675	9.33
334	206190492	Yes	0.75718	0.24282	1,630,017	2,604,593	3,236,280	226,540	6.85
335	206190496	Yes	0.82362	0.17638	1,194,771	2,628,297	3,266,093	228,627	6.64
336	206190497	Yes	0.81374	0.18626	640,264	1,333,724	1,657,867	116,051	7.17
337	206190498	Yes	0.77202	0.22798	943,590	1,605,913	1,996,207	139,735	6.85
338	206190499	Yes	0.82566	0.17434	831,659	1,850,882	2,300,714	161,050	6.85
339	206190501	Yes	0.89331	0.10669	359,735	1,308,268	1,625,451	113,782	6.75
340	206190502	Yes	1.13002	(0.13002)	(1,167,471)	3,484,014	4,330,755	303,153	7.34
341	206190505	Yes	0.71139	0.28861	2,530,140	3,401,498	4,226,172	295,832	7.06
342	206190506	No	0.59811	0.40189	2,697,866	2,697,866	3,329,553	233,069	7.30
343	206190507	Yes	0.68420	0.31580	2,987,325	3,670,267	4,560,612	319,243	7.04
344	206190508	Yes	0.88926	0.11074	442,795	1,551,475	1,928,539	134,998	6.77

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
345	206190509	Yes	0.64943	0.35057	1,111,933	1,230,654	1,528,633	107,004	6.54
346	206190510	Yes	0.69048	0.30952	2,887,832	3,620,108	4,499,925	314,995	6.64
347	206190515	Yes	1.04070	(0.04070)	(148,230)	1,412,930	1,755,487	122,884	6.55
348	206190533	Yes	0.70013	0.29987	1,682,905	2,177,508	2,706,722	189,471	6.72
349	206190536	Yes	0.75148	0.24852	2,392,934	3,735,881	4,641,937	324,936	7.09
350	206190537	Yes	0.76473	0.23527	1,569,083	2,587,670	3,215,395	225,078	6.62
351	206190540	Yes	0.79575	0.20425	1,376,108	2,614,075	3,248,205	227,374	6.78
352	206190542	Yes	0.80736	0.19264	1,065,265	2,145,560	2,665,739	186,602	6.68
353	206190545	Yes	0.68338	0.31662	2,125,405	2,604,593	3,236,280	226,540	6.85
354	206190546	Yes	0.77248	0.22752	1,378,060	2,350,027	2,920,104	204,407	6.56
355	206190548	Yes	0.81900	0.18100	1,268,723	2,719,694	3,379,446	236,561	6.32
356	206190549	Yes	0.76929	0.23071	917,952	1,543,757	1,918,032	134,262	7.06
357	206190550	Yes	0.79917	0.20083	669,676	1,293,835	1,607,698	112,539	7.12
358	206190560	Yes	0.78044	0.21956	1,487,273	2,628,297	3,266,093	228,627	6.92
359	206190572	Yes	0.82520	0.17480	577,618	1,282,103	1,592,942	111,506	6.90
360	206190573	Yes	0.71351	0.28649	6,667,905	9,030,440	11,221,073	785,475	6.68
361	206190577	Yes	0.66939	0.33061	3,131,002	3,674,546	4,567,593	319,732	7.00
362	206190584	Yes	0.93499	0.06501	214,236	1,278,583	1,588,515	111,196	7.04
363	206190594	Yes	0.62749	0.37251	2,500,633	2,604,593	3,236,280	226,540	6.78
364	206190596	Yes	0.72361	0.27639	2,817,882	3,955,720	4,915,635	344,094	6.77
365	206190597	Yes	0.69367	0.30633	2,127,461	2,694,667	3,349,568	234,470	6.86
366	206190598	Yes	0.78354	0.21646	865,969	1,552,232	1,928,692	135,008	6.59
367	206190601	Yes	0.80512	0.19488	806,608	1,605,913	1,996,207	139,735	7.00
368	206190602	Yes	0.84331	0.15669	1,046,065	2,590,371	3,218,393	225,287	6.96
369	206190604	Yes	0.80975	0.19025	787,418	1,605,913	1,996,207	139,735	6.99
370	206190612	Yes	0.72246	0.27754	1,010,685	1,412,930	1,755,487	122,884	6.53
371	206190613	Yes	0.86745	0.13255	1,283,621	3,757,469	4,668,289	326,780	7.04
372	206190614	Yes	0.84516	0.15484	503,949	1,262,833	1,569,106	109,837	6.83
373	206190615	Yes	0.66456	0.33544	1,647,239	1,905,320	2,368,382	165,787	7.17
374	206190617	Yes	1.03195	(0.03195)	(147,857)	1,795,526	2,231,091	156,176	7.12
375	206190618	Yes	0.89975	0.10025	448,625	1,736,396	2,157,520	151,026	6.37
376	206190623	Yes	0.73762	0.26238	1,822,243	2,694,667	3,349,568	234,470	7.34
377	206190626	Yes	0.88955	0.11045	443,494	1,557,883	1,935,799	135,506	6.50
378	206190634	Yes	0.66646	0.33354	2,239,021	2,604,593	3,236,280	226,540	6.48
379	206190637	Yes	0.68227	0.31773	2,206,613	2,694,667	3,349,568	234,470	7.03

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
380	206190639	Yes	0.72218	0.27782	2,622,894	3,663,151	4,551,262	318,588	6.77
381	206190643	Yes	0.69113	0.30887	2,049,998	2,575,200	3,200,111	224,008	6.84
382	206190645	Yes	0.68331	0.31669	2,114,280	2,590,371	3,218,393	225,287	6.91
383	206190649	Yes	0.69070	0.30930	2,095,199	2,628,297	3,266,093	228,627	6.61
384	206190656	Yes	0.72226	0.27774	2,900,272	4,051,590	5,034,214	352,395	6.62
385	206190662	Yes	0.70490	0.29510	2,530,396	3,327,004	4,134,080	289,386	6.84
386	206190663	No	0.60034	0.39966	2,655,779	2,655,779	3,281,086	229,676	7.27
387	206190665	Yes	0.74737	0.25263	2,316,983	3,558,490	4,421,226	309,486	7.06
388	206190666	Yes	0.69747	0.30253	2,237,993	2,870,289	3,566,054	249,624	6.95
389	206190667	Yes	0.96841	0.03159	90,860	1,115,973	1,387,195	97,104	7.34
390	206190674	Yes	0.78896	0.21104	1,407,458	2,587,670	3,215,395	225,078	7.12
391	206190677	Yes	0.79923	0.20077	2,063,136	3,987,124	4,954,333	346,803	6.63
392	206190679	Yes	0.86503	0.13497	541,915	1,557,883	1,935,799	135,506	6.62
393	206190682	Yes	1.13326	(0.13326)	(3,545,971)	10,324,275	12,828,771	898,014	6.48
394	206190683	Yes	0.80931	0.19069	1,163,697	2,367,812	2,942,073	205,945	6.65
395	206190686	Yes	0.93422	0.06578	260,985	1,539,519	1,912,702	133,889	7.04
396	206190688	Yes	0.84295	0.15705	433,033	1,069,835	1,329,166	93,042	7.04
397	206190689	Yes	0.79092	0.20908	618,686	1,148,116	1,426,422	99,850	6.97
398	206190690	Yes	0.74358	0.25642	1,017,435	1,539,519	1,912,702	133,889	6.92
399	206190693	Yes	0.83759	0.16241	880,999	2,104,722	2,615,176	183,062	7.08
400	206190697	Yes	0.71552	0.28448	1,975,687	2,694,667	3,349,568	234,470	7.14
401	206190698	Yes	0.79697	0.20303	917,352	1,753,079	2,178,104	152,467	6.39
402	206190699	Yes	0.61695	0.38305	2,310,983	2,340,822	2,909,726	203,681	7.01
403	206190704	Yes	0.84433	0.15567	818,843	2,040,899	2,535,703	177,499	6.53
404	206190709	Yes	0.65944	0.34056	2,796,291	3,185,814	3,958,901	277,123	7.10
405	206190711	Yes	0.91456	0.08544	578,785	2,628,297	3,266,093	228,627	6.89
406	206190713	Yes	0.78354	0.21646	1,445,127	2,590,371	3,218,393	225,287	6.61
407	206190725	Yes	0.77033	0.22967	1,224,500	2,068,633	2,571,386	179,997	7.27
408	206190726	Yes	0.79746	0.20254	810,263	1,552,232	1,928,692	135,008	6.62
409	206190732	Yes	0.79172	0.20828	4,188,182	7,801,967	9,693,184	678,523	7.04
410	206190738	Yes	0.73107	0.26893	2,829,216	4,081,797	5,071,407	354,998	6.62
411	206190741	Yes	0.66053	0.33947	2,762,167	3,157,083	3,922,764	274,593	6.90
412	206190744	Yes	0.68164	0.31836	2,211,020	2,694,667	3,349,568	234,470	6.69
413	206190745	Yes	0.70284	0.29716	2,012,977	2,628,297	3,266,093	228,627	6.38
414	206190751	Yes	0.91498	0.08502	340,113	1,552,232	1,928,692	135,008	6.74

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Inputs to Update Cost Per Sq Ft (Z2)
13
400
Fully Depreciated Minimum Value (AD3)
Cost Per Sq Ft (U) 1/1/2013 \$ 151.00
10% 4,000 38.800%
usually, or .16667/mo. (Z4) 0.166667 2.16667 \$ 154.27

Table with columns: Count, OSHPD ID, Annualized Days, 1st Three Zip Code Digits, RS Means Location Factor, Estimated Building Value, Land Value, Estimated Equipment Value, Estimated Building + Equip Value, Estimated Building/Equip Minimum Value, Calculated Age Based on FRVS Mid-point, Age Based on Prior Model, Age in 2005/06 Model, Received Five Year Age Reduction, Calculated Effective Age, Capital Supplemental Information, New Age (Incorporating Improvements and Replacements). Rows 415-449.

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
415	206190752	Yes	0.74907	0.25093	892,801	1,380,520	1,715,524	120,087	7.16
416	206190755	Yes	1.11692	(0.11692)	(1,279,580)	4,246,142	5,278,108	369,468	7.29
417	206190761	Yes	0.80675	0.19325	1,297,234	2,604,593	3,236,280	226,540	6.72
418	206190764	Yes	0.69148	0.30852	2,142,709	2,694,667	3,349,568	234,470	7.34
419	206190770	Yes	0.70421	0.29579	1,983,410	2,601,748	3,233,102	226,317	6.70
420	206190774	Yes	0.79608	0.20392	1,416,214	2,694,667	3,349,568	234,470	6.96
421	206190779	Yes	0.77564	0.22436	1,416,555	2,449,697	3,045,062	213,154	7.16
422	206190781	Yes	0.70782	0.29218	3,598,585	4,778,722	5,938,351	415,685	7.16
423	206190783	Yes	0.92774	0.07226	290,145	1,557,883	1,935,799	135,506	6.55
424	206190787	Yes	0.74016	0.25984	1,729,965	2,583,260	3,209,449	224,661	6.36
425	206190790	Yes	0.79288	0.20712	1,437,685	2,693,289	3,346,636	234,265	6.41
426	206190792	Yes	0.75079	0.24921	1,645,102	2,561,265	3,182,585	222,781	6.86
427	206190795	Yes	0.93373	0.06627	1,330,062	7,787,471	9,676,151	677,331	6.31
428	206190798	Yes	0.65584	0.34416	2,366,063	2,667,448	3,315,734	232,101	6.53
429	206190799	Yes	0.66890	0.33110	3,584,958	4,201,059	5,219,407	365,358	7.04
430	206190809	Yes	1.10842	(0.10842)	(317,277)	1,135,406	1,410,837	98,759	6.66
431	206190811	Yes	0.74955	0.25045	1,696,548	2,628,297	3,266,093	228,627	7.02
432	206190821	Yes	0.72944	0.27056	1,678,581	2,407,214	2,990,830	209,358	7.02
433	206190823	Yes	0.77487	0.22513	1,563,556	2,694,667	3,349,568	234,470	6.76
434	206190824	Yes	0.73018	0.26982	1,827,748	2,628,297	3,266,093	228,627	6.77
435	206190828	Yes	0.70388	0.29612	1,907,488	2,499,357	3,105,521	217,387	7.09
436	206190831	Yes	0.82170	0.17830	878,374	1,911,489	2,375,340	166,274	6.86
437	206190832	Yes	0.75555	0.24445	2,126,390	3,375,138	4,195,419	293,679	7.34
438	206190845	Yes	0.84807	0.15193	803,540	2,052,104	2,549,797	178,486	7.09
439	206190846	Yes	0.81369	0.18631	771,134	1,605,913	1,996,207	139,735	7.06
440	206190858	Yes	0.87135	0.12865	866,765	2,614,075	3,248,205	227,374	6.74
441	206190861	Yes	0.72703	0.27297	1,762,313	2,504,980	3,112,193	217,853	6.65
442	206190871	Yes	1.03175	(0.03175)	(193,802)	2,368,040	2,943,560	206,049	7.34
443	206190874	Yes	0.77782	0.22218	1,543,075	2,694,667	3,349,568	234,470	6.85
444	206190875	Yes	0.71747	0.28253	1,843,287	2,531,354	3,146,564	220,260	7.28
445	206190879	Yes	0.69816	0.30184	1,910,316	2,455,646	3,051,344	213,594	6.94
446	206190884	Yes	0.64563	0.35437	3,916,692	4,288,371	5,328,421	372,989	6.51
447	206190885	Yes	0.69502	0.30498	2,118,116	2,694,667	3,349,568	234,470	7.34
448	206190888	Yes	0.96221	0.03779	71,350	732,630	910,252	63,718	6.88
449	206190892	Yes	0.69988	0.30012	2,849,043	3,683,263	4,576,558	320,359	7.09

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

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450	206190894	Yes	0.71282	0.28718	1,543,949	2,085,979	2,592,002	181,440	7.12
451	206190896	Yes	0.75452	0.24548	1,842,595	2,912,418	3,620,241	253,417	7.34
452	206190910	No	0.60382	0.39618	3,822,215	3,822,215	4,730,592	331,141	6.99
453	206190947	No	0.30506	0.69494	1,272,288	1,272,288	1,444,566	101,120	10.79
454	206190972	Yes	0.69984	0.30016	2,084,644	2,694,667	3,349,568	234,470	6.60
455	206191117	No	0.58099	0.41901	5,820,004	5,820,004	7,129,808	499,087	7.33
456	206191274	No	0.52563	0.47437	1,882,588	1,882,588	2,256,247	157,937	7.80
457	206194092	No	0.44459	0.55541	2,230,061	2,230,061	2,607,977	182,558	8.58
458	206194113	No	0.45025	0.54975	2,181,745	2,181,745	2,555,403	178,878	8.57
459	206194139	No	0.41389	0.58611	4,786,433	4,786,433	5,555,076	388,855	9.66
460	206194199	No	0.33668	0.66332	13,959,986	13,959,986	15,944,536	1,116,118	10.89
461	206194202	No	0.41498	0.58502	7,692,793	7,692,793	8,928,163	624,971	9.74
462	206194284	No	0.39226	0.60774	1,967,218	1,967,218	2,271,713	159,020	9.89
463	206194558	No	0.36330	0.63670	8,538,897	8,538,897	9,801,604	686,112	9.82
464	206196069	No	0.26508	0.73492	6,688,027	6,688,027	7,544,865	528,141	12.19
465	206196220	No	0.22564	0.77436	3,109,184	3,109,184	3,487,100	244,097	12.00
466	206196551	No	0.59301	0.40699	3,650,313	3,650,313	4,494,018	314,581	7.33
467	206200691	Yes	0.79623	0.20377	925,896	1,763,000	2,191,382	153,397	7.32
468	206200749	Yes	0.78689	0.21311	2,622,005	4,773,663	5,933,588	415,351	6.79
469	206200831	Yes	0.77238	0.22762	1,018,367	1,735,877	2,157,668	151,037	7.10
470	206201802	Yes	0.61982	0.38018	1,700,893	1,735,877	2,157,668	151,037	7.32
471	206204023	No	0.13700	0.86300	1,447,874	1,447,874	1,606,046	112,423	12.01
472	206210891	Yes	0.67741	0.32259	484,062	582,207	724,260	50,698	7.86
473	206210916	No	0.52826	0.47174	2,052,806	2,052,806	2,464,760	172,533	9.22
474	206210946	Yes	0.82356	0.17644	714,838	1,571,959	1,955,503	136,885	7.45
475	206210969	Yes	0.65396	0.34604	4,699,232	5,268,973	6,554,556	458,819	7.71
476	206210999	Yes	0.72735	0.27265	2,066,048	2,940,145	3,657,515	256,026	7.86
477	206211048	Yes	1.00033	(0.00033)	(4,133)	4,890,539	6,083,787	425,865	7.86
478	206212036	Yes	0.77400	0.22600	1,678,647	2,881,925	3,585,089	250,956	7.86
479	206212623	Yes	0.89956	0.10044	391,866	1,513,738	1,883,077	131,815	7.40
480	206230938	Yes	0.67479	0.32521	1,659,144	1,979,504	2,462,485	172,374	7.64
481	206231007	No	0.60585	0.39415	2,336,155	2,336,155	2,897,266	202,809	7.90
482	206231024	Yes	0.65821	0.34179	1,846,297	2,095,945	2,607,337	182,514	7.86
483	206231091	No	0.59521	0.40479	1,731,082	1,731,082	2,135,934	149,515	8.13
484	206240893	Yes	0.87747	0.12253	283,903	899,012	1,117,517	78,226	6.54

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Inputs to Update Cost Per Sq Ft
 Cost (Z2)
 Cost Per Sq Ft^(U)
 Annually, or .16667/mo. (Z4)

1/1/2013
 0.166667 2.16667

13
 400
 \$ 151.00
 154.27

Land % (AA3) Equip/bed (AB3)

Fully Depreciated
 Minimum Value (AD3)
 10% 4,000
 38.800%

Count OSHPD ID
 Greater of Annualized Days or Occ. Adjusted Annualized Days
 1st Three Zip Code Digits
 RS Means Location Factor⁽¹⁾
 Estimated Building Value
 Estimated Land Value
 Estimated Equipment Value
 Estimated Building + Equip Value
 Estimated Building/Equip Minimum Value (fully depreciated)
 Calculated Age Based on FRVS Mid-point
 Age Based on Prior Model
 Age in 2005/06 Model (Based on 2/1/2006 Mid Point)
 Received Five Year Age Reduction in 2005/06 Model?
 Calculated Effective Age

Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)
Effective Age After Improvements and Bed Additions	
AG	AH = AG if it is populated, otherwise AF
	38.33
	44.97
	38.44
	43.20
	42.28
	26.42
	14.60
	7.61
	39.29
	40.50
	43.54
	61.30
	45.86
	46.57
	40.69
31.91	30.45
	34.60
	20.88
	36.21
	44.61
	28.57
	16.46
	33.69
	30.34
	41.49
	26.10
	28.71
	28.44
	38.91
	39.65
	33.46
	40.00
	39.28
	36.88
	35.43

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
485	206240909	Yes	0.68998	0.31002	2,633,868	3,296,379	4,097,561	286,829	6.95
486	206240943	Yes	0.80948	0.19052	1,056,805	2,152,181	2,675,267	187,269	7.35
487	206241353	Yes	0.69200	0.30800	1,535,441	1,934,239	2,404,354	168,305	7.10
488	206241879	Yes	0.77764	0.22236	917,101	1,600,262	1,989,101	139,237	7.32
489	206242204	Yes	0.76102	0.23898	1,141,030	1,852,510	2,302,761	161,193	7.19
490	206242280	No	0.47557	0.52443	3,645,352	3,645,352	4,300,865	301,061	8.86
491	206244031	No	0.26277	0.73723	1,803,757	1,803,757	2,034,424	142,410	12.08
492	206244046	No	0.13700	0.86300	1,749,514	1,749,514	1,940,638	135,845	13.43
493	206270722	Yes	0.70731	0.29269	2,079,249	2,756,296	3,427,081	239,896	7.51
494	206270756	Yes	0.72905	0.27095	1,516,506	2,171,627	2,700,125	189,009	7.14
495	206270757	Yes	0.78374	0.21626	1,598,369	2,867,661	3,565,549	249,588	6.89
496	206270807	Yes	1.10335	(0.10335)	(378,202)	1,419,910	1,765,466	123,583	7.51
497	206270842	Yes	0.82554	0.17446	638,444	1,419,910	1,765,466	123,583	7.51
498	206270871	Yes	0.83831	0.16169	1,148,645	2,756,296	3,427,081	239,896	7.44
499	206270897	Yes	0.73246	0.26754	1,535,789	2,227,310	2,769,359	193,855	6.92
500	206270898	No	0.54801	0.45199	3,210,859	3,210,859	3,881,645	271,715	8.51
501	206271712	No	0.57438	0.42562	4,550,603	4,550,603	5,560,169	389,212	7.58
502	206274018	No	0.37582	0.62418	2,642,545	2,642,545	3,042,306	212,961	11.19
503	206280984	Yes	0.65172	0.34828	3,084,013	3,435,779	4,273,289	299,130	7.45
504	206281040	Yes	0.80307	0.19693	712,082	1,402,943	1,744,926	122,145	7.73
505	206282278	No	0.51430	0.48570	4,659,331	4,659,331	5,566,634	389,664	8.78
506	206284010	No	0.29632	0.70368	3,582,918	3,582,918	4,064,487	284,514	12.78
507	206290892	No	0.60635	0.39365	4,047,518	4,047,518	5,016,517	351,156	7.21
508	206291040	No	0.54609	0.45391	2,711,972	2,711,972	3,275,039	229,253	8.26
509	206292214	Yes	0.74680	0.25320	1,037,847	1,590,374	1,976,664	138,366	7.27
510	206294002	No	0.46972	0.53028	3,647,139	3,647,139	4,295,320	300,672	9.42
511	206300210	No	0.51679	0.48321	1,908,512	1,908,512	2,279,875	159,591	8.39
512	206300212	No	0.51187	0.48813	3,235,012	3,235,012	3,858,146	270,070	8.39
513	206301089	Yes	0.70038	0.29962	3,941,394	5,103,951	6,341,802	443,926	7.09
514	206301094	Yes	0.71366	0.28634	4,942,357	6,696,971	8,322,994	582,610	7.22
515	206301107	No	0.60221	0.39779	6,261,783	6,261,783	7,744,716	542,130	7.37
516	206301113	Yes	0.72000	0.28000	3,759,207	5,209,187	6,472,561	453,079	6.68
517	206301115	Yes	0.70697	0.29303	4,080,221	5,402,555	6,711,766	469,824	7.00
518	206301118	Yes	0.66386	0.33614	2,092,723	2,415,565	3,000,934	210,065	7.00
519	206301119	Yes	0.63772	0.36228	1,915,914	2,051,932	2,549,180	178,443	7.00

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
520	206301120	Yes	0.73698	0.26302	1,507,194	2,223,394	2,763,234	193,426	7.04
521	206301130	Yes	0.84565	0.15435	1,055,005	2,652,000	3,295,906	230,713	6.97
522	206301134	No	0.57701	0.42299	4,927,020	4,927,020	6,022,225	421,556	7.51
523	206301138	Yes	0.73669	0.26331	1,799,756	2,652,000	3,295,906	230,713	7.19
524	206301170	Yes	0.68075	0.31925	3,077,482	3,740,230	4,646,607	325,263	6.89
525	206301174	No	0.57543	0.42457	4,953,795	4,953,795	6,052,986	423,709	7.77
526	206301176	Yes	0.69841	0.30159	3,206,598	4,125,334	5,126,964	358,888	6.76
527	206301181	Yes	0.70421	0.29579	2,021,719	2,652,000	3,295,906	230,713	6.62
528	206301184	Yes	0.64203	0.35797	1,413,845	1,532,455	1,903,818	133,267	7.00
529	206301185	Yes	0.75165	0.24835	1,011,645	1,580,485	1,964,227	137,496	7.22
530	206301187	Yes	0.64281	0.35719	1,410,754	1,532,455	1,903,818	133,267	7.00
531	206301189	Yes	0.72261	0.27739	1,838,381	2,571,408	3,194,542	223,618	6.88
532	206301190	Yes	0.68046	0.31954	2,139,919	2,598,425	3,229,322	226,053	7.22
533	206301192	Yes	0.76510	0.23490	1,865,050	3,080,607	3,828,577	268,000	6.60
534	206301201	Yes	0.86740	0.13260	659,134	1,928,728	2,397,022	167,792	6.83
535	206301202	Yes	0.71124	0.28876	1,913,741	2,571,408	3,194,542	223,618	6.96
536	206301204	Yes	0.79358	0.20642	1,409,484	2,649,330	3,291,347	230,394	6.94
537	206301208	Yes	0.64428	0.35572	4,333,952	4,727,236	5,872,795	411,096	7.00
538	206301212	Yes	0.68351	0.31649	2,097,508	2,571,408	3,194,542	223,618	6.86
539	206301233	Yes	0.77592	0.22408	1,306,671	2,262,576	2,811,314	196,792	7.09
540	206301243	No	0.60183	0.39817	2,721,483	2,721,483	3,365,388	235,577	7.38
541	206301259	Yes	0.79525	0.20475	1,096,498	2,077,906	2,581,448	180,701	7.00
542	206301281	Yes	0.84836	0.15164	722,383	1,848,364	2,297,146	160,800	6.62
543	206301287	Yes	0.66448	0.33552	2,897,383	3,350,623	4,162,586	291,381	6.96
544	206301289	Yes	0.76458	0.23542	2,631,858	4,337,628	5,388,774	377,214	7.00
545	206301290	No	0.45141	0.54859	3,525,490	3,525,490	4,129,741	289,082	9.34
546	206301294	Yes	0.90539	0.09461	267,821	1,098,303	1,364,971	95,548	7.22
547	206301316	Yes	0.77631	0.22369	3,818,458	6,623,325	8,228,367	575,986	6.63
548	206301327	Yes	0.83046	0.16954	1,645,685	3,766,204	4,678,875	327,521	7.00
549	206301344	Yes	0.76357	0.23643	474,811	779,215	968,043	67,763	7.00
550	206301347	Yes	0.63408	0.36592	1,490,561	1,580,485	1,964,227	137,496	6.81
551	206301348	Yes	0.70146	0.29854	1,978,533	2,571,408	3,194,542	223,618	7.00
552	206301363	No	0.59623	0.40377	2,704,066	2,704,066	3,334,963	233,447	7.46
553	206301381	Yes	0.77094	0.22906	1,565,620	2,652,000	3,295,906	230,713	7.16
554	206301754	No	0.47095	0.52905	3,364,539	3,364,539	3,962,496	277,375	9.05

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
555	206304002	No	0.37238	0.62762	4,159,477	4,159,477	4,782,611	334,783	10.48
556	206304007	No	0.47813	0.52187	6,113,692	6,113,692	7,215,192	505,063	8.95
557	206304010	No	0.42783	0.57217	5,783,733	5,783,733	6,734,170	471,392	9.46
558	206304020	No	0.45774	0.54226	1,887,613	1,887,613	2,214,916	155,044	9.24
559	206304033	No	0.44014	0.55986	5,334,178	5,334,178	6,231,743	436,222	9.43
560	206304055	No	0.41949	0.58051	3,896,889	3,896,889	4,528,576	317,000	9.66
561	206304066	No	0.41252	0.58748	4,015,453	4,015,453	4,659,358	326,155	10.21
562	206310790	Yes	0.71457	0.28543	1,715,990	2,332,642	2,900,238	203,017	7.32
563	206310895	Yes	0.70264	0.29736	2,085,675	2,721,415	3,383,611	236,853	7.22
564	206310904	Yes	0.62516	0.37484	5,499,698	5,692,757	7,077,962	495,457	7.49
565	206311001	Yes	0.65909	0.34091	5,123,808	5,831,604	7,250,595	507,542	7.49
566	206312216	Yes	0.81241	0.18759	899,543	1,860,559	2,313,285	161,930	7.49
567	206312230	No	0.60895	0.39105	1,651,279	1,651,279	2,049,948	143,496	7.41
568	206312834	No	0.49762	0.50238	3,559,628	3,559,628	4,228,581	296,001	8.97
569	206314004	No	0.43449	0.56551	3,926,020	3,926,020	4,581,459	320,702	10.25
570	206314005	No	0.46259	0.53741	3,807,830	3,807,830	4,476,783	313,375	9.33
571	206320990	Yes	0.68680	0.31320	1,240,245	1,536,463	1,909,658	133,676	7.27
572	206330222	No	0.49893	0.50107	1,982,671	1,982,671	2,354,762	164,833	8.66
573	206330223	No	0.50202	0.49798	6,051,102	6,051,102	7,195,822	503,708	8.87
574	206331091	Yes	0.81079	0.18921	1,293,267	2,652,000	3,295,906	230,713	6.71
575	206331100	Yes	0.82102	0.17898	346,001	750,061	932,175	65,252	7.22
576	206331111	Yes	0.79574	0.20426	1,191,822	2,263,889	2,812,565	196,880	6.96
577	206331116	Yes	0.81355	0.18645	656,508	1,366,182	1,697,891	118,852	6.42
578	206331117	Yes	0.78406	0.21594	730,532	1,312,606	1,631,307	114,191	6.51
579	206331125	Yes	0.78266	0.21734	728,823	1,301,085	1,616,417	113,149	7.02
580	206331139	Yes	0.96615	0.03385	137,895	1,580,485	1,964,227	137,496	7.22
581	206331147	Yes	0.61409	0.38591	2,562,297	2,576,149	3,200,505	224,035	7.02
582	206331148	Yes	0.80538	0.19462	591,226	1,178,667	1,464,847	102,539	7.12
583	206331151	Yes	0.79027	0.20973	2,345,708	4,339,637	5,393,300	377,531	7.22
584	206331154	Yes	0.77444	0.22556	1,519,649	2,614,075	3,248,205	227,374	6.52
585	206331159	Yes	0.78925	0.21075	1,746,079	3,214,546	3,995,037	279,653	6.65
586	206331193	No	0.58836	0.41164	2,813,607	2,813,607	3,457,512	242,026	7.21
587	206331200	Yes	0.79264	0.20736	1,417,321	2,652,000	3,295,906	230,713	7.22
588	206331213	Yes	0.79111	0.20889	896,586	1,665,389	2,069,013	144,831	7.02
589	206331214	Yes	0.76702	0.23298	890,644	1,483,237	1,842,715	128,990	6.69

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

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Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
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590	206331217	Yes	0.83484	0.16516	753,231	1,769,476	2,198,327	153,883	6.89
591	206331238	Yes	0.74548	0.25452	3,303,652	5,036,122	6,258,892	438,122	7.22
592	206331250	Yes	0.80897	0.19103	1,582,690	3,214,546	3,995,037	279,653	7.13
593	206331251	Yes	0.67339	0.32661	2,232,423	2,652,000	3,295,906	230,713	7.11
594	206331256	Yes	0.83707	0.16293	690,337	1,643,936	2,042,031	142,942	6.92
595	206331267	Yes	0.75969	0.24031	2,372,560	3,830,667	4,760,753	333,253	7.22
596	206331284	Yes	0.65561	0.34439	2,286,586	2,576,149	3,200,505	224,035	6.69
597	206331285	Yes	0.77672	0.22328	1,156,183	2,009,091	2,496,898	174,783	7.22
598	206331300	No	0.36350	0.63650	1,669,884	1,669,884	1,917,039	134,193	10.70
599	206331305	Yes	0.68713	0.31287	2,246,451	2,785,940	3,462,366	242,366	6.92
600	206331346	Yes	0.67920	0.32080	2,192,703	2,652,000	3,295,906	230,713	7.22
601	206331349	Yes	0.77793	0.22207	878,693	1,535,281	1,907,372	133,516	7.02
602	206331352	Yes	0.67628	0.32372	1,736,847	2,081,737	2,586,267	181,039	7.02
603	206331361	Yes	0.83793	0.16207	783,241	1,875,152	2,330,438	163,131	6.41
604	206331364	Yes	0.65926	0.34074	3,434,628	3,911,031	4,860,629	340,244	6.78
605	206331371	No	0.60984	0.39016	1,589,299	1,589,299	1,973,041	138,113	7.09
606	206331375	Yes	0.69776	0.30224	2,274,504	2,919,879	3,628,825	254,018	6.88
607	206332173	No	0.45977	0.54023	3,586,893	3,586,893	4,211,249	294,787	9.23
608	206334012	No	0.44124	0.55876	6,866,714	6,866,714	8,024,443	561,711	9.69
609	206334014	No	0.45520	0.54480	4,822,959	4,822,959	5,655,433	395,880	9.30
610	206334020	No	0.42934	0.57066	6,812,457	6,812,457	7,935,036	555,453	9.67
611	206334030	No	0.41561	0.58439	3,880,108	3,880,108	4,504,464	315,312	9.29
612	206334051	No	0.41548	0.58452	2,179,216	2,179,216	2,530,437	177,131	10.17
613	206334502	No	0.25772	0.74228	5,073,507	5,073,507	5,717,413	400,219	12.12
614	206340788	Yes	0.74080	0.25920	3,283,521	4,915,209	6,111,216	427,785	7.49
615	206340789	No	0.59215	0.40785	4,699,610	4,699,610	5,787,503	405,125	7.69
616	206340819	Yes	0.69902	0.30098	2,714,204	3,498,963	4,350,357	304,525	7.49
617	206340825	Yes	0.72762	0.27238	2,709,707	3,859,967	4,799,203	335,944	7.49
618	206340862	Yes	0.79704	0.20296	2,585,592	4,942,979	6,145,742	430,202	7.49
619	206340864	Yes	0.79925	0.20075	1,954,037	3,776,658	4,695,623	328,694	7.15
620	206340877	Yes	0.88034	0.11966	847,858	2,749,185	3,418,138	239,270	7.08
621	206340890	Yes	0.62675	0.37325	3,419,338	3,554,502	4,419,410	309,359	7.35
622	206340903	Yes	0.81433	0.18567	823,902	1,721,712	2,140,652	149,846	7.49
623	206340908	Yes	0.69989	0.30011	2,577,541	3,332,345	4,143,197	290,024	7.49
624	206340953	Yes	0.65919	0.34081	3,292,957	3,748,888	4,661,097	326,277	7.45

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
625	206340958	Yes	0.66846	0.33154	2,657,583	3,110,189	3,866,984	270,689	7.05
626	206340959	Yes	0.65233	0.34767	1,169,512	1,305,169	1,622,752	113,593	7.27
627	206340960	Yes	0.67879	0.32121	1,333,393	1,610,634	2,002,545	140,178	7.20
628	206340980	Yes	0.75637	0.24363	871,838	1,388,477	1,726,332	120,843	7.41
629	206340998	Yes	0.86577	0.13423	489,954	1,416,247	1,760,859	123,260	7.49
630	206341002	Yes	0.72698	0.27302	957,463	1,360,708	1,691,806	118,426	7.49
631	206341003	Yes	0.71685	0.28315	2,006,238	2,749,185	3,418,138	239,270	7.46
632	206341014	Yes	0.80159	0.19841	596,416	1,166,321	1,450,119	101,508	7.49
633	206341069	Yes	0.63295	0.36705	1,549,951	1,638,403	2,037,072	142,595	7.49
634	206341076	No	0.59689	0.40311	3,635,195	3,635,195	4,486,589	314,061	7.73
635	206341499	Yes	0.76520	0.23480	2,319,104	3,832,197	4,764,677	333,527	7.06
636	206342201	Yes	0.69851	0.30149	2,632,524	3,387,884	4,212,250	294,858	7.20
637	206342204	Yes	0.70741	0.29259	2,533,882	3,360,115	4,177,724	292,441	7.49
638	206342207	No	0.59607	0.40393	2,862,061	2,862,061	3,531,014	247,171	7.67
639	206342212	No	0.60557	0.39443	4,177,983	4,177,983	5,178,033	362,462	7.23
640	206342225	No	0.54369	0.45631	3,233,208	3,233,208	3,902,161	273,151	7.90
641	206342229	Yes	0.83281	0.16719	1,029,097	2,388,181	2,969,291	207,850	7.49
642	206342258	No	0.48305	0.51695	5,512,800	5,512,800	6,519,607	456,373	8.81
643	206344001	No	0.46017	0.53983	3,824,987	3,824,987	4,493,939	314,576	9.12
644	206344022	No	0.41922	0.58078	6,151,920	6,151,920	7,151,970	500,638	10.49
645	206344051	No	0.40859	0.59141	5,079,334	5,079,334	5,890,186	412,313	10.04
646	206344052	No	0.40547	0.59453	4,212,562	4,212,562	4,881,515	341,706	10.70
647	206344077	No	0.37285	0.62715	1,571,005	1,571,005	1,807,504	126,525	10.03
648	206360042	Yes	0.62084	0.37916	1,522,371	1,557,883	1,935,799	135,506	6.74
649	206360077	No	0.58210	0.41790	2,877,271	2,877,271	3,524,175	246,692	7.08
650	206360188	No	0.52269	0.47731	1,856,667	1,856,667	2,222,451	155,572	8.32
651	206361090	Yes	0.80661	0.19339	776,506	1,557,883	1,935,799	135,506	7.12
652	206361102	No	0.60792	0.39208	1,505,491	1,505,491	1,866,265	130,639	6.29
653	206361112	Yes	0.78349	0.21651	869,316	1,557,883	1,935,799	135,506	7.11
654	206361114	Yes	0.88097	0.11903	630,420	2,054,921	2,552,539	178,678	6.60
655	206361129	No	0.57655	0.42345	2,719,268	2,719,268	3,322,631	232,584	7.29
656	206361131	Yes	0.66979	0.33021	2,164,227	2,542,964	3,158,767	221,114	6.92
657	206361146	Yes	0.71229	0.28771	1,885,664	2,542,964	3,158,767	221,114	6.49
658	206361150	Yes	0.84516	0.15484	604,780	1,515,504	1,882,498	131,775	4.75
659	206361158	Yes	0.79826	0.20174	2,363,916	4,546,512	5,647,493	395,325	6.92

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
660	206361161	Yes	0.71528	0.28472	1,866,072	2,542,964	3,158,767	221,114	6.92
661	206361165	Yes	0.76922	0.23078	1,925,069	3,236,500	4,020,249	281,417	6.92
662	206361191	Yes	0.68786	0.31214	1,219,216	1,515,504	1,882,498	131,775	6.43
663	206361195	Yes	0.73914	0.26086	1,899,686	2,825,516	3,509,741	245,682	6.92
664	206361198	Yes	0.63972	0.36028	2,361,262	2,542,964	3,158,767	221,114	6.82
665	206361199	Yes	0.88613	0.11387	444,765	1,515,504	1,882,498	131,775	6.32
666	206361221	Yes	0.89021	0.10979	363,407	1,284,325	1,595,337	111,674	6.37
667	206361241	Yes	0.94700	0.05300	347,367	2,542,964	3,158,767	221,114	6.39
668	206361244	Yes	0.79987	0.20013	1,099,679	2,131,980	2,648,259	185,378	6.92
669	206361257	Yes	0.76151	0.23849	1,563,083	2,542,964	3,158,767	221,114	6.92
670	206361265	Yes	0.81236	0.18764	753,402	1,557,883	1,935,799	135,506	7.12
671	206361276	Yes	0.91770	0.08230	330,428	1,557,883	1,935,799	135,506	7.12
672	206361299	Yes	1.13326	(0.13326)	(1,958,899)	5,703,436	7,086,993	496,090	7.12
673	206361301	Yes	0.64076	0.35924	1,141,555	1,232,952	1,531,524	107,207	6.92
674	206361311	Yes	0.75386	0.24614	961,414	1,515,504	1,882,498	131,775	6.67
675	206361333	Yes	0.70377	0.29623	1,995,789	2,614,075	3,248,205	227,374	6.75
676	206361351	Yes	0.75694	0.24306	1,255,128	2,003,547	2,488,726	174,211	6.48
677	206361366	Yes	0.69664	0.30336	2,189,067	2,799,829	3,477,835	243,448	6.92
678	206361378	Yes	0.79780	0.20220	1,954,341	3,750,230	4,658,384	326,087	6.60
679	206361383	Yes	0.76407	0.23593	921,545	1,515,504	1,882,498	131,775	6.92
680	206364001	No	0.43182	0.56818	4,363,301	4,363,301	5,084,849	355,939	9.51
681	206364035	No	0.44926	0.55074	3,656,656	3,656,656	4,281,012	299,671	9.38
682	206364036	No	0.44720	0.55280	8,893,039	8,893,039	10,404,556	728,319	9.29
683	206364042	No	0.44211	0.55789	3,656,431	3,656,431	4,272,234	299,056	9.37
684	206364080	No	0.40220	0.59780	3,918,021	3,918,021	4,533,825	317,368	9.61
685	206364083	No	0.39669	0.60331	3,954,122	3,954,122	4,569,925	319,895	9.99
686	206364097	No	0.32496	0.67504	3,215,729	3,215,729	3,664,104	256,487	10.62
687	206370655	Yes	0.95164	0.04836	173,620	1,393,109	1,730,958	121,167	6.91
688	206370659	Yes	0.71843	0.28157	3,433,541	4,731,314	5,878,725	411,511	6.60
689	206370660	Yes	0.73411	0.26589	1,783,229	2,602,223	3,233,299	226,331	6.62
690	206370667	Yes	0.65178	0.34822	2,123,109	2,365,657	2,939,363	205,755	7.09
691	206370669	Yes	0.61475	0.38525	3,131,820	3,154,210	3,919,150	274,341	6.69
692	206370671	Yes	0.76251	0.23749	1,045,786	1,708,530	2,122,873	148,601	7.09
693	206370678	Yes	0.67849	0.32151	1,633,572	1,971,381	2,449,469	171,463	7.09
694	206370687	Yes	0.73411	0.26589	1,765,216	2,575,938	3,200,639	224,045	6.67

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Inputs to Update Cost Per Sq Ft (Z2)
Cost Per Sq Ft (Z3)
Annually, or .16667/mo. (Z4)
1/1/2013
0.16667
2.16667
\$ 151.00
13
400
Land % (AA3) 10%
Equip/bed (AB3) 4,000
Fully Depreciated Minimum Value (AD3) 38.800%

Greater of Annualized Days or Occ. Adjusted Annualized Days
1st Three Zip Code Digits
RS Means Location Factor (1)
Estimated Building Value
Estimated Land Value
Estimated Equipment Value
Estimated Building + Equip Value
Estimated Building/Equip Minimum Value (fully depreciated)
Calculated Age Based on FRVS Mid-point
Age Based on Prior Model
Age in 2005/06 Model (Based on 2/1/2006 Mid Point)
Received Five Year Age Reduction in 2005/06 Model?
Calculated Effective Age

Capital Supplemental Information
Effective Age After Improvements and Bed Additions
New Age (Incorporating Improvements and Replacements)

Table with columns: Count, OSHPD ID, A, T = S if S > L, T = L if S < L, U = first 3 digits of G, V, W = H (beds) * Z2, X = W * AA3, Y = H * AB3, Z = W + Y, AA = Z * AD3, AB = (Rate Year Mid-Point) - D / Days in Calendar, AC = Final Age from Prior Model, AD = Lookup to 2005/06 FRVS Model, AE = "No" when AD < 30, AE = "Yes" when AD >= 30, AF = (License Date - Rate YearMid Point) / Days in Calendar Year when AE = "Yes", AF = (License Date - Rate YearMid Point) / Days in Calendar Year - 5 when AE = "No", AG, AH = AG if it is populated, otherwise AF.

Table with columns: AG, AH = AG if it is populated, otherwise AF.

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
695	206370692	Yes	0.85738	0.14262	840,596	2,286,802	2,841,384	198,897	6.81
696	206370702	Yes	0.75047	0.24953	1,250,913	1,945,096	2,416,809	169,177	6.85
697	206370703	Yes	0.68500	0.31500	2,112,638	2,602,223	3,233,299	226,331	6.48
698	206370708	Yes	0.78251	0.21749	2,563,715	4,573,604	5,682,768	397,794	6.78
699	206370710	Yes	0.72659	0.27341	1,926,305	2,733,648	3,396,597	237,762	6.68
700	206370712	Yes	0.72247	0.27753	5,734,387	8,016,950	9,961,174	697,282	6.88
701	206370715	Yes	0.93536	0.06464	262,740	1,577,105	1,959,575	137,170	6.74
702	206370718	Yes	0.92675	0.07325	297,723	1,577,105	1,959,575	137,170	6.27
703	206370719	Yes	0.70925	0.29075	3,821,203	5,099,306	6,335,960	443,517	7.09
704	206370723	Yes	0.82997	0.17003	1,128,814	2,575,938	3,200,639	224,045	7.02
705	206370732	Yes	0.77646	0.22354	1,484,092	2,575,938	3,200,639	224,045	6.92
706	206370735	Yes	0.63672	0.36328	2,608,730	2,786,219	3,461,916	242,334	7.09
707	206370736	Yes	0.71174	0.28826	3,085,499	4,153,043	5,160,215	361,215	7.09
708	206370737	Yes	0.76731	0.23269	819,702	1,366,824	1,698,298	118,881	6.69
709	206370740	Yes	0.62685	0.37315	2,426,788	2,523,368	3,135,320	219,472	7.09
710	206370741	Yes	0.63304	0.36696	2,461,135	2,602,223	3,233,299	226,331	7.04
711	206370747	Yes	0.74616	0.25384	1,650,875	2,523,368	3,135,320	219,472	6.49
712	206370750	Yes	0.64731	0.35269	2,150,368	2,365,657	2,939,363	205,755	7.09
713	206370752	Yes	0.79698	0.20302	1,361,589	2,602,223	3,233,299	226,331	7.09
714	206370756	No	0.58433	0.41567	4,561,835	4,561,835	5,594,505	391,615	7.03
715	206370763	Yes	0.73355	0.26645	2,400,722	3,495,916	4,343,725	304,061	6.50
716	206370765	Yes	0.82199	0.17801	229,120	499,417	620,532	43,437	6.28
717	206370769	Yes	0.76595	0.23405	1,490,457	2,470,798	3,070,001	214,900	6.92
718	206370776	Yes	1.03277	(0.03277)	(166,506)	1,971,381	2,449,469	171,463	6.51
719	206370779	Yes	0.65518	0.34482	3,760,981	4,231,898	5,258,193	368,074	7.09
720	206370781	Yes	0.67373	0.32627	2,055,579	2,444,512	3,037,341	212,614	6.78
721	206370784	Yes	0.86302	0.13698	547,518	1,550,820	1,926,916	134,884	6.91
722	206370790	Yes	0.87300	0.12700	1,514,237	4,626,174	5,748,087	402,366	7.09
723	206370793	Yes	0.72887	0.27113	918,397	1,314,254	1,632,979	114,309	6.74
724	206370794	Yes	0.91333	0.08667	551,931	2,470,798	3,070,001	214,900	6.29
725	206370904	Yes	0.68208	0.31792	2,132,200	2,602,223	3,233,299	226,331	6.50
726	206371261	Yes	0.64033	0.35967	2,095,477	2,260,517	2,808,724	196,611	6.44
727	206371270	Yes	1.17498	(0.17498)	(1,173,554)	2,602,223	3,233,299	226,331	7.09
728	206371321	Yes	0.64352	0.35648	1,424,817	1,550,820	1,926,916	134,884	6.99
729	206371458	Yes	0.86823	0.13177	499,901	1,471,965	1,828,937	128,026	6.61

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
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 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
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730	206371593	No	0.54860	0.45140	3,027,459	3,027,459	3,658,535	256,097	7.69
731	206371598	No	0.53410	0.46590	1,862,185	1,862,185	2,238,281	156,680	8.17
732	206371658	No	0.42888	0.57112	4,642,850	4,642,850	5,407,791	378,545	9.18
733	206371703	No	0.51266	0.48734	4,919,259	4,919,259	5,869,061	410,834	8.43
734	206371716	No	0.50410	0.49590	4,031,386	4,031,386	4,796,327	335,743	8.67
735	206371735	No	0.49715	0.50285	1,635,164	1,635,164	1,941,141	135,880	8.78
736	206374014	No	0.47116	0.52884	3,546,784	3,546,784	4,177,860	292,450	8.45
737	206374019	No	0.45327	0.54673	3,889,031	3,889,031	4,558,354	319,085	8.95
738	206374029	No	0.44909	0.55091	11,159,101	11,159,101	13,065,078	914,555	9.18
739	206374043	No	0.44111	0.55889	7,080,177	7,080,177	8,272,210	579,055	9.60
740	206374058	No	0.38828	0.61172	4,931,450	4,931,450	5,690,016	398,301	9.64
741	206374060	No	0.41920	0.58080	4,642,874	4,642,874	5,395,066	377,655	9.92
742	206374064	No	0.42546	0.57454	2,257,494	2,257,494	2,627,215	183,905	9.03
743	206374066	No	0.41979	0.58021	11,988,436	11,988,436	13,932,660	975,286	8.96
744	206374248	No	0.27674	0.72326	1,616,916	1,616,916	1,827,274	127,909	11.92
745	206380762	Yes	0.68233	0.31767	4,247,799	5,188,198	6,458,162	452,071	8.34
746	206380772	Yes	0.81811	0.18189	1,331,867	2,841,156	3,536,613	247,563	8.34
747	206380814	Yes	0.70149	0.29851	3,326,336	4,323,498	5,381,802	376,726	7.41
748	206380830	Yes	0.76347	0.23653	640,091	1,049,992	1,307,009	91,491	8.33
749	206380921	Yes	0.68405	0.31595	3,017,672	3,705,856	4,612,973	322,908	7.40
750	206380938	Yes	0.65976	0.34024	4,874,524	5,558,783	6,919,459	484,362	8.32
751	206380958	Yes	0.71184	0.28816	1,055,050	1,420,578	1,768,306	123,781	7.58
752	206380984	Yes	0.71618	0.28382	2,033,113	2,779,392	3,459,730	242,181	7.40
753	206382635	Yes	0.78413	0.21587	910,614	1,636,753	2,037,396	142,618	7.56
754	206382673	Yes	0.84859	0.15141	554,356	1,420,578	1,768,306	123,781	7.65
755	206390794	Yes	1.00751	(0.00751)	(14,800)	764,810	950,725	66,551	7.37
756	206390796	Yes	0.81605	0.18395	1,188,255	2,506,338	3,115,501	218,085	6.93
757	206390826	Yes	0.74362	0.25638	1,786,806	2,704,148	3,361,494	235,305	7.18
758	206390873	Yes	0.71882	0.28118	1,167,881	1,611,563	2,003,314	140,232	7.12
759	206390894	Yes	0.88741	0.11259	681,633	2,349,058	2,920,085	204,406	7.05
760	206390902	Yes	0.91770	0.08230	567,758	2,676,834	3,327,539	232,928	6.76
761	206390910	Yes	0.79013	0.20987	1,758,204	3,250,441	4,040,583	282,841	7.37
762	206390916	Yes	0.74085	0.25915	2,189,233	3,277,755	4,074,538	285,218	7.37
763	206390929	Yes	0.65664	0.34336	4,243,044	4,794,733	5,960,088	417,206	7.20
764	206390973	Yes	0.80995	0.19005	1,321,056	2,697,037	3,352,550	234,678	7.35

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
765	206390987	Yes	0.67631	0.32369	865,915	1,037,956	1,290,270	90,319	6.96
766	206391045	Yes	0.72843	0.27157	1,892,709	2,704,148	3,361,494	235,305	6.70
767	206391070	Yes	0.79698	0.20302	2,143,858	4,097,194	5,093,172	356,522	7.26
768	206391887	Yes	0.66423	0.33577	1,749,193	2,021,282	2,512,632	175,884	7.19
769	206392202	Yes	0.65848	0.34152	2,885,139	3,277,755	4,074,538	285,218	6.97
770	206392288	Yes	0.78561	0.21439	933,304	1,689,054	2,099,577	146,970	7.35
771	206392310	Yes	0.66238	0.33762	1,616,242	1,857,395	2,308,905	161,623	7.37
772	206392330	No	0.53436	0.46564	4,884,240	4,884,240	5,873,579	411,150	8.55
773	206392343	Yes	0.78046	0.21954	2,936,502	5,189,779	6,451,351	451,595	6.98
774	206392394	No	0.49067	0.50933	3,549,737	3,549,737	4,207,083	294,496	8.96
775	206394001	No	0.45704	0.54296	3,774,176	3,774,176	4,429,689	310,078	9.58
776	206394003	No	0.44794	0.55206	4,663,725	4,663,725	5,460,508	382,236	9.41
777	206394006	No	0.44740	0.55260	5,913,133	5,913,133	6,922,390	484,567	9.44
778	206394007	No	0.39611	0.60389	3,188,453	3,188,453	3,686,442	258,051	10.66
779	206394041	No	0.29495	0.70505	4,963,424	4,963,424	5,627,409	393,919	12.21
780	206400475	Yes	0.86257	0.13743	558,088	1,575,668	1,957,768	137,044	7.08
781	206400477	Yes	0.84556	0.15444	679,460	1,706,974	2,120,916	148,464	6.77
782	206400484	Yes	0.76072	0.23928	2,623,651	4,254,304	5,285,974	370,018	7.08
783	206400497	Yes	0.65425	0.34575	3,393,260	3,807,865	4,731,273	331,189	7.08
784	206400527	Yes	0.67586	0.32414	2,171,935	2,599,853	3,230,318	226,122	6.60
785	206400699	Yes	0.69452	0.30548	3,225,393	4,096,737	5,090,198	356,314	7.08
786	206401892	No	0.49304	0.50696	3,396,935	3,396,935	4,027,400	281,918	8.37
787	206410734	Yes	0.83803	0.16197	953,969	2,285,278	2,844,667	199,127	8.20
788	206410820	Yes	0.69411	0.30589	3,895,483	4,941,141	6,150,631	430,544	8.34
789	206410844	No	0.56639	0.43361	2,346,823	2,346,823	2,860,856	200,260	8.65
790	206410877	Yes	0.78737	0.21263	761,565	1,389,696	1,729,865	121,091	7.74
791	206410896	Yes	0.70539	0.29461	3,282,812	4,323,498	5,381,802	376,726	8.34
792	206410903	No	0.60656	0.39344	7,484,295	7,484,295	9,290,971	650,368	7.78
793	206410904	Yes	0.66716	0.33284	2,702,132	3,149,977	3,921,027	274,472	7.78
794	206411305	Yes	0.79331	0.20669	970,608	1,822,046	2,268,045	158,763	8.01
795	206413502	Yes	0.72792	0.27208	2,010,904	2,867,703	3,567,201	249,704	7.36
796	206413509	Yes	0.82895	0.17105	503,744	1,142,639	1,422,333	99,563	8.33
797	206420469	Yes	0.91048	0.08952	421,426	1,826,460	2,269,998	158,900	7.24
798	206420474	Yes	0.72767	0.27233	1,087,492	1,549,407	1,925,139	134,760	7.08
799	206420488	Yes	0.82992	0.17008	633,144	1,444,363	1,794,621	125,623	6.80

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2) 365
Rate Period Mid-Point (M3) 2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 88.37%
Number of Month Square Feet Per Bed Means Median Updated at 2% ann

Table with 21 columns: Count, OSHPD ID, OSHPD Begin Date, OSHPD End Date, L&C License Date or Other Information, Facility Name, City, ZIP, OSHPD Beds, Avg. Lic. Days, OSHPD Days in Period, Cost Rpt (CR) Represents % of Year, Annualized Total Facility Days, Max Potential OSHPD Days for SNF MCal, Annualized OSHPD SNF MCal Days, OSHPD Total SNF Days, Facility Potential Days at Avg Occ (for CR Period), Annualized Facility Total Days at Avg Occupancy, Occupancy Rate.

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
800	206420510	Yes	0.83887	0.16113	702,732	1,692,162	2,103,086	147,216	6.65
801	206420523	Yes	0.63467	0.36533	1,236,331	1,313,057	1,631,474	114,203	7.08
802	206420534	Yes	0.69583	0.30417	1,684,536	2,148,777	2,670,585	186,941	7.24
803	206420543	Yes	0.77528	0.22472	451,141	778,932	968,087	67,766	7.17
804	206420901	Yes	0.70704	0.29296	3,042,106	4,028,957	5,007,348	350,514	7.05
805	206421162	No	0.60467	0.39533	2,167,360	2,167,360	2,683,195	187,824	7.19
806	206424054	No	0.21437	0.78563	6,380,867	6,380,867	7,145,067	500,155	12.92
807	206430716	Yes	0.71213	0.28787	4,361,601	5,878,723	7,314,258	511,998	7.70
808	206430720	Yes	0.69362	0.30638	1,636,646	2,072,620	2,577,601	180,432	7.66
809	206430721	Yes	0.70579	0.29421	3,559,435	4,694,084	5,843,099	409,017	8.34
810	206430723	Yes	0.76379	0.23621	1,123,501	1,845,484	2,295,124	160,659	7.66
811	206430730	Yes	0.90359	0.09641	423,290	1,703,524	2,118,576	148,300	7.66
812	206430759	Yes	0.69632	0.30368	1,780,378	2,274,682	2,830,140	198,110	7.67
813	206430760	Yes	0.74145	0.25855	2,535,249	3,804,536	4,731,487	331,204	7.21
814	206430766	Yes	0.75703	0.24297	622,273	993,722	1,235,836	86,509	7.48
815	206430767	Yes	0.76360	0.23640	778,443	1,277,643	1,588,932	111,225	7.48
816	206430768	Yes	0.71872	0.28128	1,434,861	1,979,269	2,462,589	172,381	7.65
817	206430785	Yes	0.89085	0.10915	822,711	2,924,591	3,638,752	254,713	7.50
818	206430788	Yes	0.79274	0.20726	2,276,538	4,261,734	5,304,919	371,344	8.34
819	206430792	Yes	1.00655	(0.00655)	(24,937)	1,476,387	1,836,099	128,527	7.14
820	206430797	Yes	0.81782	0.18218	804,503	1,713,397	2,131,794	149,226	7.61
821	206430798	Yes	0.71400	0.28600	4,206,562	5,706,804	7,097,230	496,806	7.66
822	206430801	Yes	0.91795	0.08205	1,208,186	5,713,194	7,111,667	497,817	8.34
823	206430810	Yes	0.92189	0.07811	160,050	794,978	988,669	69,207	7.14
824	206430823	Yes	0.82387	0.17613	1,727,004	3,804,536	4,731,487	331,204	7.21
825	206430829	Yes	0.82033	0.17967	738,708	1,595,231	1,984,774	138,934	7.65
826	206430833	Yes	0.81875	0.18125	1,048,788	2,245,141	2,793,385	195,537	7.98
827	206430838	Yes	0.84585	0.15415	1,060,302	2,668,854	3,319,103	232,337	7.66
828	206430840	Yes	0.85666	0.14334	891,586	2,413,325	3,001,316	210,092	7.66
829	206430854	Yes	0.87077	0.12923	678,847	2,038,221	2,537,135	177,599	8.34
830	206430862	Yes	0.79190	0.20810	2,588,710	4,826,650	6,002,632	420,184	7.25
831	206430863	Yes	0.74081	0.25919	1,499,783	2,245,141	2,793,385	195,537	7.98
832	206430908	Yes	0.80228	0.19772	694,480	1,362,819	1,694,861	118,640	7.26
833	206430909	Yes	0.70539	0.29461	2,321,417	3,057,331	3,805,703	266,399	8.25
834	206430926	Yes	0.68909	0.31091	3,598,113	4,490,281	5,586,770	391,074	7.98

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

		Dep Amt/Year (AO1)		0.01800		Rental Factor Calculation			
		Max Bldg Age (AO2)		34		T-bond rate for CY			2.54%
						Floor			7.00%
						Ceiling			10.00%
						Rental Factor (AR5)			7.00%
Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
835	206431059	Yes	0.81575	0.18425	892,831	1,880,197	2,338,384	163,687	7.69
836	206431125	Yes	0.74769	0.25231	4,860,212	7,473,955	9,299,032	650,932	7.57
837	206431468	Yes	0.66155	0.33845	2,551,085	2,924,591	3,638,752	254,713	7.63
838	206431530	Yes	0.62003	0.37997	1,706,856	1,742,938	2,168,549	151,798	7.24
839	206431532	Yes	0.61425	0.38575	4,493,559	4,519,822	5,623,525	393,647	7.47
840	206431585	Yes	0.90944	0.09056	980,736	4,202,025	5,225,821	365,807	6.98
841	206431686	Yes	0.73328	0.26672	2,101,689	3,057,331	3,805,703	266,399	8.34
842	206431815	Yes	0.79760	0.20240	1,643,174	3,149,977	3,921,027	274,472	8.25
843	206431820	Yes	0.89090	0.10910	1,079,841	3,840,372	4,778,159	334,471	7.55
844	206431833	Yes	0.61534	0.38466	612,319	617,643	768,829	53,818	7.71
845	206431865	No	0.53091	0.46909	4,993,995	4,993,995	6,000,617	420,043	8.78
846	206434001	No	0.48295	0.51705	3,745,694	3,745,694	4,430,530	310,137	9.11
847	206434018	No	0.44282	0.55718	6,914,831	6,914,831	8,090,672	566,347	9.90
848	206434026	No	0.40998	0.59002	6,574,629	6,574,629	7,632,933	534,305	11.83
849	206434058	No	0.36638	0.63362	2,735,555	2,735,555	3,143,690	220,058	11.10
850	206440727	Yes	0.73700	0.26300	4,080,027	6,019,117	7,485,636	523,995	7.66
851	206440750	Yes	0.74915	0.25085	367,128	567,841	706,192	49,433	7.61
852	206440758	Yes	0.80754	0.19246	1,295,661	2,612,070	3,248,483	227,394	7.46
853	206440764	Yes	0.75775	0.24225	1,754,959	2,810,814	3,495,651	244,696	7.30
854	206440809	Yes	0.65221	0.34779	3,791,983	4,230,417	5,261,131	368,279	7.50
855	206440914	Yes	0.69491	0.30509	1,317,186	1,675,132	2,083,267	145,829	7.66
856	206441702	Yes	0.72723	0.27277	1,896,209	2,697,246	3,354,412	234,809	7.66
857	206441703	Yes	0.79697	0.20303	1,292,560	2,470,109	3,071,935	215,035	7.66
858	206450798	Yes	0.80455	0.19545	1,219,206	2,420,347	3,008,548	210,598	7.22
859	206450841	Yes	0.67758	0.32242	2,553,597	3,073,025	3,819,842	267,389	7.34
860	206451017	Yes	0.68384	0.31616	3,988,797	4,895,084	6,084,704	425,929	7.34
861	206452301	No	0.47959	0.52041	5,215,951	5,215,951	6,161,037	431,273	9.01
862	206454002	No	0.40466	0.59534	5,215,925	5,215,925	6,042,050	422,943	10.16
863	206454003	No	0.43850	0.56150	4,525,890	4,525,890	5,285,925	370,015	9.47
864	206471079	Yes	0.74988	0.25012	1,034,303	1,604,500	1,994,431	139,610	7.34
865	206480917	Yes	0.74742	0.25258	1,211,483	1,861,047	2,314,698	162,029	7.73
866	206480965	Yes	0.83604	0.16396	725,938	1,717,889	2,136,644	149,565	7.73
867	206480995	Yes	0.70179	0.29821	2,178,529	2,834,518	3,525,463	246,782	7.44
868	206481011	Yes	0.69187	0.30813	3,774,470	4,752,827	5,911,383	413,797	7.73
869	206481084	Yes	0.77837	0.22163	1,619,094	2,834,518	3,525,463	246,782	7.45

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)
Rate Period Mid-Point (M3)

365
2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	OSHPD Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential OSHPD Days for SNF MCal	Annualized OSHPD SNF MCal	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	
A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K	
870	206481086	1/1/2011	12/31/2011	1/22/1964	GREENFIELD CARE CENTER OF FAIRFIELD	FAIRFIELD	94533	90	26,708	365	1.00000	26,708	32,850	22,561	22,561	26,708	81.30%	29,030	29,030
871	206481105	1/1/2011	12/31/2011	8/6/1965	WINSOR HOUSE CONVALESCENT HOSPITAL	VACAVILLE	95688	87	24,110	365	1.00000	24,110	31,755	17,211	17,211	24,110	75.93%	28,062	28,062
872	206484004	1/1/2011	12/31/2011	4/13/1989	VACAVILLE CONVALESCENT & REHABILITATI	VACAVILLE	95687	120	37,925	365	1.00000	37,925	43,800	22,634	22,634	37,925	86.59%	38,707	38,707
873	206490931	5/1/2011	12/31/2011	3/30/1964	WINDSOR CARE CENTER OF PETALUMA	PETALUMA	94952	79	15,300	245	0.67123	22,794	19,355	10,509	15,656	15,300	79.05%	17,104	25,482
874	206490940	1/1/2011	12/31/2011	8/12/1969	CREEKSIDE CONV & MENTAL REHAB PROGRA	SANTA ROSA	95404	181	61,766	365	1.00000	61,766	66,065	29,003	29,003	42,164	93.49%	58,382	58,382
875	206490947	1/1/2011	12/31/2011	4/11/1966	FIRCREST CONVALESCENT HOSPITAL	SEBASTOPOL	95472	50	17,396	365	1.00000	17,396	18,250	13,981	13,981	17,396	95.32%	16,128	16,128
876	206490954	1/1/2011	12/31/2011	11/23/1964	HEALDSBURG SENIOR LIVING COMMUNITY	HEALDSBURG	95448	38	12,207	365	1.00000	12,207	13,870	6,058	6,058	12,207	88.01%	12,257	12,257
877	206490956	1/1/2011	12/31/2011	4/17/1968	APPLE VALLEY POST-ACUTE REHAB	SEBASTOPOL	95472	95	29,245	365	1.00000	29,245	34,675	11,975	11,975	29,245	84.34%	30,643	30,643
878	206490961	1/1/2011	12/31/2011	11/18/1969	PETALUMA HEALTH AND REHABILITATION	PETALUMA	94952	98	31,124	365	1.00000	31,124	35,770	22,058	22,058	31,124	87.01%	31,610	31,610
879	206491000	1/1/2011	12/31/2011	11/3/1967	GOLDEN LIVINGCENTER - SANTA ROSA	SANTA ROSA	95407	99	34,358	365	1.00000	34,358	36,135	27,778	27,778	34,358	95.08%	31,933	31,933
880	206491001	1/1/2011	12/31/2011	9/22/1964	GOLDEN LIVINGCENTER - LONDON HOUSE SC	SONOMA	95476	83	28,375	365	1.00000	28,375	30,295	22,626	22,626	28,375	93.66%	26,772	26,772
881	206491003	1/1/2011	12/31/2011	6/1/1967	CLOVERDALE HEALTHCARE CENTER	CLOVERDALE	95425	72	22,798	365	1.00000	22,798	26,280	17,311	17,311	22,798	86.75%	23,224	23,224
882	206491017	1/1/2011	12/31/2011	9/25/1968	SONOMA HEALTHCARE CENTER	SONOMA	95476	144	39,087	365	1.00000	39,087	52,560	27,350	27,350	39,087	74.37%	46,448	46,448
883	206491032	1/1/2011	12/31/2011	6/27/1980	THE OAKS NURSING CENTER	PETALUMA	94952	59	19,818	365	1.00000	19,818	21,535	14,637	14,637	19,818	92.03%	19,031	19,031
884	206491035	1/1/2011	12/31/2011	4/11/1969	PETALUMA POST-ACUTE REHAB	PETALUMA	94952	90	26,714	365	1.00000	26,714	32,850	11,075	11,075	26,714	81.32%	29,030	29,030
885	206491058	1/1/2011	12/31/2011	5/15/1969	PARK VIEW GARDENS AT MONTGOMERY	SANTA ROSA	95405	116	34,235	365	1.00000	34,235	42,340	19,205	19,205	34,235	80.86%	37,416	37,416
886	206491062	1/1/2011	12/31/2011	6/10/1966	SANTA ROSA CONVALESCENT HOSPITAL	SANTA ROSA	95407	62	22,163	365	1.00000	22,163	22,630	20,777	20,777	22,163	97.94%	19,998	19,998
887	206491085	1/1/2011	12/31/2011	6/8/1967	SUMMERFIELD HEALTHCARE CENTER	SANTA ROSA	95405	70	18,592	365	1.00000	18,592	25,550	11,605	11,605	18,592	72.77%	22,579	22,579
888	206492251	1/1/2011	12/31/2011	7/5/1973	GOLDEN LIVINGCENTER - PETALUMA	PETALUMA	94954	99	33,642	365	1.00000	33,642	36,135	26,849	26,849	33,642	93.10%	31,933	31,933
889	206500820	1/1/2011	12/31/2011	12/10/1971	HY-LOND HEALTH CARE CENTER - MODESTO	MODESTO	95355	120	40,606	365	1.00000	40,606	43,800	27,902	27,902	40,606	92.71%	38,707	38,707
890	206500821	1/1/2011	12/31/2011	8/9/1965	CASA DE MODESTO	MODESTO	95350	59	20,860	365	1.00000	20,860	21,535	14,984	14,984	20,860	96.87%	19,031	19,031
891	206500827	1/1/2011	12/31/2011	3/22/1965	GARDEN CITY HEALTHCARE CENTER	MODESTO	95350	104	36,119	365	1.00000	36,119	37,960	18,093	18,093	36,119	95.15%	33,546	33,546
892	206500855	1/1/2011	12/31/2011	1/6/1965	ACACIA PARK NURSING & REHABILITATION C	MODESTO	95355	99	28,074	365	1.00000	28,074	36,135	23,382	23,382	28,074	77.69%	31,933	31,933
893	206500872	1/1/2011	12/31/2011	3/1/1983	EVERGREEN NURSING & REHABILITATION C	MODESTO	95350	175	57,904	365	1.00000	57,904	63,875	47,249	47,249	57,904	90.65%	56,447	56,447
894	206500997	7/1/2010	6/30/2011	12/12/1963	RIVERBANK NURSING CENTER	RIVERBANK	95367	99	30,449	365	1.00000	30,449	36,135	23,502	23,502	30,449	84.26%	31,933	31,933
895	206501094	1/1/2011	12/31/2011	12/7/1967	COUNTRY VILLA MODESTO NURSING AND RE	MODESTO	95350	99	30,997	365	1.00000	30,997	36,135	25,460	25,460	30,997	85.78%	31,933	31,933
896	206501354	1/1/2011	12/31/2011	10/11/1961	AVALON CARE CENTER - MODESTO	MODESTO	95350	70	22,167	365	1.00000	22,167	25,550	18,185	18,185	22,167	86.76%	22,579	22,579
897	206501355	1/1/2011	12/31/2011	10/11/1967	SAN LUIS CARE CENTER	NEWMAN	95360	71	23,658	365	1.00000	23,658	25,915	17,746	17,746	23,658	91.29%	22,901	22,901
898	206501989	1/1/2011	12/31/2011	9/4/1962	BEL-AIR LODGE CONVALESCENT HOSPITAL	TURLOCK	95380	31	10,927	365	1.00000	10,927	11,315	9,637	9,637	10,927	96.57%	9,999	9,999
899	206501990	1/1/2011	12/31/2011	2/1/1966	ELNESS CONVALESCENT HOSPITAL	TURLOCK	95380	99	34,436	365	1.00000	34,436	36,135	32,341	32,341	34,436	95.30%	31,933	31,933
900	206502207	1/1/2011	12/31/2011	4/12/1971	CRESTWOOD MANOR-MODESTO	MODESTO	95355	194	61,578	365	1.00000	61,578	70,810	32,873	32,873	35,573	86.96%	62,576	62,576
901	206502269	1/1/2011	12/31/2011	1/18/1957	HA LE ALOHA CONVALESCENT HOSPITAL	CERES	95307	46	15,706	365	1.00000	15,706	16,790	15,138	15,138	15,706	93.54%	14,838	14,838
902	206502364	1/1/2011	12/31/2011	3/7/1985	ENGLISH OAKS NURSING AND REHABILITATIO	MODESTO	95350	180	60,235	365	1.00000	60,235	65,700	27,878	27,878	60,235	91.68%	58,060	58,060
903	206504002	1/1/2011	12/31/2011	9/25/1986	TURLOCK NURSING & REHAB CENTER	TURLOCK	95382	144	50,108	365	1.00000	50,108	52,560	31,944	31,944	50,108	95.33%	46,448	46,448
904	206504004	1/1/2011	12/31/2011	5/4/1989	VINTAGE FAIRE NURSING & REHAB CENTER	MODESTO	95356	99	34,051	365	1.00000	34,051	36,135	16,587	16,587	34,051	94.23%	31,933	31,933

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)
			945	1.131	6,281,325	628,133	360,000	6,641,325	2,576,834	50.06	43.94	42.06	Yes	44.94		
870	206481086	29,030	945	1.131	6,281,325	628,133	360,000	6,641,325	2,576,834	50.06	43.94	42.06	Yes	44.94		
871	206481105	28,062	956	1.095	5,878,676	587,868	348,000	6,226,676	2,415,950	48.52	41.43	40.52	Yes	42.43	41.96	41.96
872	206484004	38,707	956	1.095	8,108,519	810,852	480,000	8,588,519	3,332,345	24.82	23.77	16.82	No	24.77		24.77
873	206490931	25,482	949	1.151	5,611,107	561,111	316,000	5,927,107	2,299,718	49.88	39.90	41.87	Yes	40.90		40.90
874	206490940	61,766	954	1.151	12,855,828	1,285,583	724,000	13,579,828	5,268,973	44.50	37.61	36.50	Yes	38.61		38.61
875	206490947	17,396	954	1.151	3,551,334	355,133	200,000	3,751,334	1,455,518	47.84	41.17	39.84	Yes	42.17		42.17
876	206490954	12,257	954	1.151	2,699,014	269,901	152,000	2,851,014	1,106,193	49.22	48.22	49.22	No	49.22		49.22
877	206490956	30,643	954	1.151	6,747,534	674,753	380,000	7,127,534	2,765,483	45.82	37.86	37.82	Yes	38.86	38.39	38.39
878	206490961	31,610	949	1.151	6,960,614	696,061	392,000	7,352,614	2,852,814	44.24	37.50	36.23	Yes	38.50		38.50
879	206491000	34,358	954	1.151	7,031,641	703,164	396,000	7,427,641	2,881,925	46.28	38.28	38.27	Yes	39.28		39.28
880	206491001	28,375	954	1.151	5,895,214	589,521	332,000	6,227,214	2,416,159	49.39	40.72	41.39	Yes	41.72		41.72
881	206491003	23,224	954	1.151	5,113,921	511,392	288,000	5,401,921	2,095,945	46.70	36.64	38.70	Yes	37.64		37.64
882	206491017	46,448	954	1.151	10,227,841	1,022,784	576,000	10,803,841	4,191,890	45.38	37.05	37.38	Yes	38.05		38.05
883	206491032	19,818	949	1.151	4,190,574	419,057	236,000	4,426,574	1,717,511	33.62	32.54	25.62	No	33.54		33.54
884	206491035	29,030	949	1.151	6,392,401	639,240	360,000	6,752,401	2,619,932	44.84	33.86	36.84	Yes	34.86		34.86
885	206491058	37,416	954	1.151	8,239,094	823,909	464,000	8,703,094	3,376,801	44.75	37.79	36.74	Yes	38.79	38.53	38.53
886	206491062	22,163	954	1.151	4,403,654	440,365	248,000	4,651,654	1,804,842	47.68	41.56	39.67	Yes	42.56		42.56
887	206491085	22,579	954	1.151	4,971,867	497,187	280,000	5,251,867	2,037,725	46.68	40.21	38.68	Yes	41.21	40.28	40.28
888	206492251	33,642	949	1.151	7,031,641	703,164	396,000	7,427,641	2,881,925	40.61	32.48	32.60	Yes	33.48		33.48
889	206500820	40,606	953	1.073	7,945,608	794,561	480,000	8,425,608	3,269,136	42.18	33.65	34.17	Yes	34.65	34.15	34.15
890	206500821	20,860	953	1.073	3,906,591	390,659	236,000	4,142,591	1,607,325	48.52	37.99	40.51	Yes	38.99		38.99
891	206500827	36,119	953	1.073	6,886,194	688,619	416,000	7,302,194	2,833,251	48.90	36.70	40.89	Yes	37.70		37.70
892	206500855	31,933	953	1.073	6,555,127	655,513	396,000	6,951,127	2,697,037	49.10	42.98	41.10	Yes	43.98		43.98
893	206500872	57,904	953	1.073	11,587,345	1,158,734	700,000	12,287,345	4,767,490	30.95	29.19	45.81	Yes	30.19		30.19
894	206500997	31,933	953	1.073	6,555,127	655,513	396,000	6,951,127	2,697,037	50.18	44.05	42.17	Yes	45.05		45.05
895	206501094	31,933	953	1.073	6,555,127	655,513	396,000	6,951,127	2,697,037	46.19	40.07	38.18	Yes	41.07		41.07
896	206501354	22,579	953	1.073	4,634,938	463,494	280,000	4,914,938	1,906,996	52.35	46.22	44.34	Yes	47.22		47.22
897	206501355	23,658	953	1.073	4,701,151	470,115	284,000	4,985,151	1,934,239	46.34	39.59	38.34	Yes	40.59	40.27	40.27
898	206501989	10,927	953	1.073	2,052,615	205,262	124,000	2,176,615	844,527	51.45	45.32	43.44	Yes	46.32		46.32
899	206501990	34,436	953	1.073	6,555,127	655,513	396,000	6,951,127	2,697,037	48.03	41.49	40.03	Yes	42.49		42.49
900	206502207	62,576	953	1.073	12,845,399	1,284,540	776,000	13,621,399	5,285,103	42.84	41.49	42.84	No	42.49		42.49
901	206502269	15,706	953	1.073	3,045,816	304,582	184,000	3,229,816	1,253,169	57.08	50.75	49.07	Yes	51.75		51.75
902	206502364	60,235	953	1.073	11,918,412	1,191,841	720,000	12,638,412	4,903,704	28.93	25.47	20.92	No	26.47		26.47
903	206504002	50,108	953	1.073	9,534,730	953,473	576,000	10,110,730	3,922,963	27.37	26.31	19.37	No	27.31		27.31
904	206504004	34,051	953	1.073	6,555,127	655,513	396,000	6,951,127	2,697,037	24.76	22.82	16.76	No	23.82		23.82

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34
 Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
870	206481086	Yes	0.80892	0.19108	1,269,037	2,576,834	3,204,967	224,348	7.73
871	206481105	Yes	0.75534	0.24466	1,523,407	2,415,950	3,003,818	210,267	7.49
872	206484004	No	0.44582	0.55418	4,759,588	4,759,588	5,570,440	389,931	10.07
873	206490931	Yes	0.73613	0.26387	1,563,980	2,299,718	2,860,828	200,258	7.86
874	206490940	Yes	0.69505	0.30495	4,141,185	5,268,973	6,554,556	458,819	7.43
875	206490947	Yes	0.75911	0.24089	903,662	1,455,518	1,810,651	126,746	7.29
876	206490954	Yes	0.88595	0.11405	325,172	1,106,193	1,376,095	96,327	7.86
877	206490956	Yes	0.69098	0.30902	2,202,551	2,765,483	3,440,237	240,817	7.86
878	206490961	Yes	0.69299	0.30701	2,257,333	2,852,814	3,548,876	248,421	7.86
879	206491000	Yes	0.70706	0.29294	2,175,888	2,881,925	3,585,089	250,956	7.30
880	206491001	Yes	0.75090	0.24910	1,551,227	2,416,159	3,005,680	210,398	7.41
881	206491003	Yes	0.67750	0.32250	1,742,130	2,095,945	2,607,337	182,514	7.86
882	206491017	Yes	0.68488	0.31512	3,404,512	4,191,890	5,214,675	365,027	7.86
883	206491032	No	0.60379	0.39621	1,753,867	1,753,867	2,172,924	152,105	7.68
884	206491035	Yes	0.62747	0.37253	2,515,455	2,619,932	3,259,172	228,142	7.86
885	206491058	Yes	0.69356	0.30644	2,666,948	3,376,801	4,200,710	294,050	7.86
886	206491062	Yes	0.76613	0.23387	1,087,877	1,804,842	2,245,207	157,164	7.09
887	206491085	Yes	0.72510	0.27490	1,443,744	2,037,725	2,534,911	177,444	7.86
888	206492251	No	0.60263	0.39737	2,951,552	2,951,552	3,654,717	255,830	7.60
889	206500820	Yes	0.61468	0.38532	3,246,519	3,269,136	4,063,697	284,459	7.01
890	206500821	Yes	0.70175	0.29825	1,235,530	1,607,325	1,997,984	139,859	6.70
891	206500827	Yes	0.67868	0.32132	2,346,363	2,833,251	3,521,870	246,531	6.83
892	206500855	Yes	0.79170	0.20830	1,447,885	2,697,037	3,352,550	234,678	7.35
893	206500872	No	0.54334	0.45666	5,611,128	5,611,128	6,769,863	473,890	8.18
894	206500997	Yes	0.81093	0.18907	1,314,219	2,697,037	3,352,550	234,678	7.35
895	206501094	Yes	0.73933	0.26067	1,811,965	2,697,037	3,352,550	234,678	7.35
896	206501354	Yes	0.84989	0.15011	737,805	1,906,996	2,370,490	165,934	7.35
897	206501355	Yes	0.72478	0.27522	1,371,991	1,934,239	2,404,354	168,305	7.11
898	206501989	Yes	0.83375	0.16625	361,853	844,527	1,049,788	73,485	6.73
899	206501990	Yes	0.76484	0.23516	1,634,633	2,697,037	3,352,550	234,678	6.81
900	206502207	Yes	0.76478	0.23522	3,204,029	5,285,103	6,569,643	459,875	7.35
901	206502269	Yes	0.93145	0.06855	221,413	1,253,169	1,557,750	109,043	6.94
902	206502364	No	0.47648	0.52352	6,616,439	6,616,439	7,808,280	546,580	9.07
903	206504002	No	0.49161	0.50839	5,140,229	5,140,229	6,093,702	426,559	8.51
904	206504004	No	0.42869	0.57131	3,971,279	3,971,279	4,626,792	323,875	9.51

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)	365
Rate Period Mid-Point (M3)	2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD		Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential OSHPD Days for SNF MCal	Annualized OSHPD SNF MCal	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	
									Total Days (as reported)	Days in Period									
A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K	
905	206504035	2/1/2010	1/31/2011	8/3/1999	COVENANT VILLAGE CARE CENTER	TURLOCK	95382	50	18,115	365	1.00000	18,115	18,250	8,030	8,030	18,115	99.26%	16,128	16,128
906	206510856	1/1/2011	12/31/2011	5/27/1963	YUBA CITY CARE CENTER	YUBA CITY	95991	59	19,157	365	1.00000	19,157	21,535	12,176	12,176	19,157	88.96%	19,031	19,031
907	206514003	7/1/2010	6/30/2011	7/11/1990	THE FOUNTAINS	YUBA CITY	95991	145	40,921	365	1.00000	40,921	52,925	21,731	21,731	40,921	77.32%	46,770	46,770
908	206514008	6/7/2011	12/31/2011	12/16/1992	RIVER VALLEY CARE CENTER	LIVE OAK	95953	99	17,999	208	0.56986	31,585	20,592	13,901	24,394	17,999	87.41%	18,197	31,933
909	206522099	7/1/2010	6/30/2011	10/11/1965	BRENTWOOD SKILLED NURSING AND REHABI	RED BLUFF	96080	55	17,962	365	1.00000	17,962	20,075	14,159	14,159	17,962	89.47%	17,741	17,741
910	206522221	1/1/2011	12/31/2011	1/24/1966	RED BLUFF HEALTH CARE CENTER	RED BLUFF	96080	58	17,540	365	1.00000	17,540	21,170	12,222	12,222	17,540	82.85%	18,708	18,708
911	206540075	6/7/2011	12/31/2011	8/26/1985	WESTGATE GARDENS CARE CENTER	VISALIA	93277	140	22,656	208	0.56986	39,757	29,120	16,884	29,628	22,656	77.80%	25,734	45,158
912	206540707	1/1/2011	12/31/2011	3/4/1963	DELTA NURSING AND REHABILITATION CENT	VISALIA	93291	44	15,192	365	1.00000	15,192	16,060	10,560	10,560	15,192	94.60%	14,192	14,192
913	206540709	10/1/2010	9/30/2011	7/1/1964	NEW COVENANT CARE CENTER OF DINUBA	DINUBA	93618	94	31,491	365	1.00000	31,491	34,310	27,402	27,402	31,491	91.78%	30,320	30,320
914	206540723	1/1/2011	12/31/2011	1/20/1964	SIERRA VALLEY REHABILITATION CENTER	PORTERVILLE	93257	139	42,845	365	1.00000	42,845	50,735	31,841	31,841	42,845	84.45%	44,835	44,835
915	206540762	1/1/2011	12/31/2011	2/17/1970	MERRITT MANOR CONVALESCENT HOSPITAL	TULARE	93274	99	27,770	365	1.00000	27,770	36,135	23,164	23,164	27,770	76.85%	31,933	31,933
916	206540809	1/1/2011	12/31/2011	12/7/1964	TULARE NURSING AND REHABILITATION CENT	TULARE	93274	97	32,431	365	1.00000	32,431	35,405	27,066	27,066	32,431	91.60%	31,288	31,288
917	206540823	1/1/2011	12/31/2011	1/23/1950	VALLEY CARE CENTER	PORTERVILLE	93257	62	17,733	365	1.00000	17,733	22,630	15,411	15,411	17,733	78.36%	19,998	19,998
918	206540828	1/1/2011	12/31/2011	1/7/1963	REDWOOD SPRINGS HEALTHCARE CENTER	VISALIA	93292	176	59,595	365	1.00000	59,595	64,240	47,081	47,081	59,595	92.77%	56,770	56,770
919	206541695	1/1/2011	12/31/2011	3/18/1968	KAWEAH MANOR	VISALIA	93277	99	32,375	365	1.00000	32,375	36,135	25,242	25,242	32,375	89.59%	31,933	31,933
920	206541740	1/1/2011	12/31/2011	2/23/1966	SUN VILLA	PORTERVILLE	93257	99	31,670	365	1.00000	31,670	36,135	28,655	28,655	31,670	87.64%	31,933	31,933
921	206542063	6/7/2011	12/31/2011	4/16/1980	LINWOOD MEADOWS CARE CENTER	VISALIA	93277	98	18,684	208	0.56986	32,787	20,384	13,685	24,015	18,684	91.66%	18,014	31,610
922	206544041	1/1/2011	12/31/2011	12/28/1995	PORTERVILLE CONVALESCENT HOSPITAL INC	PORTERVILLE	92284	99	33,455	365	1.00000	33,455	36,135	25,642	25,642	33,455	92.58%	31,933	31,933
923	206544043	1/1/2011	12/31/2011	4/22/1996	LINDSAY GARDENS	LINDSAY	93247	99	33,954	365	1.00000	33,954	36,135	29,401	29,401	33,954	93.96%	31,933	31,933
924	206544081	1/1/2011	12/31/2011	4/27/2009	TWIN OAKS REHAB & NURSING CENTER	TULARE	93274	99	32,919	365	1.00000	32,919	36,135	22,819	22,819	32,919	91.10%	31,933	31,933
925	206554007	1/1/2011	12/31/2011	5/4/1999	AVALON CARE CENTER - SONORA	SONORA	95370	136	42,384	365	1.00000	42,384	49,640	31,986	31,986	42,384	85.38%	43,867	43,867
926	206560465	1/1/2011	12/31/2011	9/17/1959	LOS ROBLES CARE CENTER	OJAI	93024	74	22,586	365	1.00000	22,586	27,010	20,278	20,278	22,586	83.62%	23,869	23,869
927	206560471	1/1/2011	12/31/2011	9/27/1963	VENTURA CONVALESCENT HOSPITAL	VENTURA	93003	71	19,804	365	1.00000	19,804	25,915	10,059	10,059	19,804	76.42%	22,901	22,901
928	206560482	1/1/2011	12/31/2011	7/1/1969	GLENWOOD CARE CENTER	OXNARD	93030	99	32,625	365	1.00000	32,625	36,135	15,099	15,099	32,625	90.29%	31,933	31,933
929	206560495	1/1/2011	12/31/2011	7/1/1964	MARY HEALTH OF THE CONVALESCENT & NU	NEWBURY PARK	91320	61	21,581	365	1.00000	21,581	22,265	10,112	10,112	21,581	96.93%	19,676	19,676
930	206560496	10/1/2010	9/30/2011	11/2/1964	MAYWOOD ACRES CONVALESCENT	OXNARD	93033	98	28,602	365	1.00000	28,602	35,770	22,173	22,173	28,602	79.96%	31,610	31,610
931	206560503	1/1/2011	12/31/2011	2/1/1965	OXNARD MANOR HEALTHCARE CENTER	OXNARD	93030	82	27,638	365	1.00000	27,638	29,930	17,973	17,973	27,638	92.34%	26,450	26,450
932	206560509	1/1/2011	12/31/2011	1/22/1970	SHORELINE CARE CENTER	OXNARD	93033	193	66,762	365	1.00000	66,762	70,445	47,485	47,485	66,762	94.77%	62,253	62,253
933	206560531	1/1/2011	12/31/2011	7/1/1965	THOUSAND OAKS HEALTH CARE CENTER	THOUSAND OAKS	91360	124	35,677	365	1.00000	35,677	45,260	20,957	20,957	35,677	78.83%	39,997	39,997
934	206560532	1/1/2011	12/31/2011	7/12/1968	VISTA COVE CARE CENTER AT SANTA PAULA	SANTA PAULA	93060	99	30,996	365	1.00000	30,996	36,135	24,615	24,615	30,996	85.78%	31,933	31,933
935	206560536	1/1/2011	12/31/2011	7/9/1969	SIMI VALLEY CARE CENTER	SIMI VALLEY	93063	99	32,858	365	1.00000	32,858	36,135	11,717	11,717	32,858	90.93%	31,933	31,933
936	206560547	1/1/2011	12/31/2011	5/15/1977	FILLMORE CONVALESCENT CENTER	FILLMORE	93015	99	31,989	365	1.00000	31,989	36,135	25,812	25,812	31,989	88.53%	31,933	31,933
937	206560823	1/1/2011	12/31/2011	8/1/1971	CAMARILLO HEALTHCARE CENTER	CAMARILLO	93010	114	33,381	365	1.00000	33,381	41,610	17,592	17,592	33,381	80.22%	36,771	36,771
938	206560922	10/1/2010	9/30/2011	1/1/1956	ST. JOSEPH'S HEALTH & RETIREMENT CENTER	OJAI	93023	28	8,953	365	1.00000	8,953	10,220	5,092	5,092	8,953	87.60%	9,032	9,032
939	206564024	1/1/2011	12/31/2011	7/24/1991	VICTORIA CARE CENTER	VENTURA	93003	188	54,405	365	1.00000	54,405	68,620	36,386	36,386	54,405	79.28%	60,640	60,640

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
Max Bldg Age (AO2) 34
Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
905	206504035	No	0.25222	0.74778	2,625,197	2,625,197	2,956,264	206,939	11.42
906	206510856	Yes	0.82072	0.17928	734,846	1,590,374	1,976,664	138,366	7.22
907	206514003	No	0.42349	0.57651	5,807,496	5,807,496	6,756,853	472,980	10.11
908	206514008	No	0.37619	0.62381	4,290,460	4,290,460	4,938,642	345,705	10.83
909	206522099	Yes	0.77803	0.22197	855,672	1,495,720	1,859,215	130,145	7.25
910	206522221	Yes	0.77287	0.22713	923,338	1,577,305	1,960,627	137,244	7.34
911	206540075	No	0.51103	0.48897	4,683,983	4,683,983	5,585,916	391,014	8.66
912	206540707	Yes	0.81548	0.18452	555,529	1,168,132	1,451,597	101,612	6.69
913	206540709	Yes	0.80100	0.19900	1,307,640	2,549,570	3,169,076	221,835	7.04
914	206540723	Yes	0.80902	0.19098	1,816,429	3,690,235	4,585,726	321,001	7.16
915	206540762	Yes	0.70165	0.29835	2,020,979	2,628,297	3,266,093	228,627	7.16
916	206540809	Yes	0.77530	0.22470	1,491,360	2,575,200	3,200,111	224,008	6.91
917	206540823	Yes	0.97582	0.02418	102,565	1,646,004	2,045,432	143,180	7.16
918	206540828	Yes	0.73723	0.26277	3,164,450	4,672,528	5,806,387	406,447	6.82
919	206541695	Yes	0.73431	0.26569	1,799,764	2,628,297	3,266,093	228,627	7.06
920	206541740	Yes	0.77139	0.22861	1,548,572	2,628,297	3,266,093	228,627	7.16
921	206542063	No	0.60733	0.39267	2,633,078	2,633,078	3,264,431	228,510	6.97
922	206544041	No	0.32533	0.67467	4,479,526	4,479,526	5,103,882	357,272	10.68
923	206544043	No	0.31962	0.68038	4,608,848	4,608,848	5,246,644	367,265	10.82
924	206544081	No	0.08581	0.91419	6,192,699	6,192,699	6,830,496	478,135	14.52
925	206554007	No	0.26518	0.73482	7,016,809	7,016,809	7,917,312	554,212	12.63
926	206560465	Yes	0.88935	0.11065	566,335	1,985,847	2,468,063	172,764	7.24
927	206560471	Yes	0.81467	0.18533	910,084	1,905,340	2,368,006	165,760	7.24
928	206560482	Yes	0.68328	0.31672	2,168,640	2,656,741	3,301,868	231,131	7.08
929	206560495	Yes	0.80100	0.19900	830,597	1,619,456	2,012,441	140,871	6.53
930	206560496	Yes	0.79475	0.20525	1,391,179	2,629,905	3,268,516	228,796	7.24
931	206560503	Yes	0.79043	0.20957	1,188,593	2,200,533	2,734,881	191,442	6.93
932	206560509	Yes	0.70111	0.29889	3,989,735	5,179,303	6,436,975	450,588	6.75
933	206560531	Yes	0.75666	0.24334	2,064,611	3,292,008	4,090,864	286,360	7.16
934	206560532	Yes	0.72267	0.27733	1,898,984	2,656,741	3,301,868	231,131	7.24
935	206560536	No	0.28352	0.71648	4,905,935	4,905,935	5,551,062	388,574	11.83
936	206560547	Yes	0.65980	0.34020	2,329,419	2,656,741	3,301,868	231,131	7.23
937	206560823	No	0.56666	0.43334	3,416,785	3,416,785	4,159,659	291,176	7.92
938	206560922	Yes	0.95366	0.04634	89,750	751,402	933,862	65,370	7.24
939	206564024	No	0.39649	0.60351	7,847,436	7,847,436	9,072,526	635,077	10.47

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Days in Calendar Year (M2)
Rate Period Mid-Point (M3)

365
2/1/14

FRVS Variables:
Statewide Average NF-B Occupancy (T2):

88.37%

Number of Month
Square Feet Per Be
RS Means Median
Updated at 2% ann

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	L&C License Date or Other Information	Facility Name (Doing Business As)	City	OSHPD ZIP	Avg. Lic. Beds	OSHPD Total Days (as reported)	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy
	A	B	C	D	E	F	G	H	I	J = (C-B) + 1	K = J/M2 (M2=Days in CY)	L = I/K	M = H * J	N	O = N/K	P	Q = I/M	R = M * T2 (T2 = avg. occ.)	S = R/K
940	206570854	1/1/2011	12/31/2011	4/8/1968	COURTYARD HEALTHCARE CENTER	DAVIS	95616	112	33,654	365	1.00000	33,654	40,880	24,528	24,528	33,654	82.32%	36,126	36,126
941	206570896	1/1/2011	12/31/2011	9/15/1969	COTTONWOOD POST-ACUTE REHAB	WOODLAND	95695	98	31,445	365	1.00000	31,445	35,770	23,425	23,425	31,445	87.91%	31,610	31,610
942	206571047	10/1/2010	9/30/2011	10/30/1969	STOLLWOOD CONVELESCENT HOSPITAL	WOODLAND	95695	48	15,730	365	1.00000	15,730	17,520	7,415	7,415	15,730	89.78%	15,483	15,483
943	206571087	1/1/2011	12/31/2011	9/23/1969	WOODLAND NURSING & REHABILITATION	WOODLAND	95695	91	31,306	365	1.00000	31,306	33,215	23,174	23,174	31,306	94.25%	29,353	29,353
944	206571828	6/7/2011	12/31/2011	12/23/1966	DAVIS HEALTHCARE CENTER	DAVIS	95616	132	15,888	208	0.56986	27,880	27,456	12,054	21,152	15,888	57.87%	24,263	42,577
945	206572209	10/1/2010	9/30/2011	7/9/1946	ALDERSON CONVALESCENT HOSPITAL	WOODLAND	95695	140	43,535	365	1.00000	43,535	51,100	35,072	35,072	43,535	85.20%	45,158	45,158
946	206580934	1/1/2011	12/31/2011	10/1/1965	MARYSVILLE CARE CENTER	MARYSVILLE	95901	86	29,042	365	1.00000	29,042	31,390	19,821	19,821	29,042	92.52%	27,740	27,740

Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

s to Update Cost Per Sq Ft
 id (Z2) 13
 400
 Fully Depreciated
 Minimum Value (AD3)
 Cost Per Sq Ft ⁽¹⁾ 1/1/2013 \$ 151.00
 ually, or .16667/mo. (Z4) 0.16667 2.16667 10% 4,000 38.800%
 \$ 154.27

Count	OSHPD ID	Greater of Annualized Days or Occ. Adjusted Annualized Days	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value	Estimated Land Value	Estimated Equipment Value	Estimated Building + Equip Value	Estimated Building/Equip Minimum Value (fully depreciated)	Calculated Age Based on FRVS Mid-point	Age Based on Prior Model	Age in 2005/06 Model (Based on 2/1/2006 Mid Point)	Received Five Year Age Reduction in 2005/06 Model?	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)
	A	T = S if S > L T = L if S < L	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V (loc. factor)	X = W * AA3 (AA3=10%)	Y = H * AB3 (AB3 = \$4,000)	Z = W + Y	AA = Z * AD3 (AD3=38.8%)	AB = ("Rate Year Mid-Point" - D)/"Days in Calendar"	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model	AE = "No" when AD < 30 AE = "Yes" when AD >= 30	AF = AB when AB has a value > 0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes" AF = (License Date - Rate YearMid Point)/Days in Calendar Year - 5 when AE = "No"	AG	AH = AG if it is populated, otherwise AF
940	206570854	36,126	956	1.095	7,567,951	756,795	448,000	8,015,951	3,110,189	45.85	39.14	37.84	Yes	40.14		40.14
941	206570896	31,610	956	1.095	6,621,957	662,196	392,000	7,013,957	2,721,415	44.41	33.52	36.41	Yes	34.52		34.52
942	206571047	15,730	956	1.095	3,243,408	324,341	192,000	3,435,408	1,332,938	44.29	38.18	36.28	Yes	39.18		39.18
943	206571087	31,306	956	1.095	6,148,960	614,896	364,000	6,512,960	2,527,029	44.39	33.19	36.38	Yes	34.19		34.19
944	206571828	42,577	956	1.095	8,919,371	891,937	528,000	9,447,371	3,665,580	47.14	40.22	39.14	Yes	41.22		41.22
945	206572209	45,158	956	1.095	9,459,939	945,994	560,000	10,019,939	3,887,736	67.61	61.44	59.61	Yes	62.44		62.44
946	206580934	29,042	959	1.061	5,630,669	563,067	344,000	5,974,669	2,318,172	48.37	42.25	40.36	Yes	43.25		43.25

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Fair Rental Value System (FRVS) Model - 2013/14 Rate Year

Dep Amt/Year (AO1) 0.01800
 Max Bldg Age (AO2) 34

Rental Factor Calculation
 T-bond rate for CY 2.54%
 Floor 7.00%
 Ceiling 10.00%
 Rental Factor (AR5) 7.00%

Count	OSHPD ID	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value	Greater of Minimum Value or Current Value	Greater of Minimum Value or Current Value Plus Land	Calculate Rate of Return on Estimated Value	FRVS Final Per Diem
	A	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 = 1.8%)	AK = 1 - AJ	AL = AK * Z	AM = AL if AL > AA AM = AA if AL < AA	AN = AM + X	AO = AN*AR5 (AR5 = rental factor)	AP = AO/T
940	206570854	Yes	0.72248	0.27752	2,224,594	3,110,189	3,866,984	270,689	7.49
941	206570896	Yes	0.62144	0.37856	2,655,191	2,721,415	3,383,611	236,853	7.49
942	206571047	Yes	0.70525	0.29475	1,012,600	1,332,938	1,657,279	116,010	7.38
943	206571087	Yes	0.61536	0.38464	2,505,149	2,527,029	3,141,925	219,935	7.03
944	206571828	Yes	0.74201	0.25799	2,437,324	3,665,580	4,557,517	319,026	7.49
945	206572209	Yes	1.12397	(0.12397)	(1,242,144)	3,887,736	4,833,730	338,361	7.49
946	206580934	Yes	0.77852	0.22148	1,323,242	2,318,172	2,881,238	201,687	6.94