Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:

Statewide Average NF-B Occupancy (*T2*):	88.09%	Number of Month
		Square Feet Per Be
		RS Means Median
		Updated at 2% anr

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
1	206100750	7/1/2013	12/31/2013	20610075041639	7/22/1963	MANNING GARDENS CARE CENTER	FRESNO	93725	59	10,421	184	0.50411	20,672	10,856	7,677	15,229	10,421	95.99%	9,563	18,970
2	206560547	7/1/2013	12/31/2013	20656054741639	5/15/1977	GREENFIELD CARE CENTER OF FILLMORE	FILLMORE	93015	99	13,357	184	0.50411	26,496	18,216	10,755	21,335	13,357	73.33%	16,046	31,831
3	206392394	6/25/2013	12/31/2013	20639239441639	10/14/1986	RIVERWOOD HEALTH CARE CENTER	STOCKTON	95210	99	16,983	190	0.52055	32,625	18,810	15,494	29,765	16,983	90.29%	16,569	31,831
4	206190508	1/1/2013	7/31/2013	20619050841486	1/21/1955	MARYCREST MANOR	CULVER CITY	90230	57	11,594	212	0.58082	19,961	12,084	4,421	7,612	11,612	95.95%	10,645	18,327
5	206196551	1/1/2013	7/31/2013	20619655141486	8/28/1979	SANTA TERESITA MANOR	DUARTE	91010	99	18,811	212	0.58082	32,387	20,988	13,179	22,690	18,811	89.63%	18,488	31,831
6	206190711	6/1/2013	12/31/2013	20619071141639	3/6/1958	GRAND VALLEY HEALTH CARE CENTER	VAN NUYS, CA	91405	99	17,739	214	0.58630	30,256	21,186	623	1,063	18,104	83.73%	18,662	31,831
7	206210946	11/1/2012	6/30/2013	20621094641455	6/26/1962	SAN RAFAEL HEALTHCARE AND WELLNESS C	SAN RAFAEL	94901	54	11,602	242	0.66301	17,499	13,068	5,903	8,903	11,608	88.78%	11,511	17,362
8	206190713	5/1/2013	12/31/2013	20619071341639	6/21/1965	BRIGHTON CONVALESCENT CENTER	PASADENA	91103	99	23,468	245	0.67123	34,963	24,255	17,880	26,638	22,724	96.76%	21,366	31,831
9	206361112	4/1/2013	12/31/2013	20636111241639	6/22/1965	HEALTHCARE CENTER OF BELLA VISTA	ONTARIO	91764	59	14,732	275	0.75342	19,553	16,225	11,568	15,354	14,732	90.80%	14,292	18,970
10	206370904	4/1/2013	12/31/2013	20637090441639	2/17/1976	SHEA FAMILY CARE SOUTH BAY	CHULA VISTA	91910	99	21,687	275	0.75342	28,785	27,225	18,034	23,936	21,687	79.66%	23,982	31,831
11	206190770	4/1/2013	12/31/2013	20619077041639	11/20/1969	PANORAMA MEADOWS NURSING CENTER	PANORAMA CITY	91402	98	26,286	275	0.75342	34,889	26,950	17,141	22,751	26,286	97.54%	23,740	31,509
12	206190106	3/8/2013	12/31/2013	20619010641639	1/17/1964	CENTURY VILLA INC	INGLEWOOD	90302	99	5,932	299	0.81918	7,241	29,601	20,663	25,224	26,752	20.04%	26,075	31,831
13	206010952	3/1/2013	12/31/2013	20601095241639	2/20/1967	BAY VIEW REHABILITATION HOSPITAL, LLC	ALAMEDA	94501	170	47,127	306	0.83836	56,214	52,020	33,912	40,451	47,128	90.59%	45,823	54,658
14	206190787	1/1/2013	11/30/2013	20619078741608	10/14/1966	TORRANCE CARE CENTER EAST	TORRANCE	90503	99	31,380	334	0.91507	34,293	33,066	23,992	26,219	31,380	94.90%	29,127	31,831
15	206190250	1/1/2013	12/1/2013	20619025041609	5/14/1954	LOTUS CARE CENTER	LOS ANGELES	90043	40	13,691	335	0.91781	14,917	13,400	8,808	9,597	13,690	102.17%	11,804	12,861
16	206280984	1/1/2013	12/1/2013	20628098441609	12/30/1969	GOLDEN LIVINGCENTER - NAPA	NAPA	94558	120	40,786	335	0.91781	44,438	40,200	26,836	29,239	40,786	101.46%	35,411	38,582
17	206301107	1/1/2013	12/19/2013	20630110741627	12/8/1972	FULLERTON POST ACUTE CARE	FULLERTON	92835	228	39,302	353	0.96712	40,638	80,484	28,959	29,943	39,302	48.83%	70,897	73,307
18	206370765	1/1/2013	12/31/2013	20637076541639	1/1/1962	THE ROYAL HOME	EL CAJON	92021	19	6,922	365	1.00000	6,922	6,935	6,927	6,927	6,927	99.81%	6,109	6,109
19	206430810	1/1/2013	12/31/2013	20643081041639	10/8/1957	LOS GATOS OAKS CONVALESCEN HOSPITAL	LOS GATOS	95032	28	9,542	365	1.00000	9,542	10,220	9,482	9,482	9,542	93.37%	9,003	9,003
20	206190335	1/1/2013	12/31/2013	20619033541639	9/16/1960	GOLDEN STATE COLONIAL HEALTHCARE CEN	NORTH HOLLYWOOD	91606	49	17,839	365	1.00000	17,839	17,885	10,682	10,682	17,839	99.74%	15,754	15,754
21	206560922	10/1/2012	9/30/2013	20656092241547	1/1/1956	ST. JOSEPH'S HEALTH AND RETIREMENT CENT	OJAI	93023	28	9,402	365	1.00000	9,402	10,220	1	1	9,402	92.00%	9,003	9,003
22	206340959	10/1/2012	9/30/2013	20634095941547	10/10/1972	MOUNTAIN MANOR	CARMICHAEL	95608	47	15,865	365	1.00000	15,865	17,155	14,988	14,988	15,770	92.48%	15,111	15,111
23	206190238	1/1/2013	12/31/2013	20619023841639	8/9/1961	DOCTORS CONVALESCENT HOSPITAL	WHITTIER	90602	36	10,372	365	1.00000	10,372	13,140	8,800	8,800	10,372	78.93%	11,575	11,575
24	206100792	1/1/2013	12/31/2013	20610079241639	3/20/1946	SELMA CONVALESCENT HOSPITAL	SELMA	93662	34	11,603	365	1.00000	11,603	12,410	10,815	10,815	11,603	93.50%	10,932	10,932
25	206190688	1/1/2013	12/31/2013	20619068841639	3/1/1962	SANTA MONICA CONVALESCENT CENTER I	SANTA MONICA	90405	41	11,671	365	1.00000	11,671	14,965	10,734	10,734	11,671	77.99%	13,182	13,182
26	206010854	1/1/2013	12/31/2013	20601085441639	12/17/1965	ALL SAINTS SUBACUTE AND REHABILITATION	SAN LEANDRO	94578	82	27,370	365	1.00000	27,370	29,930	6,338	6,338	7,038	91.45%	26,365	26,365
27	206501989	1/1/2013	12/31/2013	20650198941639	9/4/1962	BEL-AIR LODGE CONVALESCENT HOSPITAL	TURLOCK	95380	31	10,768	365	1.00000	10,768	11,315	9,326	9,326	10,779	95.17%	9,967	9,967
28	206190123	1/1/2013	12/31/2013	20619012341639	11/14/1966	CALIFORNIA CONVALESCENT CENTER #1	LOS ANGELES	90005	66	22,048	365	1.00000	22,048	24,090	22048	22,048	22,048	91.52%	21,220	21,220
29	206010744	1/1/2013	12/31/2013	20601074441639	2/8/1963	ASHBY CARE CENTER	BERKELEY	94705	31	10,935	365	1.00000	10,935	11,315	9,211	9,211	10,952	96.64%	9,967	9,967
30	206190689	1/1/2013	12/31/2013	20619068941639	1/22/1965	SANTA MONICA CONVALESCENT CENTER (UI	SANTA MONICA	90405	44	13,745	365	1.00000	13,745	16,060	10,727	10,727	13,745	85.59%	14,147	14,147
31	206190067	5/1/2012	4/30/2013	20619006741394	8/1/1962	BELLFLOWER CONVALESCENT HOSPITAL	BELLFLOWER	90706	59	14,666	365	1.00000	14,666	21,535	1,354	1,354	14,666	68.10%	18,970	18,970
32	206244031	1/1/2013	12/31/2013	20624403141639	6/22/1999	NEW BETHANY	LOS BANOS	93635	35	12,036	365	1.00000	12,036	12,775	6,139	6,139	12,036	94.22%	11,253	11,253
33	206390794	7/1/2012	6/30/2013	20639079441455	1/1/1953	CRESCENT COURT NURSING HOME	LODI	95240	28	8,452	365	1.00000	8,452	10,220	4,673	4,673	8,452	82.70%	9,003	9,003
34	206244046	7/1/2012	6/30/2013	20624404641455	6/24/2006	Dos Palos Memorial Skilled Nursing Facility	DOS PALOS, CA	93620	29	9,616	365	1.00000	9,616	10,585	7,845	7,845	9,616	90.85%	9,324	9,324
35	206430767	1/1/2013	12/31/2013	20643076741639	1/3/1966	GREENHILLS MANOR	CAMPBELL	95008	45	15,665	365	1.00000	15,665	16,425	13,963	13,963	15,665	95.37%	14,468	14,468
36	206010855	1/1/2013	12/31/2013	20601085541639	11/25/1964	JONES CONVALESCENT HOSPITAL	SAN LEANDRO	94577	25	8,602	365	1.00000	8,602	9,125	6,219	6,219	8,622	94.27%	8,038	8,038
37	206331139	3/1/2012	2/28/2013	20633113941333	4/22/1955	CHAPMAN CONVALESCENT HOSPITAL	RIVERSIDE	92506	59	15,101	365	1.00000	15,101	21,535	7,857	7,857	21,535	70.12%	18,970	18,970
38	206240893	6/1/2012	5/31/2013	20624089341425	5/20/1958	GRACE HOME	LIVINGSTON	95334	33	11,968	365	1.00000	11,968	12,045	10,599	10,599	11,968	99.36%	10,610	10,610
39	206380830	1/1/2013	12/31/2013	20638083041639	5/25/1965	HAYES CONVALESCENT HOSPITAL	SAN FRANCISCO	94117	34	11,462	365	1.00000	11,462	12,410	6,069	6,069	11,462	92.36%	10,932	10,932
40	206190032	1/1/2013	12/31/2013	20619003241639	3/3/1967	ANGELS NURSING HEALTH CENTER	LOS ANGELES	90017	49	17,364	365	1.00000	17,364	17,885	11,135	11,135	17,364	97.09%	15,754	15,754
41	206204023	7/1/2012	6/30/2013	20620402341455	6/24/2006	CHOWCHILLA MEMORIAL SNF	CHOWCHILLA	93610	28	9,804	365	1.00000	9,804	10,220	8,642	8,642	9,804	95.93%	9,003	9,003
42	206430829	1/1/2013	12/31/2013	20643082941639	6/4/1963	MT. PLEASANT NURSING CENTER	SAN JOSE	95127	54	18,061	365	1.00000	18,061	19,710	15,798	15,798	18,061	91.63%	17,362	17,362
43	206190662	4/1/2012	3/31/2013	20619066241364	11/6/1969	THE ROWLAND	COVINA	91723	126	41,324	365	1.00000	41,324	45,990	26,512	26,512	41,324	89.85%	40,512	40,512
44	206510856	1/1/2013	12/31/2013	20651085641639	5/27/1963	YUBA CITY CARE CENTER	YUBA CITY	95991	59	19,223	365	1.00000	19,223	21,535	14,657	14,657	19,224	89.26%	18,970	18,970
45	206390987	12/1/2012	11/30/2013	20639098741608	1/19/1970	PLYMOUTH SQUARE	STOCKTON	95202	38	11,840	365	1.00000	11,840	13,870	6,895	6,895	11,840	85.36%	12,218	12,218

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

		s to Update Cost Per Sq Ft				13				Fully Depreciated										Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)										Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%										
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42															
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
1	206100750	20,672	937	1.067	4,064,833	406,483	236,000	4,300,833	1,668,723	52.57	46.44	42.56	Yes	47.44		47.44	Yes	0.85397
2	206560547	31,831	930	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	38.74	37.66	28.74	No	38.66		38.66	Yes	0.69580
3	206392394	32,625	952	1.080	6,903,753	690,375	396,000	7,299,753	2,832,304	29.32	28.26	19.32	No	29.26		29.26	No	0.52667
4	206190508	19,961	902	1.072	3,945,445	394,544	228,000	4,173,445	1,619,296	61.07	49.02	51.07	Yes	50.02		50.02	Yes	0.90040
5	206196551	32,387	910	1.043	6,667,236	666,724	396,000	7,063,236	2,740,535	36.45	33.53		No	34.53		34.53	Yes	0.62155
6	206190711	31,831	914	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	57.95	51.81	47.94	Yes	52.81	50.90	50.90	Yes	0.91611
7	206210946	17,499	949	1.180	4,114,358	411,436	216,000	4,330,358	1,680,179	53.64		43.63	Yes	48.64	48.02	48.02	Yes	0.86438
8	206190713	34,963	911	1.043	6,667,236	666,724	396,000	7,063,236	2,740,535	50.65	44.53	40.64	Yes	45.53		45.53	Yes	0.81954
9	206361112	19,553	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	50.65	44.53	40.64	Yes	45.53		45.53	Yes	0.81949
10	206370904	31,831	919	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	39.98	38.89	29.98	No	39.89	34.34	34.34	Yes	0.61814
11	206190770	34,889	914	1.059	6,701,135	670,113	392,000	7,093,135	2,752,136	46.23	40.12	36.22	Yes	41.12		41.12	Yes	0.74021
12	206190106	31,831	903	1.032	6,596,920	659,692	396,000	6,992,920	2,713,253	52.08	45.95	42.07	Yes	46.95		46.95	Yes	0.84516
13	206010952	56,214	945	1.119	12,283,024	1,228,302	680,000	12,963,024	5,029,653	48.98	39.10	38.98	Yes	40.10		40.10	Yes	0.72184
14	206190787	34,293	905	1.032	6,596,920	659,692	396,000	6,992,920	2,713,253	49.33	42.12	39.33	Yes	43.12		43.12	Yes	0.77616
15	206190250	14,917	900	1.072	2,768,733	276,873	160,000	2,928,733	1,136,348	61.76	55.76	51.76	Yes	56.76		56.76	Yes	1.02171
16	206280984	44,438	945	1.119	8,670,370	867,037	480,000	9,150,370	3,550,344	46.12	37.21	36.12	Yes	38.21		38.21	Yes	0.68772
17	206301107	73,307	928	1.062	15,634,560	1,563,456	912,000	16,546,560	6,420,065	43.18	34.22	33.17	Yes	35.22	34.15	34.15	Yes	0.61475
18	206370765	6,922	920	1.045	1,282,024	128,202	76,000	1,358,024	526,913	54.12	46.67	44.12	Yes	47.67		47.67	Yes	0.85799
19	206430810	9,542	950	1.120	2,024,894	202,489	112,000	2,136,894	829,115	58.36	52.22	48.35	Yes	53.22		53.22	Yes	0.95789
20	206190335	17,839	916	1.059	3,350,567	335,057	196,000	3,546,567	1,376,068	55.41	49.28	45.41	Yes	50.28		50.28	Yes	0.90507
21	206560922	9,402	930	1.060	1,916,418	191,642	112,000	2,028,418	787,026	60.13	53.98	50.12	Yes	54.98	51.30	51.30	Yes	0.92336
22	206340959	15,865	956	1.087	3,298,783	329,878	188,000	3,486,783	1,352,872	43.34	37.24	33.33	Yes	38.24		38.24	Yes	0.68833
23	206190238	11,575	906	1.040	2,417,476	241,748	144,000	2,561,476	993,853	54.52	48.39	44.51	Yes	49.39		49.39	Yes	0.88898
24	206100792	11,603	936	1.067	2,342,446	234,245	136,000	2,478,446	961,637	69.92	63.91	59.91	Yes	64.91		64.91	Yes	1.16842
25	206190688	13,182	904	1.032	2,732,058	273,206	164,000	2,896,058	1,123,670	53.96	47.83	43.95	Yes	48.83		48.83	Yes	0.87895
26	206010854	27,370	945	1.119	5,924,753	592,475	328,000	6,252,753	2,426,068	50.16	44.15	40.15	Yes	45.15		45.15	Yes	0.81276
27	206501989	10,768	953	1.073	2,147,770	214,777	124,000	2,271,770	881,447	53.45	47.32	43.44	Yes	48.32		48.32	Yes	0.86975
28	206190123	22,048	900	1.072	4,568,409	456,841	264,000	4,832,409	1,874,975	49.25	43.13	39.24	Yes	44.13		44.13	Yes	0.79441
29	206010744	10,935	947	1.168	2,337,926	233,793	124,000	2,461,926	955,227	53.02	46.89	43.01	Yes	47.89		47.89	Yes	0.86203
30	206190689	14,147	904	1.032	2,931,964	293,196	176,000	3,107,964	1,205,890	51.06	44.94	41.05	Yes	45.94		45.94	Yes	0.82692
31	206190067	18,970	907	1.040	3,961,974	396,197	236,000	4,197,974	1,628,814	53.54	47.41	43.53	Yes	48.41		48.41	Yes	0.87143
32	206244031	12,036	936	1.067	2,411,342	241,134	140,000	2,551,342	989,921	16.62	15.60	6.62	No	16.60		16.60	No	0.29877
33	206390794	9,003	952	1.080	1,952,577	195,258	112,000	2,064,577	801,056	63.13	56.97	53.12	Yes	57.97		57.97	Yes	1.04351
34	206244046	9,616	936	1.067	1,997,969	199,797	116,000	2,113,969	820,220	9.61	8.61		No	9.61		9.61	No	0.17300
35	206430767	15,665	950	1.120	3,254,294	325,429	180,000	3,434,294	1,332,506	50.11	43.42	40.11	Yes	44.42		44.42	Yes	0.79960
36	206010855	8,602	945	1.119	1,806,327	180,633	100,000	1,906,327	739,655	51.22	50.22		No	51.22		51.22	Yes	0.92190
37	206331139	18,970	925	1.060	4,038,166	403,817	236,000	4,274,166	1,658,376	60.82	54.67	50.82	Yes	55.67		55.67	Yes	1.00215
38	206240893	11,968	953	1.073	2,286,336	228,634	132,000	2,418,336	938,314	57.74	49.75	47.74	Yes	50.75	49.83	49.83	Yes	0.89701
39	206380830	11,462	941	1.227	2,693,703	269,370	136,000	2,829,703	1,097,925	50.72	43.41	40.72	Yes	44.41		44.41	Yes	0.79947
40	206190032	17,364	900	1.072	3,391,698	339,170	196,000	3,587,698	1,392,027	48.95	42.43	38.95	Yes	43.43		43.43	Yes	0.78180
41	206204023	9,804	936	1.067	1,929,073	192,907	112,000	2,041,073	791,936	9.61	8.61		No	9.61		9.61	No	0.17300
42	206430829	18,061	951	1.174	4,093,437	409,344	216,000	4,309,437	1,672,062	52.70	46.57	42.69	Yes	47.57		47.57	Yes	0.85633
43	206190662	41,324	917	1.055	8,583,201	858,320	504,000	9,087,201	3,525,834	46.27	40.16	36.26	Yes	41.16		41.16	Yes	0.74090
44	206510856	19,223	959	1.077	4,102,929	410,293	236,000	4,338,929	1,683,505	52.72	46.60	42.72	Yes	47.60		47.60	Yes	0.85672
45	206390987	12,218	952	1.080	2,649,925	264,993	152,000	2,801,925	1,087,147	46.07	38.57	36.06	Yes	39.57		39.57	Yes	0.71231

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
1	206100750	0.14603	628,063	1,668,723	2,075,207	145,264	7.03	53,969	107,059	30,209			
2	206560547	0.30420	2,181,670	2,782,699	3,460,290	242,220	7.61	81,846	162,357	42,321			
3	206392394	0.47333	3,455,177	3,455,177	4,145,552	290,189	8.89	137,742	264,609	57,180			
4	206190508	0.09960	415,674	1,619,296	2,013,841	140,969	7.06	31,212	53,738	13,105			
5	206196551	0.37845	2,673,053	2,740,535	3,407,259	238,508	7.36	96,997	167,000	39,066			
6	206190711	0.08389	601,102	2,780,219	3,457,171	242,002	7.60	4,735	8,076	1,812			
7	206210946	0.13562	587,297	1,680,179	2,091,615	146,413	8.37	49,408	74,520	13,429			
8	206190713	0.18046	1,274,625	2,740,535	3,407,259	238,508	6.82	121,942	181,668	39,685			
9	206361112	0.18051	768,084	1,650,986	2,052,898	143,703	7.35	85,025	112,851	20,379			
10	206370904	0.38186	2,702,075	2,745,496	3,413,498	238,945	7.51	135,435	179,760	31,770			
11	206190770	0.25979	1,842,703	2,752,136	3,422,250	239,557	6.87	117,759	156,298	30,196			
12	206190106	0.15484	1,082,756	2,713,253	3,372,945	236,106	7.42	153,319	187,163	30,792			
13	206010952	0.27816	3,605,769	5,029,653	6,257,956	438,057	7.79	264,174	315,110	48,250			
14	206190787	0.22384	1,565,274	2,713,253	3,372,945	236,106	6.89	165,305	180,648	28,652			
15	206190250	(0.02171)	(63,582)	1,136,348	1,413,222	98,926	6.63	58,397	63,627	10,456			
16	206280984	0.31228	2,857,435	3,550,344	4,417,381	309,217	6.96	186,779	203,505	31,858			
17	206301107	0.38525	6,374,531	6,420,065	7,983,521	558,846	7.62	220,668	228,169	30,961			
18	206370765	0.14201	192,846	526,913	655,116	45,858	6.62	45,857	45,857	6,927			
19	206430810	0.04211	89,995	829,115	1,031,604	72,212	7.57	71,779	71,779	9,482			
20	206190335	0.09493	336,691	1,376,068	1,711,125	119,779	6.71	71,676	71,676	10,682			
21	206560922	0.07664	155,463	787,026	978,668	68,507	7.29	7	7	1			
22	206340959	0.31167	1,086,733	1,352,872	1,682,750	117,792	7.42	111,211	111,211	14,988			
23	206190238	0.11102	284,366	993,853	1,235,600	86,492	7.47	65,736	65,736	8,800			
24	206100792	(0.16842)	(417,425)	961,637	1,195,882	83,712	7.21	77,976	77,976	10,815			
25	206190688	0.12105	350,565	1,123,670	1,396,876	97,781	7.42	79,646	79,646	10,734			
26	206010854	0.18724	1,170,755	2,426,068	3,018,543	211,298	7.72	48,929	48,929	6,338	14208	14208	109,686
27	206501989	0.13025	295,889	881,447	1,096,224	76,736	7.13	66,494	66,494	9,326			
28	206190123	0.20559	993,496	1,874,975	2,331,816	163,227	7.40	163,155	163,155	22,048	#N/A		
29	206010744	0.13797	339,665	955,227	1,189,020	83,231	7.61	70,096	70,096	9,211			
30	206190689	0.17308	537,933	1,205,890	1,499,087	104,936	7.42	79,594	79,594	10,727			
31	206190067	0.12857	539,749	1,628,814	2,025,011	141,751	7.47	10,114	10,114	1,354			
32	206244031	0.70123	1,789,076	1,789,076	2,030,210	142,115	11.81	72,502	72,502	6,139			
33	206390794	(0.04351)	(89,826)	801,056	996,313	69,742	7.75	36,216	36,216	4,673			
34	206244046	0.82700	1,748,258	1,748,258	1,948,055	136,364	14.18	111,242	111,242	7,845			
35	206430767	0.20040	688,236	1,332,506	1,657,936	116,055	7.41	103,466	103,466	13,963			
36	206010855	0.07810	148,892	739,655	920,288	64,420	7.49	46,580	46,580	6,219			
37	206331139	(0.00215)	(9,179)	1,658,376	2,062,193	144,354	7.61	59,792	59,792	7,857			
38	206240893	0.10299	249,056	938,314	1,166,948	81,686	6.83	72,391	72,391	10,599			
39	206380830	0.20053	567,442	1,097,925	1,367,295	95,711	8.35	50,676	50,676	6,069			
40	206190032	0.21820	782,845	1,392,027	1,731,197	121,184	6.98	77,722	77,722	11,135			
41	206204023	0.82700	1,687,973	1,687,973	1,880,881	131,662	13.43	116,062	116,062	8,642			
42	206430829	0.14367	619,146	1,672,062	2,081,405	145,698	8.07	127,490	127,490	15,798			
43	206190662	0.25910	2,354,479	3,525,834	4,384,154	306,891	7.43	196,984	196,984	26,512			
44	206510856	0.14328	621,676	1,683,505	2,093,797	146,566	7.62	111,686	111,686	14,657			
45	206390987	0.28769	806,084	1,087,147	1,352,140	94,650	7.75	53,436	53,436	6,895			

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
46	206301344	1/1/2013	12/31/2013	20630134441639	8/1/1966	STANLEY HEALTHCARE CENTER	WESTMINSTER	92683	30	9,987	365	1.00000	9,987	10,950	8,442	8,442	9,987	91.21%	9,646	9,646
47	206431833	7/1/2012	6/30/2013	20643183341455	11/5/1979	VILLA SIENA	MOUNTAIN VIEW	94040	20	6,951	365	1.00000	6,951	7,300	3,989	3,989	6,951	95.22%	6,430	6,430
48	206190167	1/1/2013	12/31/2013	20619016741639	7/1/1966	ALLIANCE CHERRYLEE CENTER	EL MONTE	91732	46	16,419	365	1.00000	16,419	16,790	15,304	15,304	16,419	97.79%	14,790	14,790
49	206190120	1/1/2013	12/31/2013	20619012041639	11/5/1969	EMERALD TERRACE CONVALESCENT HOSPIT	LOS ANGELES	90006	72	21,404	365	1.00000	21,404	26,280	18,873	18,873	21,404	81.45%	23,149	23,149
50	206190627	1/1/2013	12/31/2013	20619062741639	6/18/1964	COUNTRY OAKS CARE CENTER	POMONA	91768	81	26,940	365	1.00000	26,940	29,565	10,054	10,054	12,866	91.12%	26,043	26,043
51	206331125	1/1/2013	12/31/2013	20633112541639	7/9/1965	BLYTHE NURSING CARE CENTER	BLYTHE	92225	50	15,710	365	1.00000	15,710	18,250	12,134	12,134	15,710	86.08%	16,076	16,076
52	206241879	1/1/2013	12/31/2013	20624187941639	10/19/1965	LOS BANOS NURSING & REHABILITATION CE	LOS BANOS	93635	59	15,591	365	1.00000	15,591	21,535	12,945	12,945	16,718	72.40%	18,970	18,970
53	206564120	1/1/2013	12/31/2013	20656412041639	5/23/2002	WESTLAKE HEALTH CARE CENTER	WESTLAKE VILLAGE	91361	99	32,582	365	1.00000	32,582	36,135	17,402	17,402	26,947	90.17%	31,831	31,831
54	206360188	1/1/2013	12/31/2013	20636018841639	1/1/1985	DESERT MANOR CARE CENTER	YUCCA VALLEY	92284	58	19,678	365	1.00000	19,678	21,170	16,697	16,697	19,678	92.95%	18,648	18,648
55	206190270	11/1/2012	10/31/2013	20619027041578	1/1/1946	ROSE GARDEN CONVALESCENT CENTER	PASADENA	91103	95	29,317	365	1.00000	29,317	34,675	17,835	17,835	22,800	84.55%	30,544	30,544
56	206341014	1/1/2013	12/31/2013	20634101441639	6/19/1964	SAYLOR LANE HEALTHCARE CENTER	SACRAMENTO	95816	42	13,352	365	1.00000	13,352	15,330	7,759	7,759	13,352	87.10%	13,504	13,504
57	206502269	1/1/2013	12/31/2013	20650226941639	1/18/1957	HA LE ALOHA CONVALESCENT HOSPITAL	CERES	95307	46	14,840	365	1.00000	14,840	16,790	13,707	13,707	14,873	88.39%	14,790	14,790
58	206190614	1/1/2013	12/31/2013	20619061441639	1/15/1962	PALOS VERDES HEALTH CARE CENTER	LOMITA	90717	48	15,243	365	1.00000	15,243	17,520	11,669	11,669	15,642	87.00%	15,433	15,433
59	206190572	1/1/2013	12/31/2013	20619057241639	2/25/1963	OAKPARK HEALTHCARE CENTER	TUJUNGA	91042	49	15,529	365	1.00000	15,529	17,885	10,078	10,078	15,529	86.83%	15,754	15,754
60	206190776	1/1/2013	12/31/2013	20619077641639	9/12/1962	SUNSET MANOR CONVALESCENT HOSPITAL	EL MONTE	91733	81	26,816	365	1.00000	26,816	29,565	9,818	9,818	13,722	90.70%	26,043	26,043
61	206413509	1/1/2013	12/31/2013	20641350941639	7/31/1962	DEVONSHIRE OAKS NURSING CENTER	REDWOOD CITY	94062	38	11,274	365	1.00000	11,274	13,870	9,598	9,598	11,274	81.28%	12,218	12,218
62	206571033	1/1/2013	12/31/2013	20657103341639	2/8/1968	RIVER BEND NURSING CENTER	WEST SACRAMENTO	95691	99	32,447	365	1.00000	32,447	36,135	20,517	20,517	24,578	89.79%	31,831	31,831
63	206361383	1/1/2013	12/31/2013	20636138341639	7/22/1966	BRASWELL'S YUCAIPA VALLEY CONVALESCE	YUCAIPA	92399	59	18,234	365	1.00000	18,234	21,535	11,405	11,405	18,234	84.67%	18,970	18,970
64	206190402	10/1/2012	9/30/2013	20619040241547	8/24/1965	HYDE PARK CONVALESCENT HOSPITAL	LOS ANGELES	90043	72	23,152	365	1.00000	23,152	26,280	22,324	22,324	23,152	88.10%	23,149	23,149
65	206010959	1/1/2013	12/31/2013	20601095941639	3/16/1964	ST. CHRISTOPHER CONVALESCENT HOSPITAL	HAYWARD	94541	36	12,597	365	1.00000	12,597	13,140	11,582	11,582	12,597	95.87%	11,575	11,575
66	206010757	1/1/2013	12/31/2013	20601075741639	3/7/1960	BERKELEY PINES CARE CENTER	BERKELEY	94705	36	12,705	365	1.00000	12,705	13,140	8,120	8,120	12,705	96.69%	11,575	11,575
67	206480965	1/1/2013	12/31/2013	20648096541639	10/19/1961	HEARTWOOD AVENUE HEALTHCARE	VALLEJO	94591	60	17,853	365	1.00000	17,853	21,900	14,419	14,419	18,052	81.52%	19,291	19,291
68	206010747	1/1/2013	12/31/2013	20601074741639	7/28/1961	BANCROFT CONVALESCENT HOSPITAL	SAN LEANDRO	94577	36	11,237	365	1.00000	11,237	13,140	4,658	4,658	11,237	85.52%	11,575	11,575
69	206190879	1/1/2013	12/31/2013	20619087941639	3/23/1970	FIDELITY HEALTH CARE AND REHABILITATIC	LOS ANGELES	91731	90	31,026	365	1.00000	31,026	32,850	25,615	25,615	31,037	94.45%	28,937	28,937
70	206361221	1/1/2013	12/31/2013	20636122141639	7/14/1959	BRASWELL'S IVY RETREAT	MENTONE	92359	50	17,365	365	1.00000	17,365	18,250	10,528	10,528	17,365	95.15%	16,076	16,076
71	206580934	1/1/2013	12/31/2013	20658093441639	10/1/1965	MARYSVILLE CARE CENTER	MARYSVILLE	95901	86	28,367	365	1.00000	28,367	31,390	20,092	20,092	28,367	90.37%	27,651	27,651
72	206190265	4/1/2012	3/31/2013	20619026541364	4/10/1972	CAMELLIA GARDENS CARE CENTER	PASADENA	91103	80	23,112	365	1.00000	23,112	29,200	11,617	11,617	15,810	79.15%	25,722	25,722
73	206013653	1/1/2013	12/31/2013	20601365341639	3/14/1958	MARINA GARDEN NURSING CENTER	ALAMEDA	94501	32	11,430	365	1.00000	11,430	11,680	9,828	9,828	11,430	97.86%	10,289	10,289
74	206361332	1/1/2013	12/31/2013	20636133241639	11/7/1961	LEGACY POST-ACUTE REHABILITATION CENT	SAN BERNARDINO	92404	119	37,827	365	1.00000	37,827	43,435	11,648	11,648	19,220	87.09%	38,261	38,261
75	206190263	1/1/2013	12/31/2013	20619026341639	1/30/1959	EISENHOWER NURSING & CONVALESCENT H	PASADENA	91103	71	19,364	365	1.00000	19,364	25,915	13,047	13,047	19,364	74.72%	22,828	22,828
76	206334439	1/1/2013	12/31/2013	20633443941639	5/9/1995	INDIO NURSING AND REHABILITATION CENT	INDIO	92201	99	31,891	365	1.00000	31,891	36,135	10,685	10,685	19,846	88.26%	31,831	31,831
77	206331116	1/1/2013	12/31/2013	20633111641639	1/1/1963	COMMUNITY CARE ON PALM	RIVERSIDE	92501	51	18,381	365	1.00000	18,381	18,615	14,066	14,066	18,381	98.74%	16,398	16,398
78	206040974	7/1/2012	6/30/2013	20604097441455	3/29/1965	PARADISE SKILLED NURSING	PARADISE	95969	44	14,182	365	1.00000	14,182	16,060	9,839	9,839	14,182	88.31%	14,147	14,147
79	206190346	1/1/2013	12/31/2013	20619034641639	3/18/1952	GOOD SHEPHERD HEALTHCARE CENTER OF S	SANTA MONICA	90401	48	13,951	365	1.00000	13,951	17,520	10,415	10,415	13,951	79.63%	15,433	15,433
80	206010968	1/1/2013	12/31/2013	20601096841639	01/17/1961	HAYWARD SPRINGS CARE CENTER	HAYWARD	94541	36	12,496	365	1.00000	12,496	13,140	11,405	11,405	12,527	95.10%	11,575	11,575
81	206190009	7/1/2012	6/30/2013	20619000941455	9/30/1969	GLADSTONE CARE AND REHAB CENTER	GLENDORA	91740	118	37,707	365	1.00000	37,707	43,070	22,829	22,829	27,049	87.55%	37,939	37,939
82	206190809	1/1/2013	12/31/2013	20619080941639	1/1/1946	ROYAL GARDEN EXTENDED CARE HOSPITAL	ALHAMBRA	91803	43	14,496	365	1.00000	14,496	15,695	12,914	12,914	14,496	92.36%	13,825	13,825
83	206190321	9/1/2012	8/31/2013	20619032141517	2/14/1972	GLENOAKS CONVALESCENT HOSPITAL	GLENDALE	91202	99	33,197	365	1.00000	33,197	36,135	28,305	28,305	33,197	91.87%	31,831	31,831
84	206190403	5/1/2012	4/30/2013	20619040341394	4/12/1950	IDLE ACRE SANITARIUM AND CONVALESCEN	EL MONTE	91732	53	14,796	365	1.00000	14,796	19,345	14,776	14,776	14,796	76.48%	17,041	17,041
85	206010874	1/1/2013	12/31/2013	20601087441639	9/7/1964	SILVER OAK MANOR	LIVERMORE	94550	37	12,965	365	1.00000	12,965	13,505	8,850	8,850	12,965	96.00%	11,896	11,896
86	206010760	6/1/2012	5/31/2013	20601076041425	6/12/1972	BETHESDA HOME	HAYWARD	94541	40	14,491	365	1.00000	14,491	14,600	12,656	12,656	14,491	99.25%	12,861	12,861
87	206331361	1/1/2013	12/31/2013	20633136141639	6/11/1962	MILLER'S PROGRESSIVE CARE	JURUPA VALLEY	92509	70	25,006	365	1.00000	25,006	25,550	23,670	23,670	25,006	97.87%	22,506	22,506
88	206100744	1/1/2013	12/31/2013	20610074441639	7/1/1964	ALICE MANOR CONVALESCENT HOSPITAL	FOWLER	93625	46	16,360	365	1.00000	16,360	16,790	15,581	15,581	16,360	97.44%	14,790	14,790
89	206042237	11/1/2012	10/31/2013	20604223741578	1/15/1964	SHADOWBROOK HEALTH CARE	OROVILLE	95966	50	16,267	365	1.00000	16,267	18,250	13,996	13,996	16,267	89.13%	16,076	16,076
90	206301294	1/1/2013	12/31/2013	20630129441639	7/26/1957	PARKVIEW HEALTHCARE CENTER	ANAHEIM	92805	41	10,862	365	1.00000	10,862	14,965	8,779	8,779	10,862	72.58%	13,182	13,182
91	206190831	8/1/2012	7/31/2013	20619083141486	5/7/1963	VALLEY MANOR CONVALESCENT HOSPITAL	NORTH HOLLYWOOD	91606	72	23,238	365	1.00000	23,238	26,280	21,020	21,020	23,300	88.42%	23,149	23,149

	s to Update Cost Per Sq Ft				13				Fully Depreciated										Dep
	d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)										Max
	Cost Per Sq Ft [1]	1/1/2015			$ 158.00	10%	4,000		38.800%										
	ually, or .16667/mo. (Z4)	0.166667	2.16667		$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
46	206301344	9,987	926	1.034	2,002,941	200,294	120,000	2,122,941	823,701	49.54	43.42	39.53	Yes	44.42		44.42	Yes	0.79957
47	206431833	6,951	940	1.227	1,584,531	158,453	80,000	1,664,531	645,838	36.27	35.19	26.26	No	36.19		36.19	Yes	0.65134
48	206190167	16,419	917	1.055	3,133,550	313,355	184,000	3,317,550	1,287,209	49.62	43.51	39.62	Yes	44.51		44.51	Yes	0.80110
49	206190120	23,149	900	1.072	4,983,719	498,372	288,000	5,271,719	2,045,427	46.27	39.63	36.27	Yes	40.63		40.63	Yes	0.73138
50	206190627	26,940	917	1.055	5,517,772	551,777	324,000	5,841,772	2,266,608	51.66	44.74	41.65	Yes	45.74		45.74	Yes	0.82337
51	206331125	16,076	922	1.036	3,344,691	334,469	200,000	3,544,691	1,375,340	50.60	44.48	40.59	Yes	45.48		45.48	Yes	0.81866
52	206241879	18,970	936	1.067	4,064,833	406,483	236,000	4,300,833	1,668,723	50.32	44.20	40.32	Yes	45.20		45.20	Yes	0.81364
53	206564120	32,582	913	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	13.70	12.69	3.70	No	13.69		13.69	No	0.24634
54	206360188	19,678	922	1.036	3,879,842	387,984	232,000	4,111,842	1,595,395	31.10	30.04	21.10	No	31.04		31.04	No	0.55869
55	206190270	30,544	911	1.043	6,397,852	639,785	380,000	6,777,852	2,629,807	70.13	63.96	60.13	Yes	64.96		64.96	Yes	1.16926
56	206341014	13,504	958	1.087	2,947,848	294,785	168,000	3,115,848	1,208,949	51.65	45.53	41.65	Yes	46.53		46.53	Yes	0.83759
57	206502269	14,840	953	1.073	3,187,013	318,701	184,000	3,371,013	1,307,953	59.08	52.75	49.07	Yes	53.75		53.75	Yes	0.96745
58	206190614	15,433	907	1.040	3,223,301	322,330	192,000	3,415,301	1,325,137	54.08	47.95	44.08	Yes	48.95		48.95	Yes	0.88116
59	206190572	15,754	910	1.043	3,299,945	329,994	196,000	3,495,945	1,356,427	52.97		42.96	Yes	47.97		47.97	Yes	0.86346
60	206190776	26,816	917	1.055	5,517,772	551,777	324,000	5,841,772	2,266,608	53.42	45.02	43.42	Yes	46.02	44.60	44.60	Yes	0.80288
61	206413509	12,218	940	1.227	3,010,610	301,061	152,000	3,162,610	1,227,093	53.54	47.05		No	48.05		48.05	Yes	0.86495
62	206571033	32,447	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	48.01	40.71	38.01	Yes	41.71		41.71	Yes	0.75074
63	206361383	18,970	923	1.021	3,889,592	388,959	236,000	4,125,592	1,600,730	49.56	43.45	39.56	Yes	44.45		44.45	Yes	0.80007
64	206190402	23,152	900	1.072	4,983,719	498,372	288,000	5,271,719	2,045,427	50.47	44.36	40.47	Yes	45.36		45.36	Yes	0.81639
65	206010959	12,597	945	1.119	2,601,111	260,111	144,000	2,745,111	1,065,103	51.92	45.91	41.91	Yes	46.91		46.91	Yes	0.84442
66	206010757	12,705	947	1.168	2,715,011	271,501	144,000	2,859,011	1,109,296	55.94	49.81	45.94	Yes	50.81		50.81	Yes	0.91456
67	206480965	19,291	945	1.119	4,335,185	433,519	240,000	4,575,185	1,775,172	54.32	47.45	44.32	Yes	48.45		48.45	Yes	0.87204
68	206010747	11,575	945	1.119	2,601,111	260,111	144,000	2,745,111	1,065,103	54.55	47.54	44.55	Yes	48.54	46.85	46.85	Yes	0.84324
69	206190879	31,026	917	1.055	6,130,858	613,086	360,000	6,490,858	2,518,453	45.89	39.79	35.89	Yes	40.79		40.79	Yes	0.73416
70	206361221	17,365	923	1.021	3,296,264	329,626	200,000	3,496,264	1,356,551	56.59	50.46	46.59	Yes	51.46		51.46	Yes	0.92621
71	206580934	28,367	959	1.077	5,980,541	598,054	344,000	6,324,541	2,453,922	50.37	44.23	40.36	Yes	45.23		45.23	Yes	0.81423
72	206190265	25,722	911	1.043	5,387,665	538,767	320,000	5,707,665	2,214,574	43.84	37.74	33.84	Yes	38.74		38.74	Yes	0.69733
73	206013653	11,430	945	1.119	2,312,099	231,210	128,000	2,440,099	946,758	57.93	51.79	47.92	Yes	52.79		52.79	Yes	0.95016
74	206361332	38,261	924	1.021	7,845,109	784,511	476,000	8,321,109	3,228,590	54.27	47.11	44.27	Yes	48.11		48.11	Yes	0.86592
75	206190263	22,828	911	1.043	4,781,553	478,155	284,000	5,065,553	1,965,435	57.04	50.91	47.04	Yes	51.91		51.91	Yes	0.93433
76	206334439	31,891	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	20.75	18.93	10.74	No	19.93		19.93	No	0.35873
77	206331116	18,381	925	1.060	3,490,618	349,062	204,000	3,694,618	1,433,512	53.12	46.20	43.12	Yes	47.20		47.20	Yes	0.84955
78	206040974	14,182	959	1.077	3,059,812	305,981	176,000	3,235,812	1,255,495	50.88	44.76	40.87	Yes	45.76		45.76	Yes	0.82367
79	206190346	15,433	904	1.032	3,198,506	319,851	192,000	3,390,506	1,315,517	63.92	57.76	53.91	Yes	58.76		58.76	Yes	1.05772
80	206010968	12,496	945	1.119	2,601,111	260,111	144,000	2,745,111	1,065,103	55.08	49.08	45.07	Yes	50.08		50.08	Yes	0.90138
81	206190009	37,939	917	1.055	8,038,236	803,824	472,000	8,510,236	3,301,972	46.37	40.26	36.36	Yes	41.26		41.26	Yes	0.74272
82	206190809	14,496	918	1.055	2,929,188	292,919	172,000	3,101,188	1,203,261	70.13	62.58	60.13	Yes	63.58		63.58	Yes	1.14442
83	206190321	33,197	912	1.043	6,667,236	666,724	396,000	7,063,236	2,740,535	43.99	37.89	33.99	Yes	38.89		38.89	Yes	0.70008
84	206190403	17,041	917	1.055	3,610,394	361,039	212,000	3,822,394	1,483,089	65.85	59.69	55.85	Yes	60.69		60.69	Yes	1.09244
85	206010874	12,965	945	1.119	2,673,364	267,336	148,000	2,821,364	1,094,689	51.44	45.31	41.43	Yes	46.31		46.31	Yes	0.83366
86	206010760	14,491	945	1.119	2,890,123	289,012	160,000	3,050,123	1,183,448	43.67	37.57	33.66	Yes	38.57		38.57	Yes	0.69423
87	206331361	25,006	925	1.060	4,791,045	479,104	280,000	5,071,045	1,967,565	53.68	47.55	43.67	Yes	48.55		48.55	Yes	0.87393
88	206100744	16,360	936	1.067	3,169,192	316,919	184,000	3,353,192	1,301,039	51.62	45.62	41.62	Yes	46.62		46.62	Yes	0.83915
89	206042237	16,267	959	1.077	3,477,059	347,706	200,000	3,677,059	1,426,699	52.08	45.96	42.08	Yes	46.96		46.96	Yes	0.84526
90	206301294	13,182	928	1.062	2,811,478	281,148	164,000	2,975,478	1,154,485	58.56	51.30	48.55	Yes	52.30		52.30	Yes	0.94139
91	206190831	23,238	916	1.059	4,923,283	492,328	288,000	5,211,283	2,021,978	52.78	46.65	42.77	Yes	47.65		47.65	Yes	0.85770

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
46	206301344	0.20043	425,493	823,701	1,023,995	71,680	7.18	60,614	60,614	8,442			
47	206431833	0.34866	580,348	645,838	804,291	56,300	8.10	32,311	32,311	3,989			
48	206190167	0.19890	659,866	1,287,209	1,600,564	112,039	6.82	104,373	104,373	15,304			
49	206190120	0.26862	1,416,066	2,045,427	2,543,799	178,066	7.69	145,133	145,133	18,873			
50	206190627	0.17663	1,031,833	2,266,608	2,818,385	197,287	7.32	73,595	73,595	10,054	12248	12248	89,655
51	206331125	0.18134	642,809	1,375,340	1,709,809	119,687	7.45	90,398	90,398	12,134			
52	206241879	0.18636	801,506	1,668,723	2,075,207	145,264	7.66	99,159	99,159	12,945			
53	206564120	0.75366	5,400,330	5,400,330	6,077,282	425,410	13.06	227,270	227,270	17,402	640	640	8,358
54	206360188	0.44131	1,814,603	1,814,603	2,202,587	154,181	7.84	130,904	130,904	16,697			
55	206190270	(0.16926)	(1,147,235)	2,629,807	3,269,592	228,871	7.49	133,584	133,584	17,835	5701	5701	42,700
56	206341014	0.16241	506,044	1,208,949	1,503,734	105,261	7.79	60,443	60,443	7,759			
57	206502269	0.03255	109,736	1,307,953	1,626,654	113,866	7.67	105,133	105,133	13,707			
58	206190614	0.11884	405,861	1,325,137	1,647,467	115,323	7.47	87,167	87,167	11,669			
59	206190572	0.13654	477,345	1,356,427	1,686,421	118,049	7.49	75,484	75,484	10,078			
60	206190776	0.19712	1,151,509	2,266,608	2,818,385	197,287	7.36	72,260	72,260	9,818	11847	11847	87,194
61	206413509	0.13505	427,123	1,227,093	1,528,154	106,971	8.76	84,078	84,078	9,598			
62	206571033	0.24926	1,830,679	2,849,666	3,544,516	248,116	7.65	156,955	156,955	20,517	4623	4623	35,366
63	206361383	0.19993	824,848	1,600,730	1,989,689	139,278	7.34	83,713	83,713	11,405			
64	206190402	0.18361	967,922	2,045,427	2,543,799	178,066	7.69	171,672	171,672	22,324			
65	206010959	0.15558	427,079	1,065,103	1,325,214	92,765	7.36	85,244	85,244	11,582			
66	206010757	0.08544	244,281	1,109,296	1,380,798	96,656	7.61	61,793	61,793	8,120			
67	206480965	0.12796	585,438	1,775,172	2,208,690	154,608	8.01	115,496	115,496	14,419			
68	206010747	0.15676	430,315	1,065,103	1,325,214	92,765	8.01	37,311	37,311	4,658			
69	206190879	0.26584	1,725,504	2,518,453	3,131,539	219,208	7.07	181,098	181,098	25,615			
70	206361221	0.07379	257,978	1,356,551	1,686,177	118,032	6.80	71,590	71,590	10,528			
71	206580934	0.18577	1,174,913	2,453,922	3,051,976	213,638	7.53	151,293	151,293	20,092			
72	206190265	0.30267	1,727,551	2,214,574	2,753,341	192,734	7.49	87,011	87,011	11,617	6615	6615	49,546
73	206013653	0.04984	121,605	946,758	1,177,968	82,458	7.21	70,860	70,860	9,828			
74	206361332	0.13408	1,115,692	3,228,590	4,013,101	280,917	7.34	85,496	85,496	11,648	18604	18604	136,553
75	206190263	0.06567	332,666	1,965,435	2,443,590	171,051	7.49	97,722	97,722	13,047			
76	206334439	0.64127	4,500,781	4,500,781	5,163,030	361,412	11.33	121,061	121,061	10,685	12045	12045	136,470
77	206331116	0.15045	555,857	1,433,512	1,782,574	124,780	6.79	95,508	95,508	14,066			
78	206040974	0.17633	570,564	1,255,495	1,561,476	109,303	7.71	75,859	75,859	9,839			
79	206190346	(0.05772)	(195,704)	1,315,517	1,635,367	114,476	7.42	77,279	77,279	10,415			
80	206010968	0.09862	270,721	1,065,103	1,325,214	92,765	7.42	84,625	84,625	11,405			
81	206190009	0.25728	2,189,502	3,301,972	4,105,795	287,406	7.58	173,044	173,044	22,829	8784	8784	66,583
82	206190809	(0.14442)	(447,881)	1,203,261	1,496,180	104,733	7.22	93,239	93,239	12,914			
83	206190321	0.29992	2,118,392	2,740,535	3,407,259	238,508	7.18	203,230	203,230	28,305			
84	206190403	(0.09244)	(353,352)	1,483,089	1,844,128	129,089	7.58	112,002	112,002	14,776			
85	206010874	0.16634	469,318	1,094,689	1,362,026	95,342	7.35	65,048	65,048	8,850			
86	206010760	0.30577	932,638	1,183,448	1,472,460	103,072	7.11	89,984	89,984	12,656			
87	206331361	0.12607	639,284	1,967,565	2,446,670	171,267	6.85	162,140	162,140	23,670			
88	206100744	0.16085	539,377	1,301,039	1,617,958	113,257	6.92	107,821	107,821	15,581			
89	206042237	0.15474	568,980	1,426,699	1,774,405	124,208	7.64	106,929	106,929	13,996			
90	206301294	0.05861	174,404	1,154,485	1,435,633	100,494	7.62	66,896	66,896	8,779			
91	206190831	0.14230	741,540	2,021,978	2,514,306	176,001	7.57	159,121	159,121	21,020			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
92	206071029	1/1/2013	12/31/2013	20607102941639	07/18/1967	ORINDA REHABILITATION AND CONVALESCI	ORINDA	94563	47	10,815	365	1.00000	10,815	17,155	4,112	4,112	10,815	63.04%	15,111	15,111
93	206150017	1/1/2013	12/31/2013	20615001741639	4/26/1954	VALLEY CONVALESCENT HOSPITAL	BAKERSFIELD	93304	87	28,369	365	1.00000	28,369	31,755	24,841	24,841	28,369	89.34%	27,972	27,972
94	206420488	1/1/2013	12/31/2013	20642048841639	11/21/1962	SANTA MARIA CARE CENTER	SANTA MARIA	93454	55	19,232	365	1.00000	19,232	20,075	16,493	16,493	19,274	95.80%	17,684	17,684
95	206190276	1/1/2013	12/31/2013	20619027641639	8/26/1965	ROYAL TERRACE HEALTH CARE	DUARTE	91010	58	19,669	365	1.00000	19,669	21,170	16,357	16,357	19,669	92.91%	18,648	18,648
96	206190192	1/1/2013	12/31/2013	20619019241639	7/30/1964	NORTH VALLEY NURSING CENTER	TUJUNGA	91042	92	27,820	365	1.00000	27,820	33,580	16,709	16,709	17,216	82.85%	29,580	29,580
97	206301280	1/1/2013	12/31/2013	20630128041639	2/3/1967	KNOTT AVENUE CARE CENTER	BUENA PARK	90620	99	33,845	365	1.00000	33,845	36,135	11,226	11,226	14,781	93.66%	31,831	31,831
98	206194284	1/1/2013	12/31/2013	20619428441639	4/6/1992	ROYAL OAKS MANOR - BRADBURY OAKS	DUARTE	91010	48	16,386	365	1.00000	16,386	17,520	4,507	4,507	16,386	93.53%	15,433	15,433
99	206420474	1/1/2013	12/31/2013	20642047441639	7/31/1968	COUNTRY OAKS CARE CENTER - SANTA MARI	SANTA MARIA	93454	59	19,191	365	1.00000	19,191	21,535	13,835	13,835	19,205	89.12%	18,970	18,970
100	206010845	1/1/2013	12/31/2013	20601084541639	12/1/1968	OAKHILL SPRINGS CARE CENTER	OAKLAND	94619	44	14,668	365	1.00000	14,668	16,060	13,397	13,397	14,668	91.33%	14,147	14,147
101	206340903	1/1/2013	12/31/2013	20634090341639	10/4/1963	SHERWOOD HEALTHCARE CENTER	SACRAMENTO	95819	62	19,045	365	1.00000	19,045	22,630	11,108	11,108	19,045	84.16%	19,934	19,934
102	206190783	1/1/2013	12/31/2013	20619078341639	6/11/1957	TEMPLE CITY HEALTHCARE	TEMPLE CITY	91780	59	19,479	365	1.00000	19,479	21,535	11906	11,906	19,479	90.45%	18,970	18,970
103	206190888	1/1/2013	12/31/2013	20619088841639	7/11/1955	WINDSOR MANOR	GLENDALE	91205	28	9,206	365	1.00000	9,206	10,220	2,967	2,967	9,206	90.08%	9,003	9,003
104	206130728	7/1/2012	6/30/2013	20613072841455	6/10/1973	IMPERIAL MANOR	IMPERIAL	92251	31	10,904	365	1.00000	10,904	11,315	10,786	10,786	10,904	96.37%	9,967	9,967
105	206190370	1/1/2013	12/31/2013	20619037041639	10/17/1946	HIGH VALLEY LODGE	SUNLAND	91040	50	17,290	365	1.00000	17,290	18,250	15,322	15,322	17,290	94.74%	16,076	16,076
106	206190533	1/1/2013	12/31/2013	20619053341639	2/11/1970	MID-WILSHIRE HEALTH CARE CENTER	LOS ANGELES	90057	80	27,981	365	1.00000	27,981	29,200	22,137	22,137	27,982	95.83%	25,722	25,722
107	206331300	1/1/2013	12/31/2013	20633130041639	6/23/1970	THE GROVE CARE AND WELLNESS	RIVERSIDE	92501	38	12,015	365	1.00000	12,015	13,870	5,704	5,704	12,017	86.63%	12,218	12,218
108	206190157	1/1/2013	12/31/2013	20619015741639	3/20/1968	ROYAL OAKS CARE CENTER	LYNWOOD	90262	89	28,711	365	1.00000	28,711	32,485	20,475	20,475	28,871	88.38%	28,615	28,615
109	206301302	1/1/2013	12/31/2013	20630130241639	7/20/1970	NEWPORT SUBACUTE HEALTHCARE CENTER	COSTA MESA	92627	137	31,581	365	1.00000	31,581	50,005	18,215	18,215	20,881	63.16%	44,048	44,048
110	206071042	1/1/2013	12/31/2013	20607104241639	3/1/1966	PITTSBURG CARE CENTER	PITTSBURG	94565	49	17,497	365	1.00000	17,497	17,885	14,739	14,739	17,497	97.83%	15,754	15,754
111	206491062	1/1/2013	12/31/2013	20649106241639	6/10/1966	SANTA ROSA CONVALESCENT HOSPITAL	SANTA ROSA	95407	62	22,483	365	1.00000	22,483	22,630	21,405	21,405	22,484	99.35%	19,934	19,934
112	206100780	1/1/2013	12/31/2013	20610078041639	8/30/1963	RAINTREE CONVALESCENT HOSPITAL	FRESNO	93727	49	17,478	365	1.00000	17,478	17,885	16,797	16,797	17,478	97.72%	15,754	15,754
113	206010862	1/1/2013	12/31/2013	20601086241639	3/19/1954	WISTERIA CARE CENTER	CASTRO VALLEY	94546	23	8,292	365	1.00000	8,292	8,395	7,865	7,865	8,292	98.77%	7,395	7,395
114	206270842	1/1/2013	12/31/2013	20627084241639	2/18/1963	PACIFIC GROVE CONVALESCENT HOSPITAL	PACIFIC GROVE	93950	51	15,667	365	1.00000	15,667	18,615	7,812	7,812	15,745	84.16%	16,398	16,398
115	206190703	1/1/2013	12/31/2013	20619070341639	4/16/1959	SHEA REHABILITATION HEALTHCARE CENTE	WHITTIER	90602	105	36,400	365	1.00000	36,400	38,325	17,612	17,612	23,525	94.98%	33,760	33,760
116	206071099	1/1/2013	12/31/2013	20607109941639	5/4/1962	VINTAGE ESTATES OF RICHMOND	RICHMOND	94804	34	11,367	365	1.00000	11,367	12,410	11,072	11,072	11,367	91.60%	10,932	10,932
117	206334051	1/1/2013	12/31/2013	20633405141639	01/07/1991	THE VILLAGE HEALTHCARE CENTER	HEMET	92545	54	14,180	365	1.00000	14,180	19,710	3,358	3,358	14,180	71.94%	17,362	17,362
118	206341002	10/1/2012	9/30/2013	20634100241547	8/14/1968	BRIARWOOD HEALTH CARE	SACRAMENTO	95824	49	16,168	365	1.00000	16,168	17,885	14,687	14,687	16,168	90.40%	15,754	15,754
119	206190389	1/1/2013	12/31/2013	20619038941639	8/24/1959	VILLA OAKS CONVALESCENT HOSPITAL	PASADENA	91103	49	15,902	365	1.00000	15,902	17,885	13,926	13,926	15,902	88.91%	15,754	15,754
120	206013489	1/1/2013	12/31/2013	20601348941639	4/25/1956	ST. ANTHONY CARE CENTER, INC.	HAYWARD	94541	30	10,047	365	1.00000	10,047	10,950	8,461	8,461	10,047	91.75%	9,646	9,646
121	206522221	1/1/2013	12/31/2013	20652222141639	1/24/1966	RED BLUFF HEALTHCARE CENTER	RED BLUFF	96080	58	18,153	365	1.00000	18,153	21,170	13,008	13,008	18,154	85.75%	18,648	18,648
122	206340998	4/1/2012	3/31/2013	20634099841364	11/22/1960	APPLEWOOD CARE CENTER	SACRAMENTO	95822	51	15,586	365	1.00000	15,586	18,615	13,132	13,132	15,586	83.73%	16,398	16,398
123	206300212	1/1/2013	12/31/2013	20630021241639	8/9/1985	EXTENDED CARE HOSPITAL OF WESTMINSTEI	WESTMINSTER	92683	99	32,471	365	1.00000	32,471	36,135	14,951	14,951	16,137	89.86%	31,831	31,831
124	206190454	6/1/2012	5/31/2013	20619045441425	6/4/1969	LAKEWOOD MANOR NORTH	LOS ANGELES	90057	99	33,404	365	1.00000	33,404	36,135	31,982	31,982	33,408	92.44%	31,831	31,831
125	206430789	1/1/2013	12/31/2013	20643078941639	11/18/1969	A GRACE SUBACUTE AND SKILLED CARE	SAN JOSE	95128	166	48,721	365	1.00000	48,721	60,590	25,984	25,984	28,222	80.41%	53,372	53,372
126	206440914	1/1/2013	12/31/2013	20644091441639	10/19/1969	VALLEY CONVALESCENT HOSPITAL - WATSOI	WATSONVILLE	95076	59	20,473	365	1.00000	20,473	21,535	1,744	1,744	20,473	95.07%	18,970	18,970
127	206190419	1/1/2013	12/31/2013	20619041941639	3/23/1966	INTERCOMMUNITY HEALTHCARE AND REHA	NORWALK	90650	86	29,691	365	1.00000	29,691	31,390	14,309	14,309	19,576	94.59%	27,651	27,651
128	206071009	1/1/2013	12/31/2013	20607100941639	6/18/1959	MARTINEZ CONVALESCENT HOSPITAL	MARTINEZ	94553	35	11,182	365	1.00000	11,182	12,775	9,898	9,898	11,182	87.53%	11,253	11,253
129	206190235	1/1/2013	12/31/2013	20619023541639	7/1/1966	DEL RIO GARDENS CARE CENTER	BELL GARDENS	90201	84	29,665	365	1.00000	29,665	30,660	25,895	25,895	29,665	96.75%	27,008	27,008
130	206340960	1/1/2013	12/31/2013	20634096041639	4/21/1971	WOODSIDE HEALTHCARE CENTER	SACRAMENTO	95825	58	19,661	365	1.00000	19,661	21,170	10,767	10,767	19,661	92.87%	18,648	18,648
131	206100684	1/1/2013	12/31/2013	20610068441639	7/20/1965	BETHEL LUTHERAN HOME, INC.	SELMA	93662	59	17,016	365	1.00000	17,016	21,535	14,092	14,092	17,016	79.02%	18,970	18,970
132	206194092	1/1/2013	12/31/2013	20619409241639	5/8/1989	ALLIANCE EL MONTE CARE CENTER	EL MONTE	91732	59	21,011	365	1.00000	21,011	21,535	18,999	18,999	21,011	97.57%	18,970	18,970
133	206190220	1/1/2013	12/31/2013	20619022041639	11/27/1946	CRENSHAW NURSING HOME	LOS ANGELES	90016	55	18,530	365	1.00000	18,530	20,075	15,756	15,756	18,530	92.30%	17,684	17,684
134	206190050	1/1/2013	12/31/2013	20619005041639	11/12/1958	COAST CARE CONVALESCENT	BALDWIN PARK	91706	48	16,876	365	1.00000	16,876	17,520	14,432	14,432	16,878	96.32%	15,433	15,433
135	206190047	1/1/2013	12/31/2013	20619004741639	3/14/1956	GREENFIELD CARE CENTER OF GARDENA	GARDENA	90248	50	15,363	365	1.00000	15,363	18,250	14,476	14,476	15,363	84.18%	16,076	16,076
136	206540707	1/1/2013	12/31/2013	20654070741639	3/4/1963	DELTA NURSING AND REHABILITATION CEN	VISALIA	93291	44	14,648	365	1.00000	14,648	16,060	9,045	9,045	14,648	91.21%	14,147	14,147
137	206190233	1/1/2013	12/31/2013	20619023341639	6/10/1965	DEL MAR CONVALESCENT HOSPITAL	ROSEMEAD	91770	59	20,800	365	1.00000	20,800	21,535	16,276	16,276	20,800	96.59%	18,970	18,970

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
92	206071029	15,111	945	1.119	3,395,895	339,589	188,000	3,583,895	1,390,551	48.58	46.11		No	47.11		47.11	Yes	0.84806
93	206150017	28,369	933	1.063	5,971,437	597,144	348,000	6,319,437	2,451,941	61.81	55.66	51.81	Yes	56.66		56.66	Yes	1.01990
94	206420488	19,232	934	1.049	3,725,328	372,533	220,000	3,945,328	1,530,787	53.23	47.11	43.23	Yes	48.11		48.11	Yes	0.86592
95	206190276	19,669	910	1.043	3,906,057	390,606	232,000	4,138,057	1,605,566	50.47	44.35	40.46	Yes	45.35		45.35	Yes	0.81630
96	206190192	29,580	910	1.043	6,195,815	619,581	368,000	6,563,815	2,546,760	51.54	45.06	41.54	Yes	46.06	44.77	44.77	Yes	0.80592
97	206301280	33,845	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	49.03	40.41	39.02	Yes	41.41		41.41	Yes	0.74538
98	206194284	16,386	910	1.043	3,232,599	323,260	192,000	3,424,599	1,328,744	23.84	22.79	13.83	No	23.79		23.79	No	0.42826
99	206420474	19,191	934	1.049	3,996,261	399,626	236,000	4,232,261	1,642,117	47.54	41.43	37.53	Yes	42.43		42.43	Yes	0.76367
100	206010845	14,668	946	1.167	3,315,506	331,551	176,000	3,491,506	1,354,704	47.20	41.09	37.19	Yes	42.09		42.09	Yes	0.75762
101	206340903	19,934	958	1.087	4,351,586	435,159	248,000	4,599,586	1,784,639	52.36	46.24	42.36	Yes	47.24		47.24	Yes	0.85033
102	206190783	19,479	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	58.68	52.54	48.68	Yes	53.54		53.54	Yes	0.96374
103	206190888	9,206	912	1.043	1,885,683	188,568	112,000	1,997,683	775,101	60.60	54.46	50.60	Yes	55.46		55.46	Yes	0.99821
104	206130728	10,904	922	1.036	2,073,709	207,371	124,000	2,197,709	852,711	42.67	36.58	32.67	Yes	37.58		37.58	Yes	0.67638
105	206190370	17,290	910	1.043	3,367,291	336,729	200,000	3,567,291	1,384,109	69.34	61.15	59.33	Yes	62.15		62.15	Yes	1.11864
106	206190533	27,981	900	1.072	5,537,466	553,747	320,000	5,857,466	2,272,697	46.00	39.90	36.00	Yes	40.90		40.90	Yes	0.73613
107	206331300	12,218	925	1.060	2,600,853	260,085	152,000	2,752,853	1,068,107	45.64	20.37	35.64	Yes	21.37	18.53	18.53	No	0.33352
108	206190157	28,711	902	1.072	6,160,431	616,043	356,000	6,516,431	2,528,375	47.90	41.79	37.90	Yes	42.79		42.79	Yes	0.77021
109	206301302	44,048	926	1.034	9,146,763	914,676	548,000	9,694,763	3,761,568	45.57	37.89	35.56	Yes	38.89		38.89	Yes	0.69995
110	206071042	17,497	945	1.119	3,540,401	354,040	196,000	3,736,401	1,449,724	49.96	43.84	39.95	Yes	44.84		44.84	Yes	0.80710
111	206491062	22,483	954	1.156	4,627,813	462,781	248,000	4,875,813	1,891,816	49.68	43.56	39.67	Yes	44.56		44.56	Yes	0.80213
112	206100780	17,478	937	1.067	3,375,878	337,588	196,000	3,571,878	1,385,889	52.46	46.46	42.45	Yes	47.46		47.46	Yes	0.85424
113	206010862	8,292	945	1.119	1,661,821	166,182	92,000	1,753,821	680,483	61.92	55.77	51.91	Yes	56.77		56.77	Yes	1.02177
114	206270842	16,398	939	1.095	3,605,874	360,587	204,000	3,809,874	1,478,231	52.99	46.86	42.98	Yes	47.86		47.86	Yes	0.86154
115	206190703	36,400	906	1.040	7,050,971	705,097	420,000	7,470,971	2,898,737	56.84	50.25	46.83	Yes	51.25		51.25	Yes	0.92251
116	206071099	11,367	948	1.154	2,533,442	253,344	136,000	2,669,442	1,035,744	53.78	46.98	43.78	Yes	47.98		47.98	Yes	0.86358
117	206334051	17,362	925	1.060	3,695,949	369,595	216,000	3,911,949	1,517,836	25.08	24.08		No	25.08		25.08	No	0.45148
118	206341002	16,168	958	1.087	3,439,156	343,916	196,000	3,635,156	1,410,441	47.50	41.39	37.49	Yes	42.39	42.05	42.05	Yes	0.75685
119	206190389	15,902	911	1.043	3,299,945	329,994	196,000	3,495,945	1,356,427	56.48	50.34	46.47	Yes	51.34		51.34	Yes	0.92420
120	206013489	10,047	945	1.119	2,167,593	216,759	120,000	2,287,593	887,586	59.81	53.81	49.81	Yes	54.81		54.81	Yes	0.98655
121	206522221	18,648	960	1.121	4,198,169	419,817	232,000	4,430,169	1,718,906	50.05	43.94	40.05	Yes	44.94		44.94	Yes	0.80887
122	206340998	16,398	958	1.087	3,579,530	357,953	204,000	3,783,530	1,468,010	55.23	49.10	45.22	Yes	50.10		50.10	Yes	0.90177
123	206300212	32,471	926	1.034	6,609,704	660,970	396,000	7,005,704	2,718,213	30.50	29.44	20.50	No	30.44		30.44	No	0.54787
124	206190454	33,404	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	46.69	40.58	36.69	Yes	41.58		41.58	Yes	0.74852
125	206430789	53,372	951	1.174	12,583,530	1,258,353	664,000	13,247,530	5,140,042	46.24	40.13	36.23	Yes	41.13		41.13	Yes	0.74031
126	206440914	20,473	950	1.120	4,266,742	426,674	236,000	4,502,742	1,747,064	46.32	39.61	36.31	Yes	40.61		40.61	Yes	0.73091
127	206190419	29,691	906	1.040	5,775,081	577,508	344,000	6,119,081	2,374,203	49.90	43.78	39.89	Yes	44.78		44.78	Yes	0.80602
128	206071009	11,253	945	1.119	2,528,858	252,886	140,000	2,668,858	1,035,517	56.66	48.32	46.66	Yes	49.32		49.32	Yes	0.88768
129	206190235	29,665	902	1.072	5,814,339	581,434	336,000	6,150,339	2,386,332	49.62	43.51	39.62	Yes	44.51		44.51	Yes	0.80110
130	206340960	19,661	958	1.087	4,070,838	407,084	232,000	4,302,838	1,669,501	44.81	38.71	34.81	Yes	39.71		39.71	Yes	0.71479
131	206100684	18,970	936	1.067	4,064,833	406,483	236,000	4,300,833	1,668,723	50.57	43.93	40.56	Yes	44.93		44.93	Yes	0.80868
132	206194092	21,011	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	26.75	25.70	16.75	No	26.70		26.70	No	0.48059
133	206190220	18,530	900	1.072	3,807,008	380,701	220,000	4,027,008	1,562,479	69.23	63.06	59.22	Yes	64.06	61.50	61.50	Yes	1.10708
134	206190050	16,876	917	1.055	3,269,791	326,979	192,000	3,461,791	1,343,175	57.26	51.12	47.25	Yes	52.12		52.12	Yes	0.93821
135	206190047	16,076	902	1.072	3,460,916	346,092	200,000	3,660,916	1,420,436	59.93	53.77	49.92	Yes	54.77		54.77	Yes	0.98592
136	206540707	14,648	932	1.063	3,020,037	302,004	176,000	3,196,037	1,240,062	52.95	46.30	42.95	Yes	47.30		47.30	Yes	0.85148
137	206190233	20,800	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	50.68	44.22	40.67	Yes	45.22	44.70	44.70	Yes	0.80453

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
92	206071029	0.15194	544,534	1,390,551	1,730,141	121,110	8.01	32,937	32,937	4,112			
93	206150017	(0.01990)	(125,767)	2,451,941	3,049,085	213,436	7.52	186,804	186,804	24,841			
94	206420488	0.13408	528,997	1,530,787	1,903,320	133,232	6.93	114,296	114,296	16,493			
95	206190276	0.18370	760,181	1,605,566	1,996,172	139,732	7.10	116,135	116,135	16,357			
96	206190192	0.19408	1,273,903	2,546,760	3,166,342	221,644	7.49	125,150	125,150	16,709	8385	8385	62,804
97	206301280	0.25462	1,793,579	2,733,095	3,397,901	237,853	7.03	78,919	78,919	11,226	3292	3292	23,143
98	206194284	0.57174	1,957,972	1,957,972	2,281,232	159,686	9.75	43,943	43,943	4,507			
99	206420474	0.23633	1,000,201	1,642,117	2,041,743	142,922	7.45	103,071	103,071	13,835			
100	206010845	0.24238	846,261	1,354,704	1,686,255	118,038	8.05	107,846	107,846	13,397			
101	206340903	0.14967	688,430	1,784,639	2,219,798	155,386	7.79	86,531	86,531	11,108			
102	206190783	0.03626	154,300	1,650,986	2,052,898	143,703	7.38	87,866	87,866	11,906	#N/A		
103	206190888	0.00179	3,570	775,101	963,669	67,457	7.33	21,748	21,748	2,967			
104	206130728	0.32362	711,229	852,711	1,060,082	74,206	6.81	73,453	73,453	10,786			
105	206190370	(0.11864)	(423,216)	1,384,109	1,720,838	120,459	6.97	106,794	106,794	15,322			
106	206190533	0.26387	1,545,603	2,272,697	2,826,443	197,851	7.07	156,509	156,509	22,137			
107	206331300	0.66648	1,834,731	1,834,731	2,094,816	146,637	12.00	68,448	68,448	5,704			
108	206190157	0.22979	1,497,390	2,528,375	3,144,418	220,109	7.67	157,043	157,043	20,475			
109	206301302	0.30005	2,908,899	3,761,568	4,676,244	327,337	7.43	135,337	135,337	18,215	8132	8132	60,421
110	206071042	0.19290	720,758	1,449,724	1,803,764	126,263	7.22	106,416	106,416	14,739			
111	206491062	0.19787	964,772	1,891,816	2,354,597	164,822	7.33	156,899	156,899	21,405			
112	206100780	0.14576	520,653	1,385,889	1,723,477	120,643	6.90	115,899	115,899	16,797			
113	206010862	(0.02177)	(38,182)	680,483	846,665	59,267	7.15	56,235	56,235	7,865			
114	206270842	0.13846	527,511	1,478,231	1,838,819	128,717	7.85	61,324	61,324	7,812			
115	206190703	0.07749	578,899	2,898,737	3,603,834	252,268	6.93	122,051	122,051	17,612	12267	12267	85,010
116	206071099	0.13642	364,162	1,035,744	1,289,088	90,236	7.94	87,912	87,912	11,072			
117	206334051	0.54852	2,145,784	2,145,784	2,515,379	176,077	10.14	34,050	34,050	3,358			
118	206341002	0.24315	883,902	1,410,441	1,754,356	122,805	7.60	111,621	111,621	14,687			
119	206190389	0.07580	265,004	1,356,427	1,686,421	118,049	7.42	103,331	103,331	13,926			
120	206013489	0.01345	30,773	887,586	1,104,345	77,304	7.69	65,065	65,065	8,461			
121	206522221	0.19113	846,743	1,718,906	2,138,722	149,711	8.03	104,454	104,454	13,008			
122	206340998	0.09823	371,654	1,468,010	1,825,963	127,817	7.79	102,298	102,298	13,132			
123	206300212	0.45213	3,167,497	3,167,497	3,828,468	267,993	8.25	123,346	123,346	14,951			
124	206190454	0.25148	1,822,848	2,812,462	3,497,724	244,841	7.33	234,428	234,428	31,982			
125	206430789	0.25969	3,440,232	5,140,042	6,398,395	447,888	8.39	218,006	218,006	25,984	13466	13466	112,980
126	206440914	0.26909	1,211,649	1,747,064	2,173,738	152,162	7.43	12,958	12,958	1,744			
127	206190419	0.19398	1,187,001	2,374,203	2,951,712	206,620	6.96	99,591	99,591	14,309	9951	9951	69,259
128	206071009	0.11232	299,772	1,035,517	1,288,403	90,188	8.01	79,283	79,283	9,898			
129	206190235	0.19890	1,223,313	2,386,332	2,967,766	207,744	7.00	181,265	181,265	25,895			
130	206340960	0.28521	1,227,226	1,669,501	2,076,585	145,361	7.39	79,568	79,568	10,767			
131	206100684	0.19132	822,843	1,668,723	2,075,207	145,264	7.66	107,945	107,945	14,092			
132	206194092	0.51941	2,210,150	2,210,150	2,612,062	182,844	8.70	165,291	165,291	18,999			
133	206190220	(0.10708)	(431,224)	1,562,479	1,943,180	136,023	7.34	115,649	115,649	15,756			
134	206190050	0.06179	213,893	1,343,175	1,670,154	116,911	6.93	100,014	100,014	14,432			
135	206190047	0.01408	51,553	1,420,436	1,766,527	123,657	7.69	111,320	111,320	14,476			
136	206540707	0.14852	474,680	1,240,062	1,542,066	107,945	7.37	66,662	66,662	9,045			
137	206190233	0.19547	831,751	1,650,986	2,052,898	143,703	6.91	112,467	112,467	16,276			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
138	206190204	1/1/2013	12/31/2013	20619020441639	10/15/1964	VILLA MARIA ELENA HEALTHCARE CENTER	COMPTON	90222	99	32,643	365	1.00000	32,643	36,135	28,483	28,483	32,643	90.34%	31,831	31,831
139	206190509	10/1/2012	9/30/2013	20619050941547	7/1/1971	MAYFLOWER GARDENS CONVALESCENT HOS	LANCASTER	93536	48	16,735	365	1.00000	16,735	17,520	13,575	13,575	16,735	95.52%	15,433	15,433
140	206312216	1/1/2013	12/31/2013	20631221641639	11/12/1963	OAK RIDGE HEALTHCARE CENTER	ROSEVILLE	95661	67	21,293	365	1.00000	21,293	24,455	17,768	17,768	21,293	87.07%	21,542	21,542
141	206070892	1/1/2013	12/31/2013	20607089241639	5/1/1962	ALHAMBRA CONVALESCENT HOSPITAL	MARTINEZ	94553	44	15,401	365	1.00000	15,401	16,060	13,854	13,854	15,401	95.90%	14,147	14,147
142	206361102	1/1/2013	12/31/2013	20636110241639	4/1/1975	ARROWHEAD HOME	SAN BERNARDINO	92407	58	20,767	365	1.00000	20,767	21,170	20,264	20,264	20,767	98.10%	18,648	18,648
143	206190277	7/1/2012	6/30/2013	20619027741455	9/28/1966	ELMS CONVALESCENT HOSPITAL	GLENDALE	91204	52	17,464	365	1.00000	17,464	18,980	8,279	8,279	17,464	92.01%	16,719	16,719
144	206231024	1/1/2013	12/31/2013	20623102441639	5/18/1970	NORTHBROOK NURSING AND REHABILITATIC	WILLITS	95490	72	14,820	365	1.00000	14,820	26,280	12,332	12,332	14,820	56.39%	23,149	23,149
145	206410877	1/1/2013	12/31/2013	20641087741639	5/10/1963	SAN BRUNO SKILLED NURSING HOSPITAL	SAN BRUNO	94066	45	15,597	365	1.00000	15,597	16,425	10,473	10,473	15,597	94.96%	14,468	14,468
146	206190653	1/1/2013	12/31/2013	20619065341639	12/2/1969	SHERMAN VILLAGE HEALTHCARE CENTER	NORTH HOLLYWOOD	91604	108	36,437	365	1.00000	36,437	39,420	16,256	16,256	22,748	92.43%	34,724	34,724
147	206190048	1/1/2013	12/31/2013	20619004841639	5/7/1962	ROYAL CREST HEALTH CARE	COVINA	91722	59	20,599	365	1.00000	20,599	21,535	18,578	18,578	20,599	95.65%	18,970	18,970
148	206522099	7/1/2012	6/30/2013	20652209941455	10/11/1965	BRENTWOOD SKILLED NURSING AND REHAB	RED BLUFF	96080	55	17,647	365	1.00000	17,647	20,075	13,579	13,579	17,647	87.91%	17,684	17,684
149	206430766	1/1/2013	12/31/2013	20643076641639	12/12/1966	MILPITAS CARE CENTER	MILPITAS	95035	35	11,540	365	1.00000	11,540	12,775	9,592	9,592	11,540	90.33%	11,253	11,253
150	206070996	1/1/2013	12/31/2013	20607099641639	12/7/1962	LAFAYETTE CARE CENTER	LAFAYETTE	94549	52	16,200	365	1.00000	16,200	18,980	13,883	13,883	16,200	85.35%	16,719	16,719
151	206010750	1/1/2013	12/31/2013	20601075041639	5/20/1963	HILLTOP CARE AND REHABILITATION CENTE	HAYWARD	94541	71	22,984	365	1.00000	22,984	25,915	18,293	18,293	22,984	88.69%	22,828	22,828
152	206500855	1/1/2013	12/31/2013	20650085541639	1/6/1965	ACACIA PARK NURSING AND REHABILITATIC	MODESTO	95355	99	27,964	365	1.00000	27,964	36,135	20,967	20,967	27,965	77.39%	31,831	31,831
153	206300210	1/1/2013	12/31/2013	20630021041639	5/1/1985	REGENTS POINT - WINDCREST	IRVINE	92715	59	17,249	365	1.00000	17,249	21,535	301	301	17,251	80.10%	18,970	18,970
154	206340980	10/1/2012	9/30/2013	20634098041547	9/8/1966	PIONEER HOUSE	SACRAMENTO	95814	49	15,042	365	1.00000	15,042	17,885	11,602	11,602	15,042	84.10%	15,754	15,754
155	206190227	1/1/2013	12/31/2013	20619022741639	01/07/1966	VISTA DEL SOL CARE CENTER	LOS ANGELES	90066	50	12,622	365	1.00000	12,622	18,250	5,889	5,889	12,622	69.16%	16,076	16,076
156	206010863	1/1/2013	12/31/2013	20601086341639	12/14/1965	KYAKAMEENA SANITORIUM	BERKELEY	94704	60	20,602	365	1.00000	20,602	21,900	16,424	16,424	20,602	94.07%	19,291	19,291
157	206361199	7/1/2012	6/30/2013	20636119941455	10/5/1959	HILLCREST NURSING HOME	SAN BERNARDINO	92403	59	19,358	365	1.00000	19,358	21,535	18,432	18,432	19,358	89.89%	18,970	18,970
158	206361090	1/1/2013	12/31/2013	20636109041639	3/9/1964	RANCHO MESA CARE CENTER	ALTO LOMA	91701	59	20,332	365	1.00000	20,332	21,535	16,809	16,809	20,332	94.41%	18,970	18,970
159	206013368	1/1/2013	12/31/2013	20601336841639	11/10/1950	HILLSIDE SENIOR CARE	FREMONT	94536	73	24,457	365	1.00000	24,457	26,645	22,244	22,244	24,457	91.79%	23,471	23,471
160	206540709	10/1/2012	9/30/2013	20654070941547	7/1/1964	NEW CONVENANT CARE CENTER OF DINUBA	DINUBA	93618	94	31,076	365	1.00000	31,076	34,310	27,140	27,140	31,342	90.57%	30,223	30,223
161	206210891	10/1/2012	9/30/2013	20621089141547	7/23/1962	ALDERSLY SKILLED NURSING FACILITY	SAN RAFAEL	94901	20	5,731	365	1.00000	5,731	7,300	990	990	5,731	78.51%	6,430	6,430
162	206331214	1/1/2013	12/31/2013	20633121441639	5/23/1966	PALM GROVE HEALTHCARE	BEAUMONT	92223	57	17,564	365	1.00000	17,564	20,805	15,852	15,852	17,564	84.42%	18,327	18,327
163	206190868	1/1/2013	12/31/2013	20619086841639	10/6/1970	WESTLAKE CONVALESCENT HOSPITAL	LOS ANGELES	90057	114	34,396	365	1.00000	34,396	41,610	14,877	14,877	17,508	82.66%	36,653	36,653
164	206190160	5/1/2012	4/30/2013	20619016041394	5/11/1970	CHANDLER CONVALESCENT HOSPITAL	GLENDALE	91204	106	34,386	365	1.00000	34,386	38,690	25,519	25,519	34,403	88.88%	34,081	34,081
165	206071028	1/1/2013	12/31/2013	20607102841639	1/5/1959	GRACE HEALTHCARE OF PLEASANT HILL	PLEASANT HILL	94523	51	14,975	365	1.00000	14,975	18,615	11,631	11,631	14,975	80.45%	16,398	16,398
166	206010944	1/1/2013	12/31/2013	20601094441639	5/16/1970	SAN LEANDRO HEALTHCARE CENTER	SAN LEANDRO	94577	62	19,166	365	1.00000	19,166	22,630	9,131	9,131	19,168	84.69%	19,934	19,934
167	206190251	1/1/2013	12/31/2013	20619025141639	3/22/1963	ARARAT CONVALESCENT HOSPITAL	LOS ANGELES	90041	42	15,300	365	1.00000	15,300	15,330	15,172	15,172	15,300	99.80%	13,504	13,504
168	206440727	1/1/2013	12/31/2013	20644072741639	3/21/1966	SANTA CRUZ SKILLED NURSING CENTER	SANTA CRUZ	95062	200	41,691	365	1.00000	41,691	73,000	33,575	33,575	42,327	57.11%	64,304	64,304
169	206500821	1/1/2013	12/31/2013	20650082141639	8/9/1965	CASA DE MODESTO	MODESTO	95350	59	20,314	365	1.00000	20,314	21,535	16,094	16,094	20,314	94.33%	18,970	18,970
170	206430838	4/1/2012	3/31/2013	20643083841364	1/1/1962	SARATOGA RETIREMENT COMMUNITY HEAL	SARATOGA	95070	94	28,638	365	1.00000	28,638	34,310	12,380	12,380	28,638	83.47%	30,223	30,223
171	206301281	1/1/2013	12/31/2013	20630128141639	11/11/1961	SUN MAR NURSING CENTER - ANAHEIM	ANAHEIM	92804	69	24,353	365	1.00000	24,353	25,185	20,095	20,095	24,353	96.70%	22,185	22,185
172	206391887	11/1/2012	10/31/2013	20639188741578	2/14/1977	DELTA REHAB AND CARE CENTER	LODI	95242	74	23,278	365	1.00000	23,278	27,010	13,890	13,890	23,278	86.18%	23,793	23,793
173	206390973	1/1/2013	12/31/2013	20639097341639	1/1/1964	ST. JUDE CARE CENTER	MANTECA	95336	99	30,097	365	1.00000	30,097	36,135	22,373	22,373	29,565	83.29%	31,831	31,831
174	206190501	1/1/2013	12/31/2013	20619050141639	5/12/1959	TWO PALMS NURSING CENTER, INC.	PASADENA	91107	50	17,324	365	1.00000	17,324	18,250	15,879	15,879	17,324	94.93%	16,076	16,076
175	206201802	7/1/2012	6/30/2013	20620180241455	8/6/1979	OAKHURST SKILLED NURSING & WELLNESS C	OAKHURST	93644	64	20,411	365	1.00000	20,411	23,360	14,583	14,583	20,412	87.38%	20,577	20,577
176	206471079	1/1/2013	12/31/2013	20647107941639	6/16/1967	SHASTA VIEW NURSING CENTER	WEED	96094	59	17,827	365	1.00000	17,827	21,535	13,737	13,737	17,830	82.78%	18,970	18,970
177	206364035	1/1/2013	12/31/2013	20636403541639	2/2/1989	SKY HARBOR CARE CENTER	YUCCA VALLEY	92284	99	28,769	365	1.00000	28,769	36,135	20,473	20,473	28,793	79.62%	31,831	31,831
178	206190700	1/1/2013	12/31/2013	20619070041639	4/16/1956	CASA BONITA CONVALESCENT HOSPITAL	SAN DIMAS	91773	106	36,754	365	1.00000	36,754	38,690	20,414	20,414	26,629	95.00%	34,081	34,081
179	206420543	4/1/2012	3/31/2013	20642054341364	12/6/1965	VISTA DEL MONTE	SANTA BARBARA	93105	29	8,873	365	1.00000	8,873	10,585	1,750	1,750	8,873	83.83%	9,324	9,324
180	206150688	1/1/2013	12/31/2013	20615068841639	12/6/1965	BROWNING MANOR CONVALESCENT	DELANO	93215	52	17,427	365	1.00000	17,427	18,980	15,953	15,953	17,475	91.82%	16,719	16,719
181	206191274	1/1/2013	12/31/2013	20619127441639	6/27/1984	VAN NUYS HEALTH CARE CENTER	VAN NUYS, CA	91405	58	20,373	365	1.00000	20,373	21,170	16,436	16,436	20,373	96.24%	18,648	18,648
182	206190234	1/1/2013	12/31/2013	20619023441639	1/1/1968	DEL RIO CONVALESCENT CENTER	BELL GARDENS	90201	99	34,483	365	1.00000	34,483	36,135	30,363	30,363	34,482	95.43%	31,831	31,831
183	206190285	1/1/2013	12/31/2013	20619028541639	9/19/1946	BALDWIN GARDENS NURSING CENTER	TEMPLE CITY	91780	59	20,799	365	1.00000	20,799	21,535	16,178	16,178	20,799	96.58%	18,970	18,970

		s to Update Cost Per Sq Ft				13				Fully Depreciated								Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)								Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%								
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42													
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
138	206190204	32,643	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	51.33	45.33	41.33	Yes	46.33		46.33	Yes	0.83392
139	206190509	16,735	935	1.025	3,176,811	317,681	192,000	3,368,811	1,307,099	44.62	37.08	34.61	Yes	38.08		38.08	Yes	0.68543
140	206312216	21,542	956	1.087	4,702,520	470,252	268,000	4,970,520	1,928,562	52.26	46.13	42.25	Yes	47.13		47.13	Yes	0.84841
141	206070892	15,401	945	1.119	3,179,136	317,914	176,000	3,355,136	1,301,793	53.79	47.66	43.79	Yes	48.66	48.00	48.00	Yes	0.86392
142	206361102	20,767	924	1.021	3,823,667	382,367	232,000	4,055,667	1,573,599	40.87	34.77	30.86	Yes	35.77		35.77	Yes	0.64392
143	206190277	17,464	912	1.043	3,501,982	350,198	208,000	3,709,982	1,439,473	49.38	43.26	39.37	Yes	44.26		44.26	Yes	0.79672
144	206231024	23,149	954	1.156	5,374,235	537,423	288,000	5,662,235	2,196,947	45.74	36.81	35.73	Yes	37.81	36.99	36.99	Yes	0.66579
145	206410877	15,597	940	1.227	3,565,196	356,520	180,000	3,745,196	1,453,136	52.77	44.74	42.76	Yes	45.74		45.74	Yes	0.82337
146	206190653	36,437	916	1.059	7,384,924	738,492	432,000	7,816,924	3,032,966	46.20	39.16	36.19	Yes	40.16	39.12	39.12	Yes	0.70417
147	206190048	20,599	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	53.78	47.65	43.77	Yes	48.65		48.65	Yes	0.87566
148	206522099	17,684	960	1.121	3,981,022	398,102	220,000	4,201,022	1,629,997	50.34	44.22	40.34	Yes	45.22		45.22	Yes	0.81403
149	206430766	11,540	950	1.120	2,531,118	253,112	140,000	2,671,118	1,036,394	49.17	43.06	39.17	Yes	44.06		44.06	Yes	0.79303
150	206070996	16,719	945	1.119	3,757,160	375,716	208,000	3,965,160	1,538,482	53.19	51.40		No	52.40		52.40	Yes	0.94324
151	206010750	22,984	945	1.119	5,129,969	512,997	284,000	5,413,969	2,100,620	52.74	45.72	42.73	Yes	46.72		46.72	Yes	0.84093
152	206500855	31,831	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	51.10	44.98	41.10	Yes	45.98		45.98	Yes	0.82770
153	206300210	18,970	927	1.034	3,939,117	393,912	236,000	4,175,117	1,619,945	30.78	29.71	20.77	No	30.71		30.71	No	0.55279
154	206340980	15,754	958	1.087	3,439,156	343,916	196,000	3,635,156	1,410,441	49.43	43.02	39.43	Yes	44.02		44.02	Yes	0.79237
155	206190227	16,076	900	1.072	3,460,916	346,092	200,000	3,660,916	1,420,436	50.10	49.10		No	50.10		50.10	Yes	0.90178
156	206010863	20,602	947	1.168	4,525,019	452,502	240,000	4,765,019	1,848,827	50.17	44.05	40.16	Yes	45.05		45.05	Yes	0.81089
157	206361199	19,358	924	1.021	3,889,592	388,959	236,000	4,125,592	1,600,730	56.36	50.23	46.36	Yes	51.23		51.23	Yes	0.92213
158	206361090	20,332	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	51.93	45.81	41.93	Yes	46.81		46.81	Yes	0.84261
159	206013368	24,457	945	1.119	5,274,475	527,448	292,000	5,566,475	2,159,792	65.27	59.27	55.27	Yes	60.27	58.86	58.86	Yes	1.05947
160	206540709	31,076	936	1.067	6,476,175	647,617	376,000	6,852,175	2,658,644	51.62	45.50	41.62	Yes	46.50		46.50	Yes	0.83700
161	206210891	6,430	949	1.180	1,523,836	152,384	80,000	1,603,836	622,288	53.56	38.63	43.56	Yes	39.63		39.63	Yes	0.71341
162	206331214	18,327	922	1.036	3,812,948	381,295	228,000	4,040,948	1,567,888	49.73	42.37	39.72	Yes	43.37		43.37	Yes	0.78059
163	206190868	36,653	900	1.072	7,890,889	789,089	456,000	8,346,889	3,238,593	45.35	34.09	35.35	Yes	35.09		35.09	Yes	0.63155
164	206190160	34,386	912	1.043	7,138,656	713,866	424,000	7,562,656	2,934,311	45.76	39.65	35.75	Yes	40.65		40.65	Yes	0.73175
165	206071028	16,398	945	1.119	3,684,907	368,491	204,000	3,888,907	1,508,896	57.11	56.11		No	57.11	47.81	47.81	Yes	0.86064
166	206010944	19,934	945	1.119	4,479,691	447,969	248,000	4,727,691	1,834,344	45.75	39.64	35.74	Yes	40.64		40.64	Yes	0.73151
167	206190251	15,300	900	1.072	2,907,170	290,717	168,000	3,075,170	1,193,166	52.90	46.78	42.90	Yes	47.78		47.78	Yes	0.85997
168	206440727	64,304	950	1.120	14,463,531	1,446,353	800,000	15,263,531	5,922,250	49.90	41.94	39.90	Yes	42.94	42.44	42.44	Yes	0.76384
169	206500821	20,314	953	1.073	4,087,691	408,769	236,000	4,323,691	1,677,592	50.52	39.99	40.51	Yes	40.99		40.99	Yes	0.73775
170	206430838	30,223	950	1.120	6,797,859	679,786	376,000	7,173,859	2,783,457	54.12	47.99	44.12	Yes	48.99		48.99	Yes	0.88185
171	206301281	24,353	928	1.062	4,731,512	473,151	276,000	5,007,512	1,942,915	54.26	48.13	44.25	Yes	49.13	48.78	48.78	Yes	0.87805
172	206391887	23,793	952	1.080	5,160,381	516,038	296,000	5,456,381	2,117,076	38.99	37.90	28.98	No	38.90		38.90	Yes	0.70023
173	206390973	31,831	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	52.12	46.00	42.12	Yes	47.00		47.00	Yes	0.84595
174	206190501	17,324	911	1.043	3,367,291	336,729	200,000	3,567,291	1,384,109	56.76	50.63	46.76	Yes	51.63		51.63	Yes	0.92931
175	206201802	20,577	936	1.067	4,409,311	440,931	256,000	4,665,311	1,810,141	36.52	35.43	26.51	No	36.43	35.92	35.92	Yes	0.64659
176	206471079	18,970	960	1.121	4,270,551	427,055	236,000	4,506,551	1,748,542	48.66	42.66	38.66	Yes	43.66		43.66	Yes	0.78588
177	206364035	31,831	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	27.01	25.96	17.01	No	26.96		26.96	No	0.48526
178	206190700	36,754	917	1.055	7,220,789	722,079	424,000	7,644,789	2,966,178	59.84	52.86	49.83	Yes	53.86	51.67	51.67	Yes	0.92999
179	206420543	9,324	931	1.060	1,984,861	198,486	116,000	2,100,861	815,134	50.19	44.07	40.18	Yes	45.07		45.07	Yes	0.81128
180	206150688	17,427	932	1.063	3,569,134	356,913	208,000	3,777,134	1,465,528	50.19	44.07	40.18	Yes	45.07		45.07	Yes	0.81128
181	206191274	20,373	914	1.059	3,965,978	396,598	232,000	4,197,978	1,628,815	31.62	30.20	21.61	No	31.20		31.20	No	0.56163
182	206190234	34,483	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	48.12	42.01	38.11	Yes	43.01		43.01	Yes	0.77410
183	206190285	20,799	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	69.42	60.66	59.41	Yes	61.66		61.66	Yes	1.10984

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
138	206190204	0.16608	1,203,866	2,812,462	3,497,724	244,841	7.50	213,623	213,623	28,483			
139	206190509	0.31457	1,059,726	1,307,099	1,624,780	113,735	6.80	92,310	92,310	13,575			
140	206312216	0.15159	753,482	1,928,562	2,398,814	167,917	7.79	138,413	138,413	17,768			
141	206070892	0.13608	456,550	1,301,793	1,619,706	113,379	7.36	101,965	101,965	13,854			
142	206361102	0.35608	1,444,150	1,573,599	1,955,965	136,918	6.59	133,540	133,540	20,264			
143	206190277	0.20328	754,160	1,439,473	1,789,671	125,277	7.17	59,360	59,360	8,279			
144	206231024	0.33421	1,892,367	2,196,947	2,734,371	191,406	8.27	101,986	101,986	12,332			
145	206410877	0.17663	661,504	1,453,136	1,809,656	126,676	8.12	85,041	85,041	10,473			
146	206190653	0.29583	2,312,456	3,032,966	3,771,459	264,002	7.25	117,856	117,856	16,256	12540	12540	90,915
147	206190048	0.12434	529,100	1,650,986	2,052,898	143,703	6.98	129,674	129,674	18,578			
148	206522099	0.18597	781,252	1,629,997	2,028,099	141,967	8.03	109,039	109,039	13,579			
149	206430766	0.20697	552,834	1,036,394	1,289,506	90,265	7.82	75,009	75,009	9,592			
150	206070996	0.05676	225,060	1,538,482	1,914,198	133,994	8.01	111,203	111,203	13,883			
151	206010750	0.15907	861,205	2,100,620	2,613,617	182,953	7.96	145,612	145,612	18,293			
152	206500855	0.17230	1,250,002	2,814,943	3,500,843	245,059	7.70	161,446	161,446	20,967			
153	206300210	0.44721	1,867,167	1,867,167	2,261,079	158,276	8.34	2,510	2,510	301			
154	206340980	0.20763	754,764	1,410,441	1,754,356	122,805	7.79	90,380	90,380	11,602			
155	206190227	0.09822	359,592	1,420,436	1,766,527	123,657	7.69	45,286	45,286	5,889			
156	206010863	0.18911	901,135	1,848,827	2,301,329	161,093	7.82	128,436	128,436	16,424			
157	206361199	0.07787	321,255	1,600,730	1,989,689	139,278	7.19	132,526	132,526	18,432			
158	206361090	0.15739	669,728	1,650,986	2,052,898	143,703	7.07	118,840	118,840	16,809			
159	206013368	(0.05947)	(331,011)	2,159,792	2,687,240	188,107	7.69	171,056	171,056	22,244			
160	206540709	0.16300	1,116,905	2,658,644	3,306,261	231,438	7.45	202,193	202,193	27,140			
161	206210891	0.28659	459,648	622,288	774,672	54,227	8.43	8,346	8,346	990			
162	206331214	0.21941	886,610	1,567,888	1,949,183	136,443	7.45	118,097	118,097	15,852			
163	206190868	0.36845	3,075,415	3,238,593	4,027,682	281,938	7.69	114,404	114,404	14,877	15472	15472	118,980
164	206190160	0.26825	2,028,652	2,934,311	3,648,176	255,372	7.43	189,606	189,606	25,519			
165	206071028	0.13936	541,944	1,508,896	1,877,387	131,417	8.01	93,164	93,164	11,631			
166	206010944	0.26849	1,269,346	1,834,344	2,282,313	159,762	8.01	73,139	73,139	9,131			
167	206190251	0.14003	430,625	1,193,166	1,483,883	103,872	6.79	103,018	103,018	15,172			
168	206440727	0.23616	3,604,683	5,922,250	7,368,603	515,802	8.02	269,272	269,272	33,575			
169	206500821	0.26225	1,133,890	1,677,592	2,086,361	146,045	7.19	115,716	115,716	16,094			
170	206430838	0.11815	847,574	2,783,457	3,463,243	242,427	8.02	99,288	99,288	12,380			
171	206301281	0.12195	610,645	1,942,915	2,416,066	169,125	6.94	139,459	139,459	20,095			
172	206391887	0.29977	1,635,662	2,117,076	2,633,114	184,318	7.75	107,648	107,648	13,890			
173	206390973	0.15405	1,117,628	2,814,943	3,500,843	245,059	7.70	172,272	172,272	22,373			
174	206190501	0.07069	252,167	1,384,109	1,720,838	120,459	6.95	110,359	110,359	15,879			
175	206201802	0.35341	1,648,783	1,810,141	2,251,072	157,575	7.66	111,706	111,706	14,583			
176	206471079	0.21412	964,921	1,748,542	2,175,597	152,292	8.03	110,308	110,308	13,737			
177	206364035	0.51474	3,612,681	3,612,681	4,274,930	299,245	9.40	192,446	192,446	20,473			
178	206190700	0.07001	535,232	2,966,178	3,688,257	258,178	7.02	143,306	143,306	20,414	9707	9707	68,143
179	206420543	0.18872	396,477	815,134	1,013,620	70,953	7.61	13,318	13,318	1,750			
180	206150688	0.18872	712,826	1,465,528	1,822,442	127,571	7.32	116,776	116,776	15,953			
181	206191274	0.43837	1,840,280	1,840,280	2,236,878	156,581	7.69	126,393	126,393	16,436			
182	206190234	0.22590	1,637,474	2,812,462	3,497,724	244,841	7.10	215,577	215,577	30,363			
183	206190285	(0.10984)	(467,392)	1,650,986	2,052,898	143,703	6.91	111,790	111,790	16,178			

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:		Number of Month
Statewide Average NF-B Occupancy (*T2*):	88.09%	Square Feet Per Be
		RS Means Median
		Updated at 2% anr

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
184	206331217	1/1/2013	12/31/2013	20633121741639	8/13/1962	DESERT SPRINGS HEALTHCARE AND WELLNE	INDIO	92201	68	23,230	365	1.00000	23,230	24,820	16,522	16,522	23,230	93.59%	21,863	21,863
185	206190353	1/1/2013	12/31/2013	20619035341639	1/1/1962	GREEN ACRES LODGE	ROSEMEAD	91770	85	30,771	365	1.00000	30,771	31,025	28,423	28,423	30,771	99.18%	27,329	27,329
186	206190343	1/1/2013	12/31/2013	20619034341639	12/30/1965	IMPERIAL CREST HEALTH CARE CENTER	HAWTHORNE	90250	105	34,945	365	1.00000	34,945	38,325	22,090	22,090	26,141	91.18%	33,760	33,760
187	206010879	11/1/2012	10/31/2013	20601087941578	02/01/1954	MASONIC HOMES OF CALIFORNIA	UNION CITY	94587	125	23,188	365	1.00000	23,188	45,625	4,616	4,616	23,309	50.82%	40,190	40,190
188	206100751	1/1/2013	12/31/2013	20610075141639	6/10/1966	GOLDEN CROSS HEALTHCARE OF FRESNO	FRESNO	93706	80	27,440	365	1.00000	27,440	29,200	24,584	24,584	27,440	93.97%	25,722	25,722
189	206070933	1/1/2013	12/31/2013	20607093341639	5/17/1965	GRACE HEALTHCARE OF MORAGA	MORAGA	94556	49	14,187	365	1.00000	14,187	17,885	10,682	10,682	14,187	79.32%	15,754	15,754
190	206560471	1/1/2013	12/31/2013	20656047141639	9/27/1963	VENTURA CONVALESCENT HOSPITAL	VENTURA	93003	71	20,906	365	1.00000	20,906	25,915	1,952	1,952	20,906	80.67%	22,828	22,828
191	206190626	1/1/2013	12/31/2013	20619062641639	9/14/1959	POMONA VISTA CARE CENTER	POMONA	91768	59	21,036	365	1.00000	21,036	21,535	19,585	19,585	21,036	97.68%	18,970	18,970
192	206430792	1/1/2013	12/31/2013	20643079241639	4/12/1951	HILLVIEW CONVALESCENT HOSPITAL	MORGAN HILL	95037	52	18,095	365	1.00000	18,095	18,980	13,800	13,800	18,095	95.34%	16,719	16,719
193	206301141	1/1/2013	12/31/2013	20630114141639	2/1/1963	CHAPMAN CARE CENTER	GARDEN GROVE	92840	99	33,688	365	1.00000	33,688	36,135	17,606	17,606	22,858	93.23%	31,831	31,831
194	206190679	1/1/2013	12/31/2013	20619067941639	12/7/1960	SAN MARINO MANOR	SAN GABRIEL	91775	59	19,731	365	1.00000	19,731	21,535	17,112	17,112	19,731	91.62%	18,970	18,970
195	206092347	10/1/2012	9/30/2013	20609234741547	12/7/1984	GOLD COUNTRY HEALTH CENTER	PLACERVILLE	95667	68	22,221	365	1.00000	22,221	24,820	10,667	10,667	22,221	89.53%	21,863	21,863
196	206190612	1/1/2013	12/31/2013	20619061241639	11/14/1968	SOPHIA LYN CONVALESCENT HOSPITAL	PASADENA	91103	54	18,857	365	1.00000	18,857	19,710	16,006	16,006	18,857	95.67%	17,362	17,362
197	206190560	1/1/2013	12/31/2013	20619056041639	8/23/1965	SANTA CLARITA CONVALESCENT HOSPITAL	NEWHALL	91321	99	31,800	365	1.00000	31,800	36,135	22,824	22,824	31,800	88.00%	31,831	31,831
198	206301135	1/1/2013	12/31/2013	20630113541639	10/27/1970	PARK ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	115	38,927	365	1.00000	38,927	41,975	17,407	17,407	24,716	92.74%	36,975	36,975
199	206361265	1/1/2013	12/31/2013	20636126541639	11/13/1963	MONTCLAIR MANOR CARE CENTER	MONTCLAIR	91763	59	18,986	365	1.00000	18,986	21,535	15,132	15,132	18,986	88.16%	18,970	18,970
200	206190098	1/1/2013	12/31/2013	20619009841639	11/5/1965	NORTHWALK VILLA CONVALESCENT HOSPIT	NORWALK	90650	59	19,931	365	1.00000	19,931	21,535	15,695	15,695	19,931	92.55%	18,970	18,970
201	206190213	1/1/2013	12/31/2013	20619021341639	12/17/1965	PINERIDGE CARE CENTER	SYLMAR	91342	75	25,708	365	1.00000	25,708	27,375	20,135	20,135	25,708	93.91%	24,114	24,114
202	206190550	1/1/2013	12/31/2013	20619055041639	11/27/1963	VICTORIA CARE CENTER	BALDWIN PARK	91706	49	16,562	365	1.00000	16,562	17,885	13,718	13,718	16,562	92.60%	15,754	15,754
203	206190102	1/1/2013	12/31/2013	20619010241639	9/3/1960	BONNIE BRAE CONVALESCENT HOSPITAL	LOS ANGELES	90057	59	18,974	365	1.00000	18,974	21,535	17,047	17,047	18,974	88.11%	18,970	18,970
204	206331349	1/1/2013	12/31/2013	20633134941639	10/13/1965	MIRAVILLA CARE CENTER	CHERRY VALLEY	92223	59	18,927	365	1.00000	18,927	21,535	16,239	16,239	18,927	87.89%	18,970	18,970
205	206190644	1/1/2013	12/31/2013	20619064441639	11/13/1968	THE CENTER AT PARKWEST	RESEDA	91335	99	31,318	365	1.00000	31,318	36,135	15,846	15,846	19,755	86.67%	31,831	31,831
206	206281040	7/1/2012	6/30/2013	20628104041455	5/20/1964	PINER'S NURSING HOME, INC.	NAPA	94558	49	15,431	365	1.00000	15,431	17,885	6,724	6,724	15,431	86.28%	15,754	15,754
207	206112227	1/1/2013	12/31/2013	20611222741639	7/14/1966	WILLOWS CARE CENTER	WILLOWS	95988	76	25,783	365	1.00000	25,783	27,740	19,610	19,610	22,481	92.95%	24,436	24,436
208	206190698	6/1/2012	5/31/2013	20619069841425	9/21/1964	SHADOW HILLS CONVALESCENT HOSPITAL	SUNLAND	91040	67	23,983	365	1.00000	23,983	24,455	20,086	20,086	23,983	98.07%	21,542	21,542
209	206190598	1/1/2013	12/31/2013	20619059841639	1/6/1964	PARAMOUNT CONVALESCENT HOSPITAL	PARAMOUNT	90723	59	20,479	365	1.00000	20,479	21,535	17,044	17,044	20,479	95.10%	18,970	18,970
210	206010934	1/1/2013	12/31/2013	20601093441639	10/11/1963	REDWOOD CONVALESCENT HOSPITAL	CASTRO VALLEY	94546	70	24,055	365	1.00000	24,055	25,550	20,881	20,881	24,055	94.15%	22,506	22,506
211	206361150	1/1/2013	12/31/2013	20636115041639	1/15/1962	BRASWELL'S COMMUNITY CONVALESCENT C	YUCAIPA	92399	82	27,342	365	1.00000	27,342	29,930	21,792	21,792	27,382	91.35%	26,365	26,365
212	206080930	10/1/2012	9/30/2013	20608093041547	9/14/1971	CRESCENT CITY NURSING AND REHABILITAT	CRESCENT CITY	95531	99	23,510	365	1.00000	23,510	36,135	16,547	16,547	23,512	65.06%	31,831	31,831
213	206331148	1/1/2013	12/31/2013	20633114841639	4/3/1964	THE BRADLEY GARDENS	SAN JACINTO	92383	44	13,468	365	1.00000	13,468	16,060	7,584	7,584	13,468	83.86%	14,147	14,147
214	206100799	1/1/2013	12/31/2013	20610079941639	5/22/1968	SIERRA VIEW HOMES	REEDLEY	93654	59	21,060	365	1.00000	21,060	21,535	12,204	12,204	21,060	97.79%	18,970	18,970
215	206100817	1/1/2013	12/31/2013	20610081741639	1/1/1961	TWILIGHT HAVEN	FRESNO	93727	50	17,811	365	1.00000	17,811	18,250	13,988	13,988	17,811	97.59%	16,076	16,076
216	206190667	1/1/2013	12/31/2013	20619066741639	3/7/1955	FLOWER VILLA	LOS ANGELES	90035	41	13,284	365	1.00000	13,284	14,965	9,707	9,707	13,284	88.77%	13,182	13,182
217	206420523	1/1/2013	12/31/2013	20642052341639	10/4/1973	SANTA YNEZ VALLEY RECOVERY RESIDENCE	SOLVANG	93463	50	15,398	365	1.00000	15,398	18,250	6,852	6,852	14,806	84.37%	16,076	16,076
218	206231007	7/1/2012	6/30/2013	20623100741455	5/13/1975	SHERWOOD OAKS HEALTH CENTER	FORT BRAGG	95437	79	27,231	365	1.00000	27,231	28,835	22,962	22,962	27,231	94.44%	25,400	25,400
219	206320990	1/1/2013	12/31/2013	20632099041639	11/9/1970	COUNTRY VILLA QUINCY HEALTHCARE CEN	QUINCY	95971	57	16,959	365	1.00000	16,959	20,805	14,788	14,788	16,959	81.51%	18,327	18,327
220	206190068	1/1/2013	12/31/2013	20619006841639	8/13/1962	ROSE VILLA CARE AND REHABILITATION CEN	BELLFLOWER	90706	53	16,367	365	1.00000	16,367	19,345	8,939	8,939	16,386	84.61%	17,041	17,041
221	206190497	1/1/2013	12/31/2013	20619049741639	10/16/1963	MANCHESTER MANOR CONVALESCENT HOSI	LOS ANGELES	90044	49	16,497	365	1.00000	16,497	17,885	14,168	14,168	16,558	92.24%	15,754	15,754
222	206361311	1/1/2013	12/31/2013	20636131141639	11/4/1966	RIMROCK VILLA CONVALESCENT HOSPITAL	BARSTOW	92311	59	20,065	365	1.00000	20,065	21,535	11,543	11,543	20,066	93.17%	18,970	18,970
223	206200691	1/1/2013	12/31/2013	20620069141639	10/6/1964	AVALON CARE CENTER - CHOWCHILLA	CHOWCHILLA, CA	93610	65	18,958	365	1.00000	18,958	23,725	14,059	14,059	18,964	79.91%	20,899	20,899
224	206241353	1/1/2013	12/31/2013	20624135341639	8/27/1968	FRANCISCAN CONVALESCENT HOSPITAL	MERCED, CA	95340	71	22,792	365	1.00000	22,792	25,915	17,495	17,495	22,811	87.95%	22,828	22,828
225	206190073	1/1/2013	12/31/2013	20619007341639	10/26/1970	BERKLEY VALLEY CONVALESCENT HOSPITAL	VAN NUYS	91411	125	37,135	365	1.00000	37,135	45,625	29,690	29,690	36,349	81.39%	40,190	40,190
226	206490954	1/1/2013	12/31/2013	20649095441639	11/23/1964	HEALDSBURG SENIOR LIVING COMMUNITY	HEALDSBURG, CA	95448	38	11,542	365	1.00000	11,542	13,870	6,343	6,343	11,553	83.22%	12,218	12,218
227	206501990	1/1/2013	12/31/2013	20650199041639	2/1/1966	ELNESS CONVALESCENT HOSPITAL	TURLOCK	95380	99	34,288	365	1.00000	34,288	36,135	30,632	30,632	34,288	94.89%	31,831	31,831
228	206342225	1/1/2013	12/31/2013	20634222541639	11/1/1983	SAINT CLAIRE'S NURSING CENTER	SACRAMENTO	95823	99	34,804	365	1.00000	34,804	36,135	30,487	30,487	34,804	96.32%	31,831	31,831
229	206190024	1/1/2013	12/31/2013	20619002441639	6/9/1958	ROSECRANS CARE CENTER	GARDENA	90247	113	35,566	365	1.00000	35,566	41,245	30,798	30,798	35,567	86.23%	36,332	36,332

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
184	206331217	23,230	922	1.036	4,548,780	454,878	272,000	4,820,780	1,870,463	53.51	46.24	43.50	Yes	47.24		47.24	Yes	0.85023
185	206190353	30,771	917	1.055	5,790,255	579,025	340,000	6,130,255	2,378,539	54.12	47.99	44.12	Yes	48.99		48.99	Yes	0.88185
186	206190343	34,945	902	1.072	7,267,924	726,792	420,000	7,687,924	2,982,915	50.12	41.23	40.12	Yes	42.23		42.23	Yes	0.76010
187	206010879	40,190	945	1.119	9,031,636	903,164	500,000	9,531,636	3,698,275	62.04	60.88		No	61.88		61.88	Yes	1.11389
188	206100751	27,440	937	1.067	5,511,638	551,164	320,000	5,831,638	2,262,676	49.68	43.68	39.67	Yes	44.68		44.68	Yes	0.80418
189	206070933	15,754	945	1.119	3,540,401	354,040	196,000	3,736,401	1,449,724	50.75	49.74		No	50.74		50.74	Yes	0.91336
190	206560471	22,828	930	1.060	4,859,488	485,949	284,000	5,143,488	1,995,673	52.38	46.26	42.38	Yes	47.26		47.26	Yes	0.85067
191	206190626	21,036	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	56.42	49.04	46.42	Yes	50.04	49.57	49.57	Yes	0.89229
192	206430792	18,095	950	1.120	3,760,518	376,052	208,000	3,968,518	1,539,785	64.85	56.92	54.85	Yes	57.92		57.92	Yes	1.04255
193	206301141	33,688	928	1.062	6,788,691	678,869	396,000	7,184,691	2,787,660	53.04	46.91	43.03	Yes	47.91	47.39	47.39	Yes	0.85311
194	206190679	19,731	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	55.19	49.06	45.18	Yes	50.06		50.06	Yes	0.90103
195	206092347	22,221	956	1.087	4,772,707	477,271	272,000	5,044,707	1,957,346	31.17	26.02	21.17	No	27.02		27.02	No	0.48641
196	206190612	18,857	911	1.043	3,636,674	363,667	216,000	3,852,674	1,494,838	47.25	41.14	37.24	Yes	42.14		42.14	Yes	0.75846
197	206190560	31,831	913	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	50.48	44.36	40.47	Yes	45.36	44.82	44.82	Yes	0.80675
198	206301135	38,927	928	1.062	7,885,853	788,585	460,000	8,345,853	3,238,191	45.30	37.13	35.29	Yes	38.13		38.13	Yes	0.68631
199	206361265	18,986	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	52.25	46.13	42.25	Yes	47.13		47.13	Yes	0.84836
200	206190098	19,931	906	1.040	3,961,974	396,197	236,000	4,197,974	1,628,814	50.27	42.63	40.27	Yes	43.63		43.63	Yes	0.78541
201	206190213	25,708	913	1.059	5,128,419	512,842	300,000	5,428,419	2,106,227	50.16	44.04	40.15	Yes	45.04		45.04	Yes	0.81074
202	206190550	16,562	917	1.055	3,337,912	333,791	196,000	3,533,912	1,371,158	52.22	45.40	42.21	Yes	46.40		46.40	Yes	0.83517
203	206190102	18,974	900	1.072	4,083,881	408,388	236,000	4,319,881	1,676,114	55.45	49.32	45.44	Yes	50.32		50.32	Yes	0.90570
204	206331349	18,970	922	1.036	3,946,736	394,674	236,000	4,182,736	1,622,902	50.34	43.00	40.33	Yes	44.00		44.00	Yes	0.79193
205	206190644	31,831	913	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	47.25	40.62	37.24	Yes	41.62	41.15	41.15	Yes	0.74075
206	206281040	15,754	945	1.119	3,540,401	354,040	196,000	3,736,401	1,449,724	51.74	45.61	41.73	Yes	46.61		46.61	Yes	0.83907
207	206112227	25,783	959	1.077	5,285,129	528,513	304,000	5,589,129	2,168,582	49.59	40.41	39.58	Yes	41.41		41.41	Yes	0.74545
208	206190698	23,983	910	1.043	4,512,170	451,217	268,000	4,780,170	1,854,706	51.40	45.28	41.39	Yes	46.28		46.28	Yes	0.83297
209	206190598	20,479	907	1.040	3,961,974	396,197	236,000	4,197,974	1,628,814	52.11	43.31	42.10	Yes	44.31		44.31	Yes	0.79766
210	206010934	24,055	945	1.119	5,057,716	505,772	280,000	5,337,716	2,071,034	52.35	46.22	42.34	Yes	47.22		47.22	Yes	0.84998
211	206361150	27,342	923	1.021	5,405,874	540,587	328,000	5,733,874	2,224,743	54.08	47.95	44.08	Yes	48.95		48.95	Yes	0.88116
212	206080930	31,831	955	1.084	6,929,323	692,932	396,000	7,325,323	2,842,225	44.41	38.31	34.41	Yes	39.31		39.31	Yes	0.70761
213	206331148	14,147	923	1.021	2,900,713	290,071	176,000	3,076,713	1,193,765	51.87	45.74	41.86	Yes	46.74		46.74	Yes	0.84138
214	206100799	21,060	936	1.067	4,064,833	406,483	236,000	4,300,833	1,668,723	47.73	41.62	37.72	Yes	42.62		42.62	Yes	0.76711
215	206100817	17,811	937	1.067	3,444,774	344,477	200,000	3,644,774	1,414,172	55.12	48.19	45.12	Yes	49.19		49.19	Yes	0.88548
216	206190667	13,284	900	1.072	2,837,951	283,795	164,000	3,001,951	1,164,757	60.95	54.80	50.94	Yes	55.80		55.80	Yes	1.00441
217	206420523	16,076	934	1.049	3,386,662	338,666	200,000	3,586,662	1,391,625	42.36	36.26	32.35	Yes	37.26		37.26	Yes	0.67067
218	206231007	27,231	954	1.156	5,896,730	589,673	316,000	6,212,730	2,410,539	40.75	34.66	30.75	Yes	35.66		35.66	Yes	0.64185
219	206320990	18,327	959	1.077	3,963,847	396,385	228,000	4,191,847	1,626,437	45.26	39.16	35.25	Yes	40.16		40.16	Yes	0.72280
220	206190068	17,041	907	1.040	3,559,062	355,906	212,000	3,771,062	1,463,172	53.51	43.00	43.50	Yes	44.00		44.00	Yes	0.79199
221	206190497	16,497	900	1.072	3,391,698	339,170	196,000	3,587,698	1,392,027	52.33	46.21	42.33	Yes	47.21		47.21	Yes	0.84974
222	206361311	20,065	923	1.021	3,889,592	388,959	236,000	4,125,592	1,600,730	49.28	42.88	39.27	Yes	43.88		43.88	Yes	0.78986
223	206200691	20,899	936	1.067	4,478,206	447,821	260,000	4,738,206	1,838,424	51.36	45.23	41.35	Yes	46.23		46.23	Yes	0.83223
224	206241353	22,828	953	1.073	4,919,086	491,909	284,000	5,203,086	2,018,797	47.46	39.44	37.46	Yes	40.44		40.44	Yes	0.72800
225	206190073	40,190	914	1.059	8,547,366	854,737	500,000	9,047,366	3,510,378	45.30	38.56	35.29	Yes	39.56		39.56	Yes	0.71215
226	206490954	12,218	954	1.156	2,836,402	283,640	152,000	2,988,402	1,159,500	51.22	50.22		No	51.22		51.22	Yes	0.92195
227	206501990	34,288	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	50.03	43.49	40.03	Yes	44.49		44.49	Yes	0.80084
228	206342225	34,804	958	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	32.27	31.20	22.27	No	32.20		32.20	No	0.57969
229	206190024	36,332	902	1.072	7,821,671	782,167	452,000	8,273,671	3,210,184	57.69	51.55	47.68	Yes	52.55		52.55	Yes	0.94589

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
184	206331217	0.14977	721,986	1,870,463	2,325,341	162,774	7.01	115,819	115,819	16,522			
185	206190353	0.11815	724,275	2,378,539	2,957,564	207,030	6.73	191,287	191,287	28,423			
186	206190343	0.23990	1,844,346	2,982,915	3,709,707	259,679	7.43	164,129	164,129	22,090	8311	8311	61,751
187	206010879	(0.11389)	(1,085,513)	3,698,275	4,601,438	322,101	8.01	36,974	36,974	4,616			
188	206100751	0.19582	1,141,947	2,262,676	2,813,839	196,969	7.18	176,513	176,513	24,584			
189	206070933	0.08664	323,705	1,449,724	1,803,764	126,263	8.01	85,563	85,563	10,682			
190	206560471	0.14933	768,066	1,995,673	2,481,622	173,714	7.61	14,855	14,855	1,952			
191	206190626	0.10771	458,317	1,650,986	2,052,898	143,703	6.83	133,766	133,766	19,585			
192	206430792	(0.04255)	(168,875)	1,539,785	1,915,837	134,109	7.41	102,258	102,258	13,800			
193	206301141	0.14689	1,055,393	2,787,660	3,466,529	242,657	7.20	126,763	126,763	17,606	8827	8827	63,554
194	206190679	0.09897	421,117	1,650,986	2,052,898	143,703	7.28	124,575	124,575	17,112			
195	206092347	0.51359	2,590,915	2,590,915	3,068,185	214,773	9.67	103,150	103,150	10,667			
196	206190612	0.24154	930,579	1,494,838	1,858,505	130,095	6.90	110,441	110,441	16,006			
197	206190560	0.19325	1,384,739	2,780,219	3,457,171	242,002	7.60	173,462	173,462	22,824			
198	206301135	0.31369	2,618,004	3,238,191	4,026,776	281,874	7.24	126,027	126,027	17,407	12769	12769	92,448
199	206361265	0.15164	645,243	1,650,986	2,052,898	143,703	7.57	114,549	114,549	15,132			
200	206190098	0.21459	900,856	1,628,814	2,025,011	141,751	7.11	111,591	111,591	15,695			
201	206190213	0.18926	1,027,395	2,106,227	2,619,069	183,335	7.13	143,563	143,563	20,135			
202	206190550	0.16483	582,477	1,371,158	1,704,949	119,346	7.21	98,907	98,907	13,718			
203	206190102	0.09430	407,344	1,676,114	2,084,502	145,915	7.69	131,091	131,091	17,047			
204	206331349	0.20807	870,287	1,622,902	2,017,575	141,230	7.45	120,981	120,981	16,239			
205	206190644	0.25925	1,857,659	2,780,219	3,457,171	242,002	7.60	120,430	120,430	15,846	9048	9048	68,765
206	206281040	0.16093	601,316	1,449,724	1,803,764	126,263	8.01	53,859	53,859	6,724			
207	206112227	0.25455	1,422,737	2,168,582	2,697,095	188,797	7.32	143,545	143,545	19,610	3462	3462	25,342
208	206190698	0.16703	798,445	1,854,706	2,305,923	161,415	6.73	135,179	135,179	20,086			
209	206190598	0.20234	849,399	1,628,814	2,025,011	141,751	6.92	117,944	117,944	17,044			
210	206010934	0.15002	800,745	2,071,034	2,576,805	180,376	7.50	156,608	156,608	20,881			
211	206361150	0.11884	681,391	2,224,743	2,765,330	193,573	7.08	154,287	154,287	21,792			
212	206080930	0.29239	2,141,876	2,842,225	3,535,157	247,461	7.77	128,570	128,570	16,547			
213	206331148	0.15862	488,037	1,193,765	1,483,836	103,869	7.34	55,667	55,667	7,584			
214	206100799	0.23289	1,001,601	1,668,723	2,075,207	145,264	6.90	84,208	84,208	12,204			
215	206100817	0.11452	417,403	1,414,172	1,758,650	123,105	6.91	96,657	96,657	13,988			
216	206190667	(0.00441)	(13,238)	1,164,757	1,448,552	101,399	7.63	74,064	74,064	9,707			
217	206420523	0.32933	1,181,188	1,391,625	1,730,291	121,120	7.53	51,596	51,596	6,852			
218	206231007	0.35815	2,225,074	2,410,539	3,000,212	210,015	7.71	177,037	177,037	22,962			
219	206320990	0.27720	1,161,966	1,626,437	2,022,821	141,597	7.73	114,311	114,311	14,788			
220	206190068	0.20801	784,406	1,463,172	1,819,078	127,335	7.47	66,774	66,774	8,939			
221	206190497	0.15026	539,096	1,392,027	1,731,197	121,184	7.35	104,135	104,135	14,168			
222	206361311	0.21014	866,959	1,600,730	1,989,689	139,278	6.94	80,108	80,108	11,543			
223	206200691	0.16777	794,931	1,838,424	2,286,245	160,037	7.66	107,692	107,692	14,059			
224	206241353	0.27200	1,415,255	2,018,797	2,510,706	175,749	7.70	134,712	134,712	17,495			
225	206190073	0.28785	2,604,249	3,510,378	4,365,114	305,558	7.60	225,644	225,644	29,690			
226	206490954	0.07805	233,259	1,159,500	1,443,140	101,020	8.27	52,457	52,457	6,343			
227	206501990	0.19916	1,444,913	2,814,943	3,500,843	245,059	7.15	219,019	219,019	30,632			
228	206342225	0.42031	3,086,977	3,086,977	3,781,827	264,728	7.61	232,006	232,006	30,487			
229	206190024	0.05411	447,728	3,210,184	3,992,351	279,465	7.69	236,837	236,837	30,798			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
230	206190269	1/1/2013	12/31/2013	20619026941639	09/15/1967	HUNTINGTON HEALTHCARE CENTER	LOS ANGELES	90032	99	33,925	365	1.00000	33,925	36,135	28,994	28,994	33,925	93.88%	31,831	31,831
231	206431530	10/1/2012	9/30/2013	20643153041547	4/22/1979	LINCOLN GLEN SKILLED NURSING	SAN JOSE	95125	59	20,518	365	1.00000	20,518	21,535	10,575	10,575	20,518	95.28%	18,970	18,970
232	206190229	1/1/2013	12/31/2013	20619022941639	10/17/1966	CULVER WEST CONVALESCENT HOSPITAL	LOS ANGELES	90066	91	27,346	365	1.00000	27,346	33,215	14,981	14,981	27,346	82.33%	29,258	29,258
233	206382635	1/1/2013	12/31/2013	20638263541639	8/17/1964	SAN FRANCISCO NURSING CENTER	SAN FRANCISCO	94112	53	18,815	365	1.00000	18,815	19,345	14,280	14,280	18,815	97.26%	17,041	17,041
234	206270807	1/1/2013	12/31/2013	20627080741639	1/1/1946	KATHERINE HEALTHCARE	SALINAS	93901	51	13,857	365	1.00000	13,857	18,615	9,323	9,323	13,983	74.44%	16,398	16,398
235	206010831	1/1/2013	12/31/2013	20601083141639	3/1/1961	HAYWARD CONVALESCENT HOSPITAL	HAYWARD	94541	99	31,915	365	1.00000	31,915	36,135	27,114	27,114	31,915	88.32%	31,831	31,831
236	206010875	1/1/2013	12/31/2013	20601087541639	8/24/1961	OAKGROVE SPRINGS CARE CENTER	OAKLAND	94610	53	18,000	365	1.00000	18,000	19,345	16,896	16,896	18,000	93.05%	17,041	17,041
237	206190683	1/1/2013	12/31/2013	20619068341639	1/14/1964	SANTA FE CONVALESCENT HOSPITAL	LONG BEACH	90810	90	31,517	365	1.00000	31,517	32,850	26,846	26,846	31,517	95.94%	28,937	28,937
238	206501354	1/1/2013	12/31/2013	20650135441639	10/11/1961	AVALON CARE CENTER - MODESTO, LLC	MODESTO	95350	70	20,809	365	1.00000	20,809	25,550	13,745	13,745	20,824	81.44%	22,506	22,506
239	206190697	1/1/2013	12/31/2013	20619069741639	4/4/1969	SERRANO NORTH CONVALESCENT HOSPITAL	LOS ANGELES	90029	99	33,752	365	1.00000	33,752	36,135	28,440	28,440	33,752	93.41%	31,831	31,831
240	206010953	9/1/2012	8/31/2013	20601095341517	2/26/1962	ALAMEDA HEALTHCARE AND WELLNESS CEN	ALAMEDA	94501	166	57,003	365	1.00000	57,003	60,590	33,471	33,471	48,925	94.08%	53,372	53,372
241	206190549	1/1/2013	12/31/2013	20619054941639	5/2/1963	MONTROSE NURSING CENTER	MONTROSE	91020	59	18,763	365	1.00000	18,763	21,535	9,588	9,588	18,763	87.13%	18,970	18,970
242	206371458	1/1/2013	12/31/2013	20637145841639	10/3/1960	THE BRADLEY COURT	EL CAJON	92000	56	19,698	365	1.00000	19,698	20,440	15,393	15,393	19,698	96.37%	18,005	18,005
243	206121030	11/1/2012	10/31/2013	20612103041578	10/5/1966	PACIFIC REHABILITATION AND WELLNESS CE	EUREKA	95501	60	20,419	365	1.00000	20,419	21,900	13,499	13,499	20,420	93.24%	19,291	19,291
244	206361276	1/1/2013	12/31/2013	20636127641639	1/1/1958	ONTARIO HEALTHCARE CENTER	ONTARIO	91762	59	19,072	365	1.00000	19,072	21,535	15,080	15,080	19,072	88.56%	18,970	18,970
245	206190542	1/1/2013	12/31/2013	20619054241639	5/2/1963	MONROVIA CONVALESCENT HOSPITAL	DUARTE	91010	82	28,537	365	1.00000	28,537	29,930	23,626	23,626	28,537	95.35%	26,365	26,365
246	206010770	1/1/2013	12/31/2013	20601077041639	5/15/1961	VALLEY POINTE NURSING AND REHAB CENTI	CASTRO VALLEY	94546	50	15,480	365	1.00000	15,480	18,250	8,771	8,771	15,490	84.82%	16,076	16,076
247	206100713	1/1/2013	12/31/2013	20610071341639	4/1/1964	GOLDEN LIVINGCENTER - FOWLER	FOWLER	93625	49	15,803	365	1.00000	15,803	17,885	12,552	12,552	15,803	88.36%	15,754	15,754
248	206490947	1/1/2013	12/31/2013	20649094741639	4/11/1966	FIRCREST CONVALESCENT HOSPITAL	SEBASTOPOL	95472	50	16,151	365	1.00000	16,151	18,250	14,597	14,597	16,151	88.50%	16,076	16,076
249	206571047	10/1/2012	9/30/2013	20657104741547	10/30/1969	STOLLWOOD CONVALESCENT HOSPITAL	WOODLAND	95695	48	15,148	365	1.00000	15,148	17,520	5,559	5,559	15,189	86.46%	15,433	15,433
250	206190333	1/1/2013	12/31/2013	20619033341639	4/8/1966	GOLDEN CROSS HEALTH CARE	PASADENA	91103	96	33,480	365	1.00000	33,480	35,040	28,562	28,562	33,480	95.55%	30,866	30,866
251	206190855	1/1/2013	12/31/2013	20619085541639	7/15/1970	WESTERN CONVALESCENT HOSPITAL	LOS ANGELES	90018	129	43,837	365	1.00000	43,837	47,085	24,756	24,756	30,073	93.10%	41,476	41,476
252	206190593	1/1/2013	12/31/2013	20619059341639	11/7/1968	PACIFIC CARE NURSING CENTER	LONG BEACH	90806	99	34,178	365	1.00000	34,178	36,135	19,745	19,745	23,817	94.58%	31,831	31,831
253	206070893	11/1/2012	10/31/2013	20607089341578	2/21/1965	ANTIOCH CONVALESCENT HOSPITAL	ANTIOCH	94509	99	30,590	365	1.00000	30,590	36,135	24,428	24,428	30,590	84.65%	31,831	31,831
254	206540823	1/1/2013	12/31/2013	20654082341639	1/23/1950	VALLEY CARE CENTER	PORTERVILLE	93257	62	20,625	365	1.00000	20,625	22,630	19,335	19,335	20,625	91.14%	19,934	19,934
255	206190329	1/1/2013	12/31/2013	20619032941639	1/27/1965	COVINA REHABILITATION CENTER	COVINA	91723	99	33,870	365	1.00000	33,870	36,135	20,335	20,335	26,147	93.73%	31,831	31,831
256	206190686	1/1/2013	12/31/2013	20619068641639	3/21/1962	SANTA MONICA HEALTH CARE CENTER	SANTA MONICA	90404	59	18,049	365	1.00000	18,049	21,535	11,000	11,000	18,049	83.81%	18,970	18,970
257	206070958	1/1/2013	12/31/2013	20607095841639	1/30/1969	GREENRIDGE SENIOR CARE	EL SOBRANTE	94803	60	19,382	365	1.00000	19,382	21,900	11,415	11,415	19,382	88.50%	19,291	19,291
258	206331111	1/1/2013	12/31/2013	20633111141639	10/16/1964	BEAUMONT CARE CENTER	BEAUMONT	92223	87	27,860	365	1.00000	27,860	31,755	22,523	22,523	27,860	87.73%	27,972	27,972
259	206480917	1/1/2013	12/31/2013	20648091741639	11/15/1966	SPRINGS ROAD HEALTHCARE	VALLEJO	94591	95	19,827	365	1.00000	19,827	34,675	14,867	14,867	20,028	57.18%	30,544	30,544
260	206190189	7/1/2012	6/30/2013	20619018941455	12/17/1963	COLONIAL MANOR CONVALESCENT HOSPITA	WEST COVINA	91790	54	18,628	365	1.00000	18,628	19,710	14,486	14,486	18,628	94.51%	17,362	17,362
261	206371735	1/1/2013	12/31/2013	20637173541639	06/26/1986	LAS VILLAS DEL NORTE HEALTH CENTER	ESCONDIDO	92026	48	12,504	365	1.00000	12,504	17,520	4,847	4,847	12,504	71.37%	15,433	15,433
262	206360042	1/1/2013	12/31/2013	20636004241639	2/16/1979	INLAND CHRISTIAN HOME	ONTARIO	91762	59	20,001	365	1.00000	20,001	21,535	11,245	11,245	19,986	92.88%	18,970	18,970
263	206364083	1/1/2013	12/31/2013	20636408341639	1/7/1992	BRASWELL'S HAMPTON MANOR	YUCAIPA	92399	99	31,179	365	1.00000	31,179	36,135	20,342	20,342	31,525	86.28%	31,831	31,831
264	206572209	10/1/2012	9/30/2013	20657220941547	7/9/1946	ALDERSON CONVALESCENT HOSPITAL	WOODLAND	95695	140	41,626	365	1.00000	41,626	51,100	34,802	34,802	41,626	81.46%	45,013	45,013
265	206010961	1/1/2013	12/31/2013	20601096141639	7/1/1960	ST. JOHN KRONSTADT CONVALESCENT CENT	CASTRO VALLEY	94546	49	16,405	365	1.00000	16,405	17,885	11,554	11,554	16,424	91.72%	15,754	15,754
266	206340877	1/1/2013	12/31/2013	20634087741639	1/16/1958	FOLSOM CONVALESCENT HOSPITAL	FOLSOM	95630	99	33,090	365	1.00000	33,090	36,135	24,049	24,049	33,090	91.57%	31,831	31,831
267	206190584	1/1/2013	12/31/2013	20619058441639	10/28/1956	PACIFIC CONVALESCENT CENTER	SANTA MONICA	90404	49	16,212	365	1.00000	16,212	17,885	8,748	8,748	16,212	90.65%	15,754	15,754
268	206400475	10/1/2012	9/30/2013	20640047541547	1/26/1961	COUNTRY CARE CONVALESCENT HOSPITAL	ATASCADERO	93422	60	19,783	365	1.00000	19,783	21,900	15,252	15,252	19,783	90.33%	19,291	19,291
269	206073641	5/1/2012	4/30/2013	20607364141394	12/5/1968	LONE TREE CONVALESCENT HOSPITAL	ANTIOCH	94509	99	31,872	365	1.00000	31,872	36,135	22,617	22,617	31,872	88.20%	31,831	31,831
270	206491085	1/1/2013	12/31/2013	20649108541639	6/8/1967	SUMMERFIELD HEALTHCARE CENTER	SANTA ROSA	95405	70	17,833	365	1.00000	17,833	25,550	11,927	11,927	17,835	69.80%	22,506	22,506
271	206501355	1/1/2013	12/31/2013	20650135541639	10/11/1967	SAN LUIS CARE CENTER	NEWMAN, CA	95360	71	23,752	365	1.00000	23,752	25,915	17,936	17,936	23,758	91.65%	22,828	22,828
272	206190313	1/1/2013	12/31/2013	20619031341639	8/27/1968	HERITAGE MANOR	MONTEREY PARK	91754	99	34,406	365	1.00000	34,406	36,135	28,146	28,146	34,406	95.22%	31,831	31,831
273	206200831	1/1/2013	12/31/2013	20620083141639	11/16/1964	WESTGATE MANOR CONVALESCENT HOSPITA	MADERA, CA	93637	64	20,907	365	1.00000	20,907	23,360	16,490	16,490	20,919	89.50%	20,577	20,577
274	206331213	1/1/2013	12/31/2013	20633121341639	1/18/1965	BANNING HEALTHCARE	BANNING	92220	64	17,800	365	1.00000	17,800	23,360	14,120	14,120	17,800	76.20%	20,577	20,577
275	206100781	1/1/2013	12/31/2013	20610078141639	8/29/1970	GOLDEN LIVINGCENTER - REEDLEY	REEDLEY	93654	56	18,357	365	1.00000	18,357	20,440	13,652	13,652	18,357	89.81%	18,005	18,005

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
230	206190269	33,925	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	48.41	42.41	38.41	Yes	43.41		43.41	Yes	0.78145
231	206431530	20,518	951	1.174	4,472,459	447,246	236,000	4,708,459	1,826,882	36.81	35.45	26.80	No	36.45		36.45	Yes	0.65603
232	206190229	29,258	900	1.072	6,298,868	629,887	364,000	6,662,868	2,585,193	49.33	43.21	39.32	Yes	44.21		44.21	Yes	0.79579
233	206382635	18,815	941	1.227	4,199,008	419,901	212,000	4,411,008	1,711,471	51.49	44.56	41.49	Yes	45.56		45.56	Yes	0.82013
234	206270807	16,398	939	1.095	3,605,874	360,587	204,000	3,809,874	1,478,231	70.13	62.30	60.13	Yes	63.30	62.76	62.76	Yes	1.12960
235	206010831	31,915	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	54.96	48.96	44.95	Yes	49.96		49.96	Yes	0.89926
236	206010875	18,000	946	1.167	3,993,678	399,368	212,000	4,205,678	1,631,803	54.48	48.47	44.47	Yes	49.47		49.47	Yes	0.89053
237	206190683	31,517	908	1.040	6,043,690	604,369	360,000	6,403,690	2,484,632	52.08	45.96	42.08	Yes	46.96		46.96	Yes	0.84531
238	206501354	22,506	953	1.073	4,849,803	484,980	280,000	5,129,803	1,990,363	54.35	48.22	44.34	Yes	49.22		49.22	Yes	0.88589
239	206190697	33,752	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	46.86	40.75	36.85	Yes	41.75		41.75	Yes	0.75152
240	206010953	57,003	945	1.119	11,994,012	1,199,401	664,000	12,658,012	4,911,309	53.97	47.84	43.96	Yes	48.84	47.63	47.63	Yes	0.85738
241	206190549	18,970	910	1.043	3,973,403	397,340	236,000	4,209,403	1,633,248	52.79	43.74	42.78	Yes	44.74		44.74	Yes	0.80529
242	206371458	19,698	920	1.045	3,778,597	377,860	224,000	4,002,597	1,553,008	55.37	49.23	45.36	Yes	50.23		50.23	Yes	0.90423
243	206121030	20,419	955	1.084	4,199,589	419,959	240,000	4,439,589	1,722,561	49.36	39.86	39.35	Yes	40.86	39.22	39.22	Yes	0.70602
244	206361276	19,072	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	58.12	51.98	48.12	Yes	52.98		52.98	Yes	0.95370
245	206190542	28,537	910	1.043	5,522,357	552,236	328,000	5,850,357	2,269,938	52.79	45.85	42.78	Yes	46.85		46.85	Yes	0.84336
246	206010770	16,076	945	1.119	3,612,654	361,265	200,000	3,812,654	1,479,310	54.75	46.55	44.75	Yes	47.55		47.55	Yes	0.85596
247	206100713	15,803	936	1.067	3,375,878	337,588	196,000	3,571,878	1,385,889	51.87	44.59	41.87	Yes	45.59		45.59	Yes	0.82054
248	206490947	16,151	954	1.156	3,732,107	373,211	200,000	3,932,107	1,525,658	49.84	43.17	39.84	Yes	44.17		44.17	Yes	0.79511
249	206571047	15,433	956	1.087	3,368,970	336,897	192,000	3,560,970	1,381,656	46.29	40.18	36.28	Yes	41.18		41.18	Yes	0.74125
250	206190333	33,480	911	1.043	6,465,198	646,520	384,000	6,849,198	2,657,489	49.85	43.73	39.85	Yes	44.73		44.73	Yes	0.80523
251	206190855	43,837	900	1.072	8,929,164	892,916	516,000	9,445,164	3,664,724	45.58	38.95	35.58	Yes	39.95		39.95	Yes	0.71917
252	206190593	34,178	908	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	47.27	41.16	37.26	Yes	42.16	40.90	40.90	Yes	0.73619
253	206070893	31,831	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	50.98	44.86	40.97	Yes	45.86		45.86	Yes	0.82544
254	206540823	20,625	932	1.063	4,255,506	425,551	248,000	4,503,506	1,747,361	66.07	55.21	56.06	Yes	56.21		56.21	Yes	1.01182
255	206190329	33,870	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	51.05	43.34	41.04	Yes	44.34		44.34	Yes	0.79818
256	206190686	18,970	904	1.032	3,931,498	393,150	236,000	4,167,498	1,616,989	53.90	52.90		No	53.90		53.90	Yes	0.97022
257	206070958	19,382	948	1.154	4,470,781	447,078	240,000	4,710,781	1,827,783	47.04	40.68	37.03	Yes	41.68		41.68	Yes	0.75022
258	206331111	27,972	922	1.036	5,819,763	581,976	348,000	6,167,763	2,393,092	51.33	45.21	41.32	Yes	46.21		46.21	Yes	0.83174
259	206480917	30,544	945	1.119	6,864,043	686,404	380,000	7,244,043	2,810,689	49.25	42.52	39.24	Yes	43.52	42.87	42.87	Yes	0.77158
260	206190189	18,628	917	1.055	3,678,515	367,851	216,000	3,894,515	1,511,072	52.16	46.04	42.16	Yes	47.04		47.04	Yes	0.84669
261	206371735	15,433	920	1.045	3,238,798	323,880	192,000	3,430,798	1,331,150	29.62	28.62	19.62	No	29.62		29.62	No	0.53315
262	206360042	20,001	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	36.98	35.49	26.98	No	36.49		36.49	Yes	0.65684
263	206364083	31,831	923	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	24.08	23.04	14.08	No	24.04		24.04	No	0.43269
264	206572209	45,013	956	1.087	9,826,161	982,616	560,000	10,386,161	4,029,831	69.61	63.43	59.61	Yes	64.43		64.43	Yes	1.15967
265	206010961	16,405	945	1.119	3,540,401	354,040	196,000	3,736,401	1,449,724	55.62	48.82	45.62	Yes	49.82		49.82	Yes	0.89674
266	206340877	33,090	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	58.08	49.91	48.08	Yes	50.91	50.21	50.21	Yes	0.90382
267	206190584	16,212	904	1.032	3,265,142	326,514	196,000	3,461,142	1,342,923	59.30	52.94		No	53.94	53.07	53.07	Yes	0.95518
268	206400475	19,783	934	1.049	4,063,994	406,399	240,000	4,303,994	1,669,950	55.05	48.92	45.05	Yes	49.92		49.92	Yes	0.89857
269	206073641	31,872	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	47.19	41.08	37.18	Yes	42.08		42.08	Yes	0.75743
270	206491085	22,506	954	1.156	5,224,950	522,495	280,000	5,504,950	2,135,921	48.68	41.28	38.68	Yes	42.28		42.28	Yes	0.76110
271	206501355	23,752	953	1.073	4,919,086	491,909	284,000	5,203,086	2,018,797	48.34	41.27	38.34	Yes	42.27		42.27	Yes	0.76078
272	206190313	34,406	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	47.46	40.50	37.46	Yes	41.50	41.16	41.16	Yes	0.74083
273	206200831	20,907	936	1.067	4,409,311	440,931	256,000	4,665,311	1,810,141	51.24	43.91	41.24	Yes	44.91	44.47	44.47	Yes	0.80039
274	206331213	20,577	922	1.036	4,281,205	428,121	256,000	4,537,205	1,760,436	51.07	44.95	41.07	Yes	45.95		45.95	Yes	0.82711
275	206100781	18,357	936	1.067	3,858,147	385,815	224,000	4,082,147	1,583,873	45.46	36.59	35.45	Yes	37.59		37.59	Yes	0.67661

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
230	206190269	0.21855	1,584,209	2,812,462	3,497,724	244,841	7.22	209,337	209,337	28,994			
231	206431530	0.34397	1,619,558	1,826,882	2,274,128	159,189	7.76	82,062	82,062	10,575			
232	206190229	0.20421	1,360,645	2,585,193	3,215,079	225,056	7.69	115,204	115,204	14,981			
233	206382635	0.17987	793,388	1,711,471	2,131,372	149,196	7.93	113,240	113,240	14,280			
234	206270807	(0.12960)	(493,762)	1,478,231	1,838,819	128,717	7.85	73,186	73,186	9,323			
235	206010831	0.10074	760,490	2,929,033	3,644,339	255,104	7.99	216,641	216,641	27,114			
236	206010875	0.10947	460,389	1,631,803	2,031,171	142,182	7.90	133,478	133,478	16,896			
237	206190683	0.15469	990,577	2,484,632	3,089,001	216,230	6.86	184,164	184,164	26,846			
238	206501354	0.11411	585,386	1,990,363	2,475,344	173,274	7.70	105,837	105,837	13,745			
239	206190697	0.24848	1,801,102	2,812,462	3,497,724	244,841	7.25	206,190	206,190	28,440			
240	206010953	0.14262	1,805,270	4,911,309	6,110,710	427,750	7.50	251,033	251,033	33,471	8078	8078	60,585
241	206190549	0.19471	819,627	1,633,248	2,030,589	142,141	7.49	71,814	71,814	9,588			
242	206371458	0.09577	383,331	1,553,008	1,930,868	135,161	6.86	105,596	105,596	15,393			
243	206121030	0.29398	1,305,158	1,722,561	2,142,520	149,976	7.34	99,083	99,083	13,499			
244	206361276	0.04630	196,991	1,650,986	2,052,898	143,703	7.53	113,552	113,552	15,080			
245	206190542	0.15664	916,406	2,269,938	2,822,174	197,552	6.92	163,492	163,492	23,626			
246	206010770	0.14404	549,179	1,479,310	1,840,575	128,840	8.01	70,256	70,256	8,771			
247	206100713	0.17946	641,016	1,385,889	1,723,477	120,643	7.63	95,772	95,772	12,552			
248	206490947	0.20489	805,653	1,525,658	1,898,868	132,921	8.23	120,133	120,133	14,597			
249	206571047	0.25875	921,415	1,381,656	1,718,553	120,299	7.79	43,305	43,305	5,559			
250	206190333	0.19477	1,334,022	2,657,489	3,304,009	231,281	6.91	197,363	197,363	28,562			
251	206190855	0.28083	2,652,445	3,664,724	4,557,640	319,035	7.28	180,224	180,224	24,756	12182	12182	88,685
252	206190593	0.26381	1,858,302	2,733,095	3,397,901	237,853	6.96	137,425	137,425	19,745	9120	9120	63,475
253	206070893	0.17456	1,317,743	2,929,033	3,644,339	255,104	8.01	195,668	195,668	24,428			
254	206540823	(0.01182)	(53,246)	1,747,361	2,172,911	152,104	7.37	142,499	142,499	19,335			
255	206190329	0.20182	1,440,953	2,770,298	3,444,693	241,128	7.12	144,785	144,785	20,335	6468	6468	46,052
256	206190686	0.02978	124,089	1,616,989	2,010,139	140,710	7.42	81,620	81,620	11,000			
257	206070958	0.24978	1,176,679	1,827,783	2,274,861	159,240	8.22	93,831	93,831	11,415			
258	206331111	0.16826	1,037,802	2,393,092	2,975,068	208,255	7.45	167,796	167,796	22,523			
259	206480917	0.22842	1,654,682	2,810,689	3,497,093	244,797	8.01	119,085	119,085	14,867			
260	206190189	0.15331	597,074	1,511,072	1,878,923	131,525	7.06	102,271	102,271	14,486			
261	206371735	0.46685	1,601,684	1,601,684	1,925,564	134,789	8.73	42,314	42,314	4,847			
262	206360042	0.34316	1,460,168	1,650,986	2,052,898	143,703	7.18	80,739	80,739	11,245			
263	206364083	0.56731	3,927,272	3,927,272	4,579,933	320,595	10.07	204,844	204,844	20,342			
264	206572209	(0.15967)	(1,658,380)	4,029,831	5,012,447	350,871	7.79	271,108	271,108	34,802			
265	206010961	0.10326	385,839	1,449,724	1,803,764	126,263	7.70	88,966	88,966	11,554			
266	206340877	0.09618	706,415	2,849,666	3,544,516	248,116	7.50	180,368	180,368	24,049			
267	206190584	0.04482	155,128	1,342,923	1,669,437	116,861	7.21	63,073	63,073	8,748			
268	206400475	0.10143	436,538	1,669,950	2,076,349	145,344	7.35	112,102	112,102	15,252			
269	206073641	0.24257	1,831,203	2,929,033	3,644,339	255,104	8.00	180,936	180,936	22,617			
270	206491085	0.23890	1,315,139	2,135,921	2,658,416	186,089	8.27	98,636	98,636	11,927			
271	206501355	0.23922	1,244,659	2,018,797	2,510,706	175,749	7.40	132,726	132,726	17,936			
272	206190313	0.25917	1,850,452	2,770,298	3,444,693	241,128	7.01	197,303	197,303	28,146			
273	206200831	0.19961	931,234	1,810,141	2,251,072	157,575	7.54	124,335	124,335	16,490			
274	206331213	0.17289	784,416	1,760,436	2,188,556	153,199	7.45	105,194	105,194	14,120			
275	206100781	0.32339	1,320,110	1,583,873	1,969,688	137,878	7.51	102,527	102,527	13,652			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
276	206430730	1/1/2013	12/31/2013	20643073041639	10/15/1958	CAMDEN CONVALESCENT HOSPITAL	CAMPBELL	95008	60	20,415	365	1.00000	20,415	21,900	17,419	17,419	20,415	93.22%	19,291	19,291
277	206331352	1/1/2013	12/31/2013	20633135241639	11/18/1965	CALIFORNIA NURSING AND REHABILITATION	PALM SPRINGS	92262	80	24,055	365	1.00000	24,055	29,200	8,359	8,359	24,047	82.38%	25,722	25,722
278	206370718	10/1/2012	9/30/2013	20637071841547	7/1/1957	HILLCREST MANOR SANITARIUM	NATIONAL CITY	91950	60	21,880	365	1.00000	21,880	21,900	21,373	21,373	21,880	99.91%	19,291	19,291
279	206100694	1/1/2013	12/31/2013	20610069441639	12/24/1963	GOLDEN LIVINGCENTER - CLOVIS	CLOVIS	93612	57	18,847	365	1.00000	18,847	20,805	11,032	11,032	18,847	90.59%	18,327	18,327
280	206190548	1/1/2013	12/31/2013	20619054841639	7/1/1963	MONTEREY CARE CENTER	ROSEMEAD	91770	103	35,369	365	1.00000	35,369	37,595	31,455	31,455	35,369	94.08%	33,117	33,117
281	206190846	1/1/2013	12/31/2013	20619084641639	10/17/1963	ST. ANDREWS HEALTHCARE	LOS ANGELES	90018	59	19,904	365	1.00000	19,904	21,535	16,361	16,361	19,904	92.43%	18,970	18,970
282	206370671	1/1/2013	12/31/2013	20637067141639	1/22/1965	SHEA FAMILY CARE SOMERSET	EL CAJON	92020	65	10,988	365	1.00000	10,988	23,725	7,233	7,233	10,988	46.31%	20,899	20,899
283	206304020	1/1/2013	12/31/2013	20630402041639	09/02/1988	FREEDOM VILLAGE HEALTHCARE CENTER	LAKE FOREST	92630	52	15,182	365	1.00000	15,182	18,980	622	622	15,182	79.99%	16,719	16,719
284	206172313	1/1/2013	12/31/2013	20617231341639	4/24/1986	EVERGREEN LAKEPORT HEALTHCARE	LAKEPORT	95453	81	23,196	365	1.00000	23,196	29,565	17,023	17,023	23,387	78.46%	26,043	26,043
285	206500997	7/1/2012	6/30/2013	20650099741455	12/12/1963	RIVERBANK NURSING CENTER	RIVERBANK	95367	99	29,066	365	1.00000	29,066	36,135	21,017	21,017	29,066	80.44%	31,831	31,831
286	206070962	1/1/2013	12/31/2013	20607096241639	2/21/1966	WILLOW PASS HEALTHCARE CENTER	CONCORD	94519	83	27,431	365	1.00000	27,431	30,295	19,068	19,068	27,428	90.55%	26,686	26,686
287	206410734	1/1/2013	12/31/2013	20641073441639	6/9/1962	CARLMONT GARDENS NURSING CENTER	BELMONT	94002	74	23,981	365	1.00000	23,981	27,010	14,256	14,256	23,981	88.79%	23,793	23,793
288	206190377	1/1/2013	12/31/2013	20619037741639	3/9/1970	HOLIDAY MANOR CARE CENTER	CANOGA PARK	91306	94	32,919	365	1.00000	32,919	34,310	25,268	25,268	32,919	95.95%	30,223	30,223
289	206190090	1/1/2013	12/31/2013	20619009041639	11/29/1965	ALAMEDA CARE CENTER	BURBANK	91506	89	31,010	365	1.00000	31,010	32,485	23,211	23,211	31,010	95.46%	28,615	28,615
290	206190764	1/1/2013	12/31/2013	20619076441639	8/6/1970	GREENFIELD CARE CENTER OF SOUTH GATE	SOUTHGATE	90280	99	28,651	365	1.00000	28,651	36,135	26,323	26,323	28,651	79.29%	31,831	31,831
291	206154007	1/1/2013	12/31/2013	20615400741639	4/3/1987	EVERGREEN BAKERSFIELD POST ACUTE CARE	BAKERSFIELD	93306	99	28,868	365	1.00000	28,868	36,135	19,890	19,890	29,201	79.89%	31,831	31,831
292	206370784	1/1/2013	12/31/2013	20637078441639	1/17/1961	VALLE VISTA CONVALESCENT HOSPITAL	ESCONDIDO	92025	59	20,690	365	1.00000	20,690	21,535	14,825	14,825	20,690	96.08%	18,970	18,970
293	206430926	1/1/2013	12/31/2013	20643092641639	05/06/1970	WILLOW GLEN CENTER	SAN JOSE	95125	152	48,786	365	1.00000	48,786	55,480	38,553	38,553	48,786	87.93%	48,871	48,871
294	206190064	1/1/2013	12/31/2013	20619006441639	9/4/1970	BRIARCREST NURSING CENTER	BELL GARDENS	90201	135	44,283	365	1.00000	44,283	49,275	27,904	27,904	36,212	89.87%	43,405	43,405
295	206010881	1/1/2013	12/31/2013	20601088141639	1/7/1963	MCCLURE CONVALESCENT HOSPITAL AND RI	OAKLAND	94609	60	19,139	365	1.00000	19,139	21,900	15,125	15,125	19,143	87.39%	19,291	19,291
296	206190726	1/1/2013	12/31/2013	20619072641639	5/4/1964	SOCAL POST-ACUTE CARE	WHITTIER	90606	59	19,854	365	1.00000	19,854	21,535	9,609	9,609	19,854	92.19%	18,970	18,970
297	206190308	1/1/2013	12/31/2013	20619030841639	3/2/1954	GARDEN CREST CONVALESCENT HOSPITAL	LOS ANGELES	90026	72	20,742	365	1.00000	20,742	26,280	8,246	8,246	20,742	78.93%	23,149	23,149
298	206312230	12/1/2012	11/30/2013	20631223041608	3/14/1980	AUBURN RAVINE TERRACE	AUBURN	95603	59	20,081	365	1.00000	20,081	21,535	13,700	13,700	20,081	93.25%	18,970	18,970
299	206190027	1/1/2013	12/31/2013	20619002741639	9/17/1970	WEST HAVEN HEALTHCARE	WEST COVINA	91790	99	32,497	365	1.00000	32,497	36,135	25,598	25,598	32,497	89.93%	31,831	31,831
300	206010851	1/1/2013	12/31/2013	20601085141639	1/1/1962	BELLAKEN SKILLED NURSING CENTER	OAKLAND	94601	61	21,950	365	1.00000	21,950	22,265	15,822	15,822	21,950	98.59%	19,613	19,613
301	206190751	1/1/2013	12/31/2013	20619075141639	1/21/1955	COURTYARD CARE CENTER - SIGNAL HILL	SIGNAL HILL	90806	59	19,205	365	1.00000	19,205	21,535	9,920	9,920	19,205	89.18%	18,970	18,970
302	206190344	1/1/2013	12/31/2013	20619034441639	6/11/1969	SUNNYVIEW CONVALESCENT CENTER	LOS ANGELES	90018	93	32,431	365	1.00000	32,431	33,945	27,136	27,136	32,433	95.54%	29,901	29,901
303	206231091	1/1/2013	12/31/2013	20623109141639	6/5/1964	UKIAH POST ACUTE	UKIAH	95482	57	16,276	365	1.00000	16,276	20,805	9,174	9,174	16,276	78.23%	18,327	18,327
304	206190349	1/1/2013	12/31/2013	20619034941639	4/20/1962	GRANADA HILLS CONVALESCENT HOSPITAL	GRANADA HILLS	91344	48	15,577	365	1.00000	15,577	17,520	11,516	11,516	15,577	88.91%	15,433	15,433
305	206190187	1/1/2013	12/31/2013	20619018741639	2/1/1967	COLLEGE VISTA CONVALESCENT HOSPITAL	LOS ANGELES	90041	49	15,656	365	1.00000	15,656	17,885	12,853	12,853	17,076	87.54%	15,754	15,754
306	206190303	7/1/2012	6/30/2013	20619030341455	6/17/1952	CENTINELA SKILLED NURSING & WELLNESS C	INGLEWOOD	90301	53	18,598	365	1.00000	18,598	19,345	13,294	13,294	18,601	96.14%	17,041	17,041
307	206061068	7/1/2012	6/30/2013	20606106841455	2/1/1966	VALLEY WEST CARE CENTER	WILLIAMS	95987	99	31,138	365	1.00000	31,138	36,135	27,565	27,565	31,138	86.17%	31,831	31,831
308	206182233	1/1/2013	12/31/2013	20618223341639	11/10/1970	COUNTRY VILLA RIVERVIEW REHABILITATIO	SUSANVILLE	96130	96	26,422	365	1.00000	26,422	35,040	22,949	22,949	26,422	75.41%	30,866	30,866
309	206190005	1/1/2013	12/31/2013	20619000541639	10/2/1970	SERRANO SOUTH CONVALESCENT HOSPITAL	LOS ANGELES	90029	99	33,261	365	1.00000	33,261	36,135	29,114	29,114	33,261	92.05%	31,831	31,831
310	206190832	1/1/2013	12/31/2013	20619083241639	12/10/1965	VIRGIL REHAB & SKILLED NURSING CENTER	LOS ANGELES	90029	124	38,884	365	1.00000	38,884	45,260	34,192	34,192	38,884	85.91%	39,869	39,869
311	206491032	1/1/2013	12/31/2013	20649103241639	6/27/1980	THE OAKS NURSING CENTER	PETALUMA	94952	59	20,230	365	1.00000	20,230	21,535	18,608	18,608	20,230	93.94%	18,970	18,970
312	206190304	7/1/2012	6/30/2013	20619030441455	5/28/1962	CENTINELA SKILLED NURSING AND WELLNE	INGLEWOOD	90301	59	20,791	365	1.00000	20,791	21,535	11,947	11,947	20,807	96.55%	18,970	18,970
313	206190139	1/1/2013	12/31/2013	20619013941639	6/25/1951	VILLA MARIA CARE CENTER	LONG BEACH	90813	52	16,798	365	1.00000	16,798	18,980	14,580	14,580	16,798	88.50%	16,719	16,719
314	206190295	1/1/2013	12/31/2013	20619029541639	7/28/1966	COUNTRY VILLA PAVILION NURSING CENTER	LOS ANGELES, CA	90035	59	19,242	365	1.00000	19,242	21,535	12,217	12,217	19,242	89.35%	18,970	18,970
315	206430768	1/1/2013	12/31/2013	20643076841639	1/29/1969	EMPRESS CARE CENTER	SAN JOSE	95128	67	23,268	365	1.00000	23,268	24,455	19,955	19,955	23,268	95.15%	21,542	21,542
316	206391070	6/1/2012	5/31/2013	20639107041425	2/23/1963	VIENNA NURSING AND REHABILITATION CE	LODI	95242	150	48,827	365	1.00000	48,827	54,750	25,421	25,421	48,827	89.18%	48,228	48,228
317	206190221	7/1/2012	6/30/2013	20619022141455	2/10/1965	VIEW PARK CONVALESCENT CENTER	LOS ANGELES	90008	99	34,389	365	1.00000	34,389	36,135	26,009	26,009	34,389	95.17%	31,831	31,831
318	206190704	1/1/2013	12/31/2013	20619070441639	2/1/1962	BROADWAY MANOR CONVALESCENT HOSPI	GLENDALE	91204	78	27,536	365	1.00000	27,536	28,470	18,532	18,532	27,536	96.72%	25,079	25,079
319	206394007	1/1/2013	12/31/2013	20639400741639	8/4/1989	CREEKSIDE CARE AND REHAB CENTER	STOCKTON, CA	95209	75	22,447	365	1.00000	22,447	27,375	12,699	12,699	22,453	82.00%	24,114	24,114
320	206361301	10/1/2012	9/30/2013	20636130141547	3/24/1968	PLYMOUTH VILLAGE	REDLANDS	92373	48	14,236	365	1.00000	14,236	17,520	3,935	3,935	14,236	81.26%	15,433	15,433
321	206330222	1/1/2013	12/31/2013	20633022241639	4/29/1986	THE SPRINGS AT THE CARLOTTA	PALM DESERT	92211	59	15,198	365	1.00000	15,198	21,535	4,704	4,704	15,198	70.57%	18,970	18,970

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
276	206430730	20,415	950	1.120	4,339,059	433,906	240,000	4,579,059	1,776,675	57.34	51.20	47.33	Yes	52.20		52.20	Yes	0.93959
277	206331352	25,722	922	1.036	5,351,506	535,151	320,000	5,671,506	2,200,544	50.24	38.57	40.23	Yes	39.57		39.57	Yes	0.71228
278	206370718	21,880	919	1.045	4,048,497	404,850	240,000	4,288,497	1,663,937	58.63	52.49	48.62	Yes	53.49		53.49	Yes	0.96275
279	206100694	18,847	936	1.067	3,927,042	392,704	228,000	4,155,042	1,612,156	52.14	45.62	42.14	Yes	46.62		46.62	Yes	0.83920
280	206190548	35,369	917	1.055	7,016,427	701,643	412,000	7,428,427	2,882,230	52.62	46.50	42.62	Yes	47.50		47.50	Yes	0.85500
281	206190846	19,904	900	1.072	4,083,881	408,388	236,000	4,319,881	1,676,114	52.33	44.98	42.32	Yes	45.98		45.98	Yes	0.82770
282	206370671	20,899	920	1.045	4,385,872	438,587	260,000	4,645,872	1,802,598	51.06	42.28	41.05	Yes	43.28	42.93	42.93	Yes	0.77282
283	206304020	16,719	926	1.034	3,471,764	347,176	208,000	3,679,764	1,427,748	27.43	26.43		No	27.43		27.43	No	0.49374
284	206172313	26,043	954	1.156	6,046,014	604,601	324,000	6,370,014	2,471,565	29.79	27.77	19.79	No	28.77	28.31	28.31	No	0.50961
285	206500997	31,831	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	52.18	46.05	42.17	Yes	47.05		47.05	Yes	0.84693
286	206070962	27,431	945	1.119	5,997,006	599,701	332,000	6,329,006	2,455,654	49.98	43.86	39.97	Yes	44.86		44.86	Yes	0.80749
287	206410734	23,981	940	1.227	5,862,766	586,277	296,000	6,158,766	2,389,601	53.68	47.56	43.68	Yes	48.56		48.56	Yes	0.87403
288	206190377	32,919	913	1.059	6,427,619	642,762	376,000	6,803,619	2,639,804	45.93	39.83	35.93	Yes	40.83		40.83	Yes	0.73485
289	206190090	31,010	915	1.059	6,085,724	608,572	356,000	6,441,724	2,499,389	50.21	43.69	40.20	Yes	44.69		44.69	Yes	0.80444
290	206190764	31,831	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	45.52	39.42	35.52	Yes	40.42		40.42	Yes	0.72748
291	206154007	31,831	933	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	28.85	23.26	18.85	No	24.26		24.26	No	0.43666
292	206370784	20,690	920	1.045	3,981,022	398,102	236,000	4,217,022	1,636,205	55.08	48.95	45.07	Yes	49.95		49.95	Yes	0.89902
293	206430926	48,871	951	1.174	11,522,268	1,152,227	608,000	12,130,268	4,706,544	45.77	39.28	35.77	Yes	40.28		40.28	Yes	0.72509
294	206190064	44,283	902	1.072	9,344,474	934,447	540,000	9,884,474	3,835,176	45.44	37.69	35.44	Yes	38.69		38.69	Yes	0.69639
295	206010881	19,291	946	1.167	4,521,145	452,114	240,000	4,761,145	1,847,324	53.10	46.98	43.10	Yes	47.98		47.98	Yes	0.86361
296	206190726	19,854	906	1.040	3,961,974	396,197	236,000	4,197,974	1,628,814	51.78	45.30	41.78	Yes	46.30		46.30	Yes	0.83346
297	206190308	23,149	900	1.072	4,983,719	498,372	288,000	5,271,719	2,045,427	61.96	55.01	51.96	Yes	56.01		56.01	Yes	1.00809
298	206312230	20,081	956	1.087	4,141,025	414,103	236,000	4,377,025	1,698,286	35.91	34.83	25.90	No	35.83	34.82	34.82	Yes	0.62678
299	206190027	32,497	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	45.41	39.29	35.40	Yes	40.29		40.29	Yes	0.72526
300	206010851	21,950	946	1.167	4,596,497	459,650	244,000	4,840,497	1,878,113	54.12	43.86	44.12	Yes	44.86		44.86	Yes	0.80754
301	206190751	19,205	908	1.040	3,961,974	396,197	236,000	4,197,974	1,628,814	61.07	51.83	51.07	Yes	52.83	51.63	51.63	Yes	0.92927
302	206190344	32,431	900	1.072	6,437,304	643,730	372,000	6,809,304	2,642,010	46.67	40.57	36.67	Yes	41.57		41.57	Yes	0.74818
303	206231091	18,327	954	1.156	4,254,603	425,460	228,000	4,482,603	1,739,250	51.69	33.21	41.69	Yes	34.21	33.62	33.62	No	0.60509
304	206190349	15,577	913	1.059	3,282,188	328,219	192,000	3,474,188	1,347,985	53.82	47.69	43.82	Yes	48.69		48.69	Yes	0.87649
305	206190187	15,754	900	1.072	3,391,698	339,170	196,000	3,587,698	1,392,027	49.03	42.92	39.03	Yes	43.92		43.92	Yes	0.79052
306	206190303	18,598	903	1.032	3,531,684	353,168	212,000	3,743,684	1,452,549	63.67	57.67	53.66	Yes	58.67		58.67	Yes	1.05598
307	206061068	31,831	959	1.077	6,884,576	688,458	396,000	7,280,576	2,824,863	50.03	43.92	40.03	Yes	44.92		44.92	Yes	0.80848
308	206182233	30,866	961	1.117	6,923,899	692,390	384,000	7,307,899	2,835,465	45.26	39.15	35.25	Yes	40.15		40.15	Yes	0.72275
309	206190005	33,261	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	45.36	39.26	35.36	Yes	40.26		40.26	Yes	0.72467
310	206190832	39,869	900	1.072	8,583,072	858,307	496,000	9,079,072	3,522,680	50.18	42.98	40.17	Yes	43.98		43.98	Yes	0.79155
311	206491032	20,230	949	1.180	4,495,317	449,532	236,000	4,731,317	1,835,751	35.62	34.54	25.62	No	35.54	34.86	34.86	Yes	0.62755
312	206190304	20,791	903	1.032	3,931,498	393,150	236,000	4,167,498	1,616,989	53.72	47.72	43.71	Yes	48.72		48.72	Yes	0.87687
313	206190139	16,798	908	1.040	3,491,910	349,191	208,000	3,699,910	1,435,565	64.65		54.64	Yes	59.65		59.65	Yes	1.07369
314	206190295	19,242	900	1.072	4,083,881	408,388	236,000	4,319,881	1,676,114	49.55	43.43	39.54	Yes	44.43		44.43	Yes	0.79977
315	206430768	23,268	951	1.174	5,078,895	507,889	268,000	5,346,895	2,074,595	47.04	40.93	37.03	Yes	41.93		41.93	Yes	0.75472
316	206391070	48,827	952	1.080	10,460,232	1,046,023	600,000	11,060,232	4,291,370	52.98	45.28	42.97	Yes	46.28		46.28	Yes	0.83298
317	206190221	34,389	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	51.01	44.89	41.00	Yes	45.89		45.89	Yes	0.82598
318	206190704	27,536	912	1.043	5,252,974	525,297	312,000	5,564,974	2,159,210	54.04	47.91	44.03	Yes	48.91	47.56	47.56	Yes	0.85603
319	206394007	24,114	952	1.080	5,230,116	523,012	300,000	5,530,116	2,145,685	26.51	23.01	16.51	No	24.01		24.01	No	0.43211
320	206361301	15,433	923	1.021	3,164,414	316,441	192,000	3,356,414	1,302,289	47.89	36.60	37.88	Yes	37.60	36.40	36.40	Yes	0.65518
321	206330222	18,970	922	1.036	3,946,736	394,674	236,000	4,182,736	1,622,902	29.78	28.72	19.78	No	29.72		29.72	No	0.53493

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
276	206430730	0.06041	276,620	1,776,675	2,210,581	154,741	7.58	132,036	132,036	17,419			
277	206331352	0.28772	1,631,797	2,200,544	2,735,695	191,499	7.45	62,275	62,275	8,359			
278	206370718	0.03725	159,729	1,663,937	2,068,787	144,815	6.62	141,489	141,489	21,373			
279	206100694	0.16080	668,111	1,612,156	2,004,861	140,340	7.45	82,188	82,188	11,032			
280	206190548	0.14500	1,077,122	2,882,230	3,583,872	250,871	7.09	223,016	223,016	31,455			
281	206190846	0.17230	744,318	1,676,114	2,084,502	145,915	7.33	119,926	119,926	16,361			
282	206370671	0.22718	1,055,461	1,802,598	2,241,186	156,883	7.51	54,320	54,320	7,233			
283	206304020	0.50626	1,862,908	1,862,908	2,210,085	154,706	9.25	5,754	5,754	622			
284	206172313	0.49039	3,123,791	3,123,791	3,728,392	260,987	10.02	170,570	170,570	17,023			
285	206500997	0.15307	1,110,492	2,814,943	3,500,843	245,059	7.70	161,831	161,831	21,017			
286	206070962	0.19251	1,218,386	2,455,654	3,055,355	213,875	7.80	148,730	148,730	19,068			
287	206410734	0.12597	775,803	2,389,601	2,975,878	208,311	8.69	123,885	123,885	14,256			
288	206190377	0.26515	1,803,963	2,639,804	3,282,566	229,780	6.98	176,371	176,371	25,268			
289	206190090	0.19556	1,259,719	2,499,389	3,107,961	217,557	7.02	162,941	162,941	23,211			
290	206190764	0.27252	1,975,426	2,812,462	3,497,724	244,841	7.69	202,424	202,424	26,323			
291	206154007	0.56334	4,051,010	4,051,010	4,730,518	331,136	10.40	206,856	206,856	19,890			
292	206370784	0.10098	425,850	1,636,205	2,034,307	142,401	6.88	101,996	101,996	14,825			
293	206430926	0.27491	3,334,717	4,706,544	5,858,771	410,114	8.39	323,460	323,460	38,553			
294	206190064	0.30361	3,001,006	3,835,176	4,769,623	333,874	7.54	210,396	210,396	27,904	7122	7122	53,700
295	206010881	0.13639	649,389	1,847,324	2,299,439	160,961	8.34	126,143	126,143	15,125			
296	206190726	0.16654	699,112	1,628,814	2,025,011	141,751	7.14	68,608	68,608	9,609			
297	206190308	(0.00809)	(42,664)	2,045,427	2,543,799	178,066	7.69	63,412	63,412	8,246			
298	206312230	0.37322	1,633,583	1,698,286	2,112,388	147,867	7.36	100,832	100,832	13,700			
299	206190027	0.27474	1,961,612	2,770,298	3,444,693	241,128	7.42	189,937	189,937	25,598			
300	206010851	0.19246	931,589	1,878,113	2,337,763	163,643	7.46	118,032	118,032	15,822			
301	206190751	0.07073	296,917	1,628,814	2,025,011	141,751	7.38	73,210	73,210	9,920			
302	206190344	0.25182	1,714,717	2,642,010	3,285,740	230,002	7.09	192,394	192,394	27,136			
303	206231091	0.39491	1,770,207	1,770,207	2,195,667	153,697	8.39	76,970	76,970	9,174			
304	206190349	0.12351	429,091	1,347,985	1,676,204	117,334	7.53	86,715	86,715	11,516			
305	206190187	0.20948	751,534	1,392,027	1,731,197	121,184	7.69	98,840	98,840	12,853			
306	206190303	(0.05598)	(209,585)	1,452,549	1,805,718	126,400	6.80	90,399	90,399	13,294			
307	206061068	0.19152	1,394,409	2,824,863	3,513,321	245,932	7.73	213,077	213,077	27,565			
308	206182233	0.27725	2,026,085	2,835,465	3,527,855	246,950	8.00	183,592	183,592	22,949			
309	206190005	0.27533	1,995,746	2,812,462	3,497,724	244,841	7.36	214,279	214,279	29,114			
310	206190832	0.20845	1,892,497	3,522,680	4,380,987	306,669	7.69	262,936	262,936	34,192			
311	206491032	0.37245	1,762,185	1,835,751	2,285,283	159,970	7.91	147,189	147,189	18,608			
312	206190304	0.12313	513,139	1,616,989	2,010,139	140,710	6.77	80,881	80,881	11,947			
313	206190139	(0.07369)	(272,638)	1,435,565	1,784,756	124,933	7.44	108,475	108,475	14,580			
314	206190295	0.20023	864,968	1,676,114	2,084,502	145,915	7.58	92,605	92,605	12,217			
315	206430768	0.24528	1,311,479	2,074,595	2,582,485	180,774	7.77	155,050	155,050	19,955			
316	206391070	0.16702	1,847,292	4,291,370	5,337,393	373,618	7.65	194,471	194,471	25,421			
317	206190221	0.17402	1,261,378	2,812,462	3,497,724	244,841	7.12	185,184	185,184	26,009			
318	206190704	0.14397	801,175	2,159,210	2,684,507	187,915	6.82	126,388	126,388	18,532			
319	206394007	0.56789	3,140,477	3,140,477	3,663,489	256,444	10.63	134,990	134,990	12,699			
320	206361301	0.34482	1,157,359	1,302,289	1,618,730	113,311	7.34	28,883	28,883	3,935			
321	206330222	0.46507	1,945,246	1,945,246	2,339,920	163,794	8.63	40,596	40,596	4,704			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
322	206190193	1/1/2013	12/31/2013	20619019341639	1/12/1965	MESA GLEN CARE CENTER	GLENDORA	91740	96	33,321	365	1.00000	33,321	35,040	30,226	30,226	33,321	95.09%	30,866	30,866
323	206190194	1/1/2013	12/31/2013	20619019441639	10/17/1969	LIVE OAK REHABILITATION CENTER	SAN GABRIEL	91776	99	34,833	365	1.00000	34,833	36,135	25,022	25,022	34,833	96.40%	31,831	31,831
324	206560495	1/1/2013	12/31/2013	20656049541639	7/1/1964	MARY HEALTH OF THE SICK CONVALESCENT	NEWBURY PARK	91320	61	20,983	365	1.00000	20,983	22,265	12,411	12,411	20,983	94.24%	19,613	19,613
325	206190604	1/1/2013	12/31/2013	20619060441639	1/2/1964	HIGHLAND PARK SKILLED NURSING & WELL	LOS ANGELES	90042	59	20,349	365	1.00000	20,349	21,535	14,110	14,110	20,349	94.49%	18,970	18,970
326	206011527	7/1/2012	6/30/2013	20601152741455	11/1/1978	CHAPARRAL HOUSE	BERKELEY	94702	49	13,067	365	1.00000	13,067	17,885	4,796	4,796	13,067	73.06%	15,754	15,754
327	206190761	1/1/2013	12/31/2013	20619076141639	3/6/1964	PICO RIVERA HEALTHCARE CENTER	PICO RIVERA	90660	99	34,965	365	1.00000	34,965	36,135	26,001	26,001	34,965	96.76%	31,831	31,831
328	206301201	1/1/2013	12/31/2013	20630120141639	12/5/1960	LA PALMA NURSING CENTER	ANAHEIM	92801	72	23,092	365	1.00000	23,092	26,280	16,534	16,534	23,805	87.87%	23,149	23,149
329	206380772	1/1/2013	12/31/2013	20638077241639	7/19/1963	CENTRAL GARDENS	SAN FRANCISCO	94115	92	28,150	365	1.00000	28,150	33,580	23,693	23,693	28,150	83.83%	29,580	29,580
330	206190845	1/1/2013	12/31/2013	20619084541639	1/1/1962	GENESIS HEALTHCARE CENTER	LONG BEACH	90813	78	22,474	365	1.00000	22,474	28,470	17,563	17,563	22,474	78.94%	25,079	25,079
331	206380958	1/1/2013	12/31/2013	20638095841639	6/18/1969	ST. ANNE'S HOME	SAN FRANCISCO	94118	46	16,420	365	1.00000	16,420	16,790	15,798	15,798	16,420	97.80%	14,790	14,790
332	206344077	1/1/2013	12/31/2013	20634407741639	3/4/1993	ESKATON VILLAGE CARE CENTER	CARMICHAEL	95608	35	12,338	365	1.00000	12,338	12,775	-	-	12,392	96.58%	11,253	11,253
333	206190811	1/1/2013	12/31/2013	20619081141639	1/14/1966	VALLEY PALMS CARE CENTER	NORTH HOLLYWOOD	91605	99	29,999	365	1.00000	29,999	36,135	25,658	25,658	29,999	83.02%	31,831	31,831
334	206374248	4/1/2012	3/31/2013	20637424841364	9/11/1998	CARLSBAD BY THE SEA	CARLSBAD	92008	33	10,839	365	1.00000	10,839	12,045	733	733	10,839	89.99%	10,610	10,610
335	206190290	1/1/2013	12/31/2013	20619029041639	3/16/1965	ST. VINCENT HEALTHCARE	PASADENA	91103	78	26,068	365	1.00000	26,068	28,470	18,725	18,725	26,068	91.56%	25,079	25,079
336	206190092	1/1/2013	12/31/2013	20619009241639	12/16/1963	NEW VISTA POST ACUTE CARE CENTER	LOS ANGELES	90025	116	38,310	365	1.00000	38,310	42,340	15,045	15,045	27,907	90.48%	37,296	37,296
337	206190972	1/1/2013	12/31/2013	20619097241639	2/17/1970	TEMPLE PARK CONVALESCENT HOSPITAL	LOS ANGELES	90026	99	35,269	365	1.00000	35,269	36,135	28,127	28,127	35,269	97.60%	31,831	31,831
338	206190725	1/1/2013	12/31/2013	20619072541639	6/25/1965	SOLHEIM LUTHERAN HOME FOR THE AGED	LOS ANGELES	90041	76	25,134	365	1.00000	25,134	27,740	7,754	7,754	25,136	90.61%	24,436	24,436
339	206370717	1/1/2013	12/31/2013	20637071741639	1/28/1954	CHASE CARE CENTER	EL CAJON	92020	240	78,774	365	1.00000	78,774	87,600	45,987	45,987	64,809	89.92%	77,165	77,165
340	206190097	1/1/2013	12/31/2013	20619009741639	4/26/1968	BEL TOOREN VILLA CONVALESCENT HOSPITA	BELLFLOWER	90706	99	31,899	365	1.00000	31,899	36,135	24,802	24,802	31,899	88.28%	31,831	31,831
341	206400477	1/1/2013	12/31/2013	20640047741639	5/15/1961	DANISH CARE CENTER	ATASCADERO	93422	65	22,570	365	1.00000	22,570	23,725	17,992	17,992	22,572	95.13%	20,899	20,899
342	206190311	1/1/2013	12/31/2013	20619031141639	1/16/1969	GARDENA CONVALESCENT CENTER	GARDENA	90247	74	21,953	365	1.00000	21,953	27,010	14,390	14,390	21,953	81.28%	23,793	23,793
343	206190643	1/1/2013	12/31/2013	20619064341639	8/13/1970	NORTHRIDGE CARE CENTER	RESEDA	91335	97	33,482	365	1.00000	33,482	35,405	21,709	21,709	33,479	94.57%	31,187	31,187
344	206190063	1/1/2013	12/31/2013	20619006341639	7/30/1970	BELL CONVALESCENT HOSPITAL	BELL	90201	99	33,236	365	1.00000	33,236	36,135	28,857	28,857	33,236	91.98%	31,831	31,831
345	206190371	10/1/2012	9/30/2013	20619037141547	4/7/1960	HILLCREST CARE CENTER	LONG BEACH	90807	154	50,630	365	1.00000	50,630	56,210	39,932	39,932	50,630	90.07%	49,514	49,514
346	206174005	1/1/2013	12/31/2013	20617400541639	2/13/1992	MEADOWOOD NURSING CENTER	CLEARLAKE	95422	99	27,877	365	1.00000	27,877	36,135	20,123	20,123	27,877	77.15%	31,831	31,831
347	206190618	10/1/2012	9/30/2013	20619061841547	1/1/1959	ARTESIA CHRISTIAN HOME	ARTESIA	90701	66	23,608	365	1.00000	23,608	24,090	846	846	23,608	98.00%	21,220	21,220
348	206331346	1/1/2013	12/31/2013	20633134641639	4/28/1970	LIFE CARE CENTER OF MENIFEE	SUN CITY	92586	99	25,603	365	1.00000	25,603	36,135	12,799	12,799	25,603	70.85%	31,831	31,831
349	206371598	9/1/2012	8/31/2013	20637159841517	1/4/1982	ST. PAUL'S HEALTH CARE CENTER	SAN DIEGO	92103	59	20,075	365	1.00000	20,075	21,535	10,370	10,370	20,075	93.22%	18,970	18,970
350	206481086	1/1/2013	12/31/2013	20648108641639	1/22/1964	GREENFIELD CARE CENTER OF FAIRFIELD	FAIRFIELD	94533	90	25,567	365	1.00000	25,567	32,850	21,030	21,030	25,567	77.83%	28,937	28,937
351	206380762	1/1/2013	12/31/2013	20638076241639	2/8/1971	SAN FRANCISCO HEALTH CARE AND REHABI	SAN FRANCISCO	94117	168	52,837	365	1.00000	52,837	61,320	39,346	39,346	52,837	86.17%	54,015	54,015
352	206361257	1/1/2013	12/31/2013	20636125741639	9/12/1966	MEDICAL CENTER CONVALESCENT HOSPITA	SAN BERNARDINO	92404	99	28,982	365	1.00000	28,982	36,135	23,160	23,160	28,982	80.20%	31,831	31,831
353	206190498	1/1/2013	12/31/2013	20619049841639	10/7/1965	MAPLE HEALTHCARE CENTER	LOS ANGELES	90011	59	19,869	365	1.00000	19,869	21,535	17,463	17,463	19,869	92.26%	18,970	18,970
354	206190423	10/1/2012	9/30/2013	20619042341547	11/28/1967	MARINA CARE CENTER	CULVER CITY	90230	134	26,815	365	1.00000	26,815	48,910	17,670	17,670	24,466	54.83%	43,084	43,084
355	206190128	1/1/2013	12/31/2013	20619012841639	7/19/1968	MARGUERITE GARDENS	ALHAMBRA	91801	42	8,350	365	1.00000	8,350	15,330	4,563	4,563	8,350	54.47%	13,504	13,504
356	206150060	1/1/2013	12/31/2013	20615006041639	7/17/1984	EVERGREEN ARVIN HEALTHCARE	ARVIN	93203	81	26,762	365	1.00000	26,762	29,565	23,316	23,316	27,196	90.52%	26,043	26,043
357	206430723	1/1/2013	12/31/2013	20643072341639	9/8/1966	WOODLANDS HEALTHCARE CENTER	LOS GATOS	95032	65	20,033	365	1.00000	20,033	23,725	13,317	13,317	20,033	84.44%	20,899	20,899
358	206420469	1/1/2013	12/31/2013	20642046941639	6/1/1963	SANTA BARBARA CONVALESCENT HOSPITAL	SANTA BARBARA	93105	68	18,068	365	1.00000	18,068	24,820	12,010	12,010	18,068	72.80%	21,863	21,863
359	206154031	7/1/2012	6/30/2013	20615403141455	11/19/1991	DELANO DISTRICT SKILLED NURSING FACILI	DELANO	93215	141	50,679	365	1.00000	50,679	51,465	45,754	45,754	50,750	98.47%	45,334	45,334
360	206544041	1/1/2013	12/31/2013	20654404141639	12/28/1995	PORTERVILLE CONVALESCENT HOSPITAL	PORTERVILLE	92284	99	33,373	365	1.00000	33,373	36,135	25,087	25,087	33,373	92.36%	31,831	31,831
361	206190773	1/1/2013	12/31/2013	20619077341639	11/28/1967	SUNRAY HEALTHCARE CENTER	LOS ANGELES	90019	99	32,574	365	1.00000	32,574	36,135	17,992	17,992	25,139	90.15%	31,831	31,831
362	206150698	1/1/2013	12/31/2013	20615069841639	5/8/1970	CORINTHIAN GARDENS HEALTH CARE CENT	BAKERSFIELD	93309	237	58,754	365	1.00000	58,754	86,505	39,064	39,064	55,655	67.92%	76,200	76,200
363	206390894	1/1/2013	12/31/2013	20639089441639	10/28/1957	WINE COUNTRY CARE CENTER	LODI	95240	86	29,667	365	1.00000	29,667	31,390	23,639	23,639	29,667	94.51%	27,651	27,651
364	206044159	1/1/2013	12/31/2013	20604415941639	3/26/2003	COUNTRY CREST	OROVILLE	95966	59	18,536	365	1.00000	18,536	21,535	10,480	10,480	18,536	86.07%	18,970	18,970
365	206190368	1/1/2013	12/31/2013	20619036841639	6/25/1970	WESTSIDE HEALTH CARE	LOS ANGELES	90019	120	34,588	365	1.00000	34,588	43,800	3,489	3,489	34,588	78.97%	38,582	38,582
366	206370732	1/1/2013	12/31/2013	20637073241639	11/12/1965	KEARNY MESA CONVALESCENT AND NURSIN	SAN DIEGO	92111	98	31,057	365	1.00000	31,057	35,770	14,213	14,213	31,057	86.82%	31,509	31,509
367	206284010	4/1/2012	3/31/2013	20628401041364	6/1/1995	THE MEADOWS OF NAPA VALLEY	NAPA	94559	69	20,129	365	1.00000	20,129	25,185	5,162	5,162	20,130	79.92%	22,185	22,185

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
322	206190193	33,321	917	1.055	6,539,582	653,958	384,000	6,923,582	2,686,350	51.09	44.96	41.08	Yes	45.96		45.96	Yes	0.82726
323	206190194	34,833	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	46.32	39.11	36.32	Yes	40.11		40.11	Yes	0.72189
324	206560495	20,983	913	1.059	4,171,114	417,111	244,000	4,415,114	1,713,064	51.62	45.50	41.62	Yes	46.50		46.50	Yes	0.83700
325	206190604	20,349	900	1.072	4,083,881	408,388	236,000	4,319,881	1,676,114	52.12	45.99	42.11	Yes	46.99		46.99	Yes	0.84575
326	206011527	15,754	947	1.168	3,695,432	369,543	196,000	3,891,432	1,509,876	37.28	35.83	27.27	No	36.83	35.40	35.40	Yes	0.63711
327	206190761	34,965	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	51.94	45.82	41.94	Yes	46.82		46.82	Yes	0.84275
328	206301201	23,149	928	1.062	4,937,230	493,723	288,000	5,225,230	2,027,389	55.19	49.19	45.19	Yes	50.19		50.19	Yes	0.90340
329	206380772	29,580	941	1.227	7,288,845	728,884	368,000	7,656,845	2,970,856	52.58	46.45	42.57	Yes	47.45		47.45	Yes	0.85411
330	206190845	25,079	908	1.040	5,237,864	523,786	312,000	5,549,864	2,153,347	54.12	48.12	44.12	Yes	49.12		49.12	Yes	0.88407
331	206380958	16,420	941	1.227	3,644,422	364,442	184,000	3,828,422	1,485,428	46.65	40.55	36.65	Yes	41.55		41.55	Yes	0.74784
332	206344077	12,338	956	1.087	2,456,540	245,654	140,000	2,596,540	1,007,458	22.93	21.71		No	22.71	21.80	21.80	No	0.39232
333	206190811	31,831	916	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	50.08	42.64	40.08	Yes	43.64		43.64	Yes	0.78555
334	206374248	10,839	920	1.045	2,226,673	222,667	132,000	2,358,673	915,165	17.40	16.37	7.40	No	17.37		17.37	No	0.31274
335	206190290	26,068	911	1.043	5,252,974	525,297	312,000	5,564,974	2,159,210	50.92	44.80	40.91	Yes	45.80		45.80	Yes	0.82431
336	206190092	38,310	900	1.072	8,029,326	802,933	464,000	8,493,326	3,295,410	52.16	43.92	42.16	Yes	44.92		44.92	Yes	0.80848
337	206190972	35,269	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	45.99	39.88	35.98	Yes	40.88		40.88	Yes	0.73584
338	206190725	25,134	900	1.072	5,260,593	526,059	304,000	5,564,593	2,159,062	50.64	43.80	40.63	Yes	44.80		44.80	Yes	0.80633
339	206370717	78,774	920	1.045	16,193,989	1,619,399	960,000	17,153,989	6,655,748	62.05	55.90	52.05	Yes	56.90		56.90	Yes	1.02423
340	206190097	31,899	907	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	47.80	37.27	37.79	Yes	38.27		38.27	Yes	0.68878
341	206400477	22,570	934	1.049	4,402,660	440,266	260,000	4,662,660	1,809,112	54.75	47.98	44.75	Yes	48.98		48.98	Yes	0.88156
342	206190311	23,793	902	1.072	5,122,156	512,216	296,000	5,418,156	2,102,245	47.07	39.83	37.07	Yes	40.83	39.23	39.23	Yes	0.70605
343	206190643	33,482	913	1.059	6,632,756	663,276	388,000	7,020,756	2,724,053	45.50	39.40	35.50	Yes	40.40	39.43	39.43	Yes	0.70972
344	206190063	33,236	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	45.54	39.54	35.53	Yes	40.54		40.54	Yes	0.72967
345	206190371	50,630	908	1.040	10,341,424	1,034,142	616,000	10,957,424	4,251,481	55.86	49.25	45.85	Yes	50.25		50.25	Yes	0.90452
346	206174005	31,831	954	1.156	7,389,573	738,957	396,000	7,785,573	3,020,802	23.98	22.94	13.98	No	23.94	23.68	23.68	No	0.42632
347	206190618	23,608	907	1.040	4,432,039	443,204	264,000	4,696,039	1,822,063	57.12	50.99	47.12	Yes	51.99		51.99	Yes	0.93575
348	206331346	31,831	925	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	45.79	38.73	35.79	Yes	39.73		39.73	Yes	0.71520
349	206371598	20,075	921	1.045	3,981,022	398,102	236,000	4,217,022	1,636,205	34.10	30.67	24.09	No	31.67		31.67	No	0.57010
350	206481086	28,937	945	1.119	6,502,778	650,278	360,000	6,862,778	2,662,758	52.06	45.94	42.06	Yes	46.94		46.94	Yes	0.84492
351	206380762	54,015	941	1.227	13,310,064	1,331,006	672,000	13,982,064	5,425,041	45.01	38.91	35.01	Yes	39.91		39.91	Yes	0.71833
352	206361257	31,831	924	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	49.42	43.31	39.42	Yes	44.31		44.31	Yes	0.79751
353	206190498	19,869	900	1.072	4,083,881	408,388	236,000	4,319,881	1,676,114	50.35	43.89	40.35	Yes	44.89		44.89	Yes	0.80802
354	206190423	43,084	902	1.072	9,275,256	927,526	536,000	9,811,256	3,806,767	48.21	42.10	38.21	Yes	43.10		43.10	Yes	0.77577
355	206190128	13,504	918	1.055	2,861,067	286,107	168,000	3,029,067	1,175,278	47.57	41.46	37.56	Yes	42.46		42.46	Yes	0.76426
356	206150060	26,762	932	1.063	5,559,613	555,961	324,000	5,883,613	2,282,842	31.56	30.17	21.56	No	31.17		31.17	No	0.56106
357	206430723	20,899	950	1.120	4,700,647	470,065	260,000	4,960,647	1,924,731	49.43	43.43	39.43	Yes	44.43		44.43	Yes	0.79979
358	206420469	21,863	931	1.060	4,654,158	465,416	272,000	4,926,158	1,911,349	52.71	51.58		No	52.58		52.58	Yes	0.94648
359	206154031	50,679	932	1.063	9,677,845	967,785	564,000	10,241,845	3,973,836	24.22	16.60	14.21	No	17.60		17.60	No	0.31683
360	206544041	33,373	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	20.11	19.07	10.10	No	20.07		20.07	No	0.36133
361	206190773	32,574	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	48.21	42.10	38.21	Yes	43.10		43.10	Yes	0.77577
362	206150698	76,200	933	1.063	16,267,017	1,626,702	948,000	17,215,017	6,679,426	45.77	39.65	35.76	Yes	40.65		40.65	Yes	0.73175
363	206390894	29,667	952	1.080	5,997,200	599,720	344,000	6,341,200	2,460,385	58.30	49.38	48.30	Yes	50.38		50.38	Yes	0.90686
364	206044159	18,970	959	1.077	4,102,929	410,293	236,000	4,338,929	1,683,505	12.86	11.85	2.86	No	12.85		12.85	No	0.23125
365	206190368	38,582	900	1.072	8,306,199	830,620	480,000	8,786,199	3,409,045	45.64	39.53	35.63	Yes	40.53		40.53	Yes	0.72954
366	206370732	31,509	921	1.045	6,612,545	661,255	392,000	7,004,545	2,717,764	50.25	44.14	40.25	Yes	45.14		45.14	Yes	0.81246
367	206284010	22,185	945	1.119	4,985,463	498,546	276,000	5,261,463	2,041,448	20.68	17.46	10.68	No	18.46		18.46	No	0.33232

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
322	206190193	0.17274	1,195,964	2,686,350	3,340,308	233,822	7.02	212,187	212,187	30,226			
323	206190194	0.27811	1,985,667	2,770,298	3,444,693	241,128	6.92	173,152	173,152	25,022			
324	206560495	0.16300	719,664	1,713,064	2,130,176	149,112	7.11	88,242	88,242	12,411			
325	206190604	0.15425	666,324	1,676,114	2,084,502	145,915	7.17	101,169	101,169	14,110			
326	206011527	0.36289	1,412,160	1,509,876	1,879,419	131,559	8.35	40,047	40,047	4,796			
327	206190761	0.15725	1,107,649	2,733,095	3,397,901	237,853	6.80	176,807	176,807	26,001			
328	206301201	0.09660	504,743	2,027,389	2,521,112	176,478	7.62	125,989	125,989	16,534			
329	206380772	0.14589	1,117,021	2,970,856	3,699,740	258,982	8.76	207,551	207,551	23,693			
330	206190845	0.11593	643,389	2,153,347	2,677,134	187,399	7.47	131,196	131,196	17,563			
331	206380958	0.25216	965,390	1,485,428	1,849,870	129,491	7.89	124,646	124,646	15,798			
332	206344077	0.60768	1,577,860	1,577,860	1,823,514	127,646	10.35	-	-	-			
333	206190811	0.21445	1,536,655	2,780,219	3,457,171	242,002	7.60	195,001	195,001	25,658			
334	206374248	0.68726	1,621,027	1,621,027	1,843,695	129,059	11.91	8,730	8,730	733			
335	206190290	0.17569	977,702	2,159,210	2,684,507	187,915	7.21	135,007	135,007	18,725			
336	206190092	0.19152	1,626,669	3,295,410	4,098,343	286,884	7.49	112,687	112,687	15,045	10086	10086	75,544
337	206190972	0.26416	1,914,822	2,812,462	3,497,724	244,841	6.94	195,201	195,201	28,127			
338	206190725	0.19367	1,077,703	2,159,062	2,685,121	187,958	7.48	58,000	58,000	7,754			
339	206370717	(0.02423)	(415,633)	6,655,748	8,275,147	579,260	7.35	338,004	338,004	45,987	11577	11577	85,091
340	206190097	0.31122	2,192,246	2,733,095	3,397,901	237,853	7.46	185,023	185,023	24,802			
341	206400477	0.11844	552,260	1,809,112	2,249,378	157,456	6.98	125,584	125,584	17,992			
342	206190311	0.29395	1,592,652	2,102,245	2,614,460	183,012	7.69	110,659	110,659	14,390			
343	206190643	0.29028	2,038,002	2,724,053	3,387,329	237,113	7.08	153,700	153,700	21,709			
344	206190063	0.27033	1,959,549	2,812,462	3,497,724	244,841	7.37	212,676	212,676	28,857			
345	206190371	0.09548	1,046,243	4,251,481	5,285,623	369,994	7.31	291,903	291,903	39,932			
346	206174005	0.57368	4,466,399	4,466,399	5,205,356	364,375	11.45	230,408	230,408	20,123			
347	206190618	0.06425	301,701	1,822,063	2,265,267	158,569	6.72	5,685	5,685	846			
348	206331346	0.28480	2,042,578	2,782,699	3,460,290	242,220	7.61	97,400	97,400	12,799			
349	206371598	0.42990	1,812,901	1,812,901	2,211,003	154,770	7.71	79,953	79,953	10,370			
350	206481086	0.15508	1,064,293	2,662,758	3,313,035	231,912	8.01	168,450	168,450	21,030			
351	206380762	0.28167	3,938,358	5,425,041	6,756,047	472,923	8.76	344,671	344,671	39,346			
352	206361257	0.20249	1,401,770	2,685,970	3,338,631	233,704	7.34	169,994	169,994	23,160			
353	206190498	0.19198	829,323	1,676,114	2,084,502	145,915	7.34	128,178	128,178	17,463			
354	206190423	0.22423	2,199,973	3,806,767	4,734,293	331,400	7.69	135,882	135,882	17,670	1976	1976	15,195
355	206190128	0.23574	714,065	1,175,278	1,461,385	102,297	7.58	34,588	34,588	4,563			
356	206150060	0.43894	2,582,537	2,582,537	3,138,499	219,695	8.21	191,424	191,424	23,316			
357	206430723	0.20021	993,162	1,924,731	2,394,796	167,636	8.02	106,802	106,802	13,317			
358	206420469	0.05352	263,671	1,911,349	2,376,765	166,374	7.61	91,396	91,396	12,010			
359	206154031	0.68317	6,996,926	6,996,926	7,964,710	557,530	11.00	503,294	503,294	45,754			
360	206544041	0.63867	4,482,513	4,482,513	5,144,762	360,133	10.79	270,689	270,689	25,087			
361	206190773	0.22423	1,625,353	2,812,462	3,497,724	244,841	7.52	135,300	135,300	17,992	5796	5796	43,586
362	206150698	0.26825	4,617,858	6,679,426	8,306,128	581,429	7.63	298,058	298,058	39,064	2237	2237	17,068
363	206390894	0.09314	590,608	2,460,385	3,060,105	214,207	7.22	170,674	170,674	23,639			
364	206044159	0.76875	3,335,570	3,335,570	3,745,862	262,210	13.82	144,834	144,834	10,480			
365	206190368	0.27046	2,376,307	3,409,045	4,239,665	296,777	7.69	26,830	26,830	3,489			
366	206370732	0.18754	1,313,639	2,717,764	3,379,018	236,531	7.51	106,740	106,740	14,213			
367	206284010	0.66768	3,512,977	3,512,977	4,011,523	280,807	12.66	65,351	65,351	5,162			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
368	206190452	1/1/2013	12/31/2013	20619045241639	1/25/1961	LAKEVIEW SPECIAL CARE CENTER	LAKEVIEW	91342	89	25,272	365	1.00000	25,272	32,485	17,677	17,677	25,301	77.80%	28,615	28,615
369	206074085	7/1/2012	6/30/2013	20607408541455	9/1/1999	HOME FOR JEWISH PARENTS	DANVILLE	94506	60	20,786	365	1.00000	20,786	21,900	11,135	11,135	20,786	94.91%	19,291	19,291
370	206190554	1/1/2013	12/31/2013	20619055441639	1/1/1962	MOUNTAIN VIEW CONVALESCENT HOSPITAL	SYLMAR	91342	114	37,740	365	1.00000	37,740	41,610	22,017	22,017	30,084	90.70%	36,653	36,653
371	206344001	1/1/2013	12/31/2013	20634400141639	4/6/1987	ASIAN COMMUNITY NURSING HOME	SACRAMENTO	95831	99	33,472	365	1.00000	33,472	36,135	17,923	17,923	33,472	92.63%	31,831	31,831
372	206392288	1/1/2013	12/31/2013	20639228841639	5/10/1965	TRACY NURSING AND REHABILITATION CEN	TRACY	95378	62	20,434	365	1.00000	20,434	22,630	15,130	15,130	20,450	90.30%	19,934	19,934
373	206301233	1/1/2013	12/31/2013	20630123341639	1/1/1965	LA HABRA CONVALESCENT HOSPITAL	LA HABRA	90631	86	27,433	365	1.00000	27,433	31,390	19,773	19,773	27,433	87.39%	27,651	27,651
374	206102153	1/1/2013	12/31/2013	20610215341639	6/18/1964	KINGSBURG CARE AND REHAB CENTER	KINGSBURG CA	93631	86	30,074	365	1.00000	30,074	31,390	23,454	23,454	30,073	95.81%	27,651	27,651
375	206160741	1/1/2013	12/31/2013	20616074141639	7/1/1964	KINGS NURSING AND REHABILITATION CENT	HANFORD	93230	70	22,498	365	1.00000	22,498	25,550	13,537	13,537	22,498	88.05%	22,506	22,506
376	206541695	1/1/2013	12/31/2013	20654169541639	3/18/1968	KAWEAH MANOR	VISALIA	93277	99	32,202	365	1.00000	32,202	36,135	25,612	25,612	32,202	89.12%	31,831	31,831
377	206560539	1/1/2013	12/31/2013	20656053941639	06/12/1963	COASTAL VIEW HEALTHCARE CENTER	VENTURA	93003	99	21,317	365	1.00000	21,317	36,135	1,968	1,968	21,317	58.99%	31,831	31,831
378	206420499	1/1/2013	12/31/2013	20642049941639	09/30/1968	MISSION TERRACE CONVALESCENT HOSPITA	SANTA BARBARA	93015	138	34,564	365	1.00000	34,564	50,370	1,618	1,618	34,598	68.62%	44,370	44,370
379	206361350	1/1/2013	12/31/2013	20636135041639	4/8/1966	COMMUNITY EXTENDED CARE HOSPITAL OF	MONTCLAIR	91763	140	47,221	365	1.00000	47,221	51,100	28,005	28,005	34,644	92.41%	45,013	45,013
380	206010990	9/1/2012	8/31/2013	20601099041517	07/22/1963	THE REHABILITATION CENTER OF OAKLAND	OAKLAND	94611	70	19,620	365	1.00000	19,620	25,550	3,690	3,690	19,620	76.79%	22,506	22,506
381	206010749	1/1/2013	12/31/2013	20601074941639	12/9/1965	ST. FRANCIS EXTENDED CARE	HAYWARD	94541	62	21,336	365	1.00000	21,336	22,630	19,121	19,121	21,336	94.28%	19,934	19,934
382	206544081	1/1/2013	12/31/2013	20654408141639	4/27/2009	TWIN OAKS REHAB & NURSING CENTER	TULARE	93274	99	33,632	365	1.00000	33,632	36,135	24,791	24,791	33,632	93.07%	31,831	31,831
383	206331200	1/1/2013	12/31/2013	20633120041639	12/18/1964	SAN JACINTO HEALTHCARE	HEMET	92543	99	23,403	365	1.00000	23,403	36,135	16,758	16,758	23,403	64.77%	31,831	31,831
384	206340908	1/1/2013	12/31/2013	20634090841639	2/16/1970	COLLEGE OAK NURSING & REHABILITATION	SACRAMENTO	95841	120	34,196	365	1.00000	34,196	43,800	30,679	30,679	34,196	78.07%	38,582	38,582
385	206190892	1/1/2013	12/31/2013	20619089241639	11/1/1969	WOODRUFF CONVALESCENT CENTER	BELLFLOWER	90706	140	43,025	365	1.00000	43,025	51,100	28,562	28,562	43,025	84.20%	45,013	45,013
386	206150773	1/1/2013	12/31/2013	20615077341639	9/3/1963	PARKVIEW JULIAN CONVALESCENT	BAKERSFIELD	93304	99	34,538	365	1.00000	34,538	36,135	26,561	26,561	34,538	95.58%	31,831	31,831
387	206190208	1/1/2013	12/31/2013	20619020841639	6/24/1970	COUNTRY VILLA UNIVERSITY PARK HEALTH	LOS ANGELES	90011	88	28,550	365	1.00000	28,550	32,120	25,347	25,347	28,550	88.89%	28,294	28,294
388	206100704	1/1/2013	12/31/2013	20610070441639	3/16/1960	GOLDEN LIVINGCENTER - COUNTRY VIEW	FRESNO	93706	59	20,897	365	1.00000	20,897	21,535	18,157	18,157	20,897	97.04%	18,970	18,970
389	206190214	1/1/2013	12/31/2013	20619021441639	4/26/1963	COUNTRY MANOR HEALTHCARE	LAKE VIEW TERRACE	91342	99	29,824	365	1.00000	29,824	36,135	19,958	19,958	29,824	82.53%	31,831	31,831
390	206361333	1/1/2013	12/31/2013	20636133341639	11/29/1969	VILLA MESA CARE CENTER	UPLAND	91786	99	33,308	365	1.00000	33,308	36,135	25,320	25,320	33,308	92.18%	31,831	31,831
391	206370715	1/1/2013	12/31/2013	20637071541639	1/7/1957	PARKWAY HILLS NURSING AND REHABILITAI	LA MESA	92041	60	19,761	365	1.00000	19,761	21,900	12,461	12,461	19,761	90.23%	19,291	19,291
392	206430720	1/1/2013	12/31/2013	20643072041639	9/1/1967	STONEBROOK HEALTH AND REHABILITATION	LOS GATOS	95032	73	22,405	365	1.00000	22,405	26,645	11,065	11,065	22,417	84.09%	23,471	23,471
393	206190594	1/1/2013	12/31/2013	20619059441639	3/13/1972	PALMCREST CARE AND REHABILITATION CE	LONG BEACH	90807	99	34,470	365	1.00000	34,470	36,135	24,552	24,552	34,470	95.39%	31,831	31,831
394	206190322	8/1/2012	7/31/2013	20619032241486	6/7/1963	ISOCARE CONVALESCENT HOSPITAL OF GLE	GLENDALE	91201	94	25,176	365	1.00000	25,176	34,310	13,695	13,695	16,455	73.38%	30,223	30,223
395	206190037	1/1/2013	12/31/2013	20619003741639	7/31/1963	SEAPORT 17TH CARE CENTER	SANTA MONICA	90404	72	20,921	365	1.00000	20,921	26,280	9,289	9,289	20,921	79.61%	23,149	23,149
396	206100689	6/1/2012	5/31/2013	20610068941425	2/16/1962	CALIFORNIA ARMENIAN HOME	FRESNO	93727	120	42,466	365	1.00000	42,466	43,800	29,743	29,743	42,485	96.95%	38,582	38,582
397	206370793	1/1/2013	12/31/2013	20637079341639	4/14/1958	PRESIDIO HEALTH CARE CENTER	SPRING VALLEY	91977	50	17,057	365	1.00000	17,057	18,250	5,588	5,588	17,057	93.46%	16,076	16,076
398	206190896	1/1/2013	12/31/2013	20619089641639	2/1/1967	YORK HEALTHCARE AND WELLNESS CENTRE	LOS ANGELES	90042	107	31,566	365	1.00000	31,566	39,055	19,968	19,968	31,566	80.82%	34,403	34,403
399	206010807	1/1/2013	12/31/2013	20601080741639	5/17/1966	ELMWOOD CARE CENTER	BERKELEY	94705	77	26,028	365	1.00000	26,028	28,105	12,130	12,130	26,021	92.61%	24,757	24,757
400	206191117	1/1/2013	12/31/2013	20619111741639	3/25/1980	DOWNEY COMMUNITY HEALTH CENTER	DOWNEY	90241	198	68,943	365	1.00000	68,943	72,270	30,760	30,760	43,655	95.40%	63,661	63,661
401	206190014	1/1/2013	12/31/2013	20619001441639	9/27/1965	IVY CREEK HEALTHCARE AND WELLNESS CE	SAN GABRIEL	91775	98	34,287	365	1.00000	34,287	35,770	23,756	23,756	34,287	95.85%	31,509	31,509
402	206301130	1/1/2013	12/31/2013	20630113041639	10/14/1960	BUENA VISTA CARE CENTER	ANAHEIM	92802	99	30,053	365	1.00000	30,053	36,135	22,653	22,653	30,053	83.17%	31,831	31,831
403	206190496	7/1/2012	6/30/2013	20619049641455	3/29/1963	MAGNOLIA GARDENS CONVALESCENT HOSP	GRANDA HILLS	91344	99	34,379	365	1.00000	34,379	36,135	21,010	21,010	34,379	95.14%	31,831	31,831
404	206190546	1/1/2013	12/31/2013	20619054641639	1/26/1965	MONTEREY PARK CONVALESCENT HOSPITAL	MONTEREY PARK	91754	89	31,739	365	1.00000	31,739	32,485	25,386	25,386	31,739	97.70%	28,615	28,615
405	206541740	1/1/2013	12/31/2013	20654174041639	2/23/1966	SUN VILLA	PORTERVILLE	93257	99	31,644	365	1.00000	31,644	36,135	27,483	27,483	31,644	87.57%	31,831	31,831
406	206301171	1/1/2013	12/31/2013	20630117141639	5/29/1962	BUENA PARK NURSING CENTER	BUENA PARK	90620	143	47,779	365	1.00000	47,779	52,195	28,529	28,529	34,168	91.54%	45,977	45,977
407	206070935	1/1/2013	12/31/2013	20607093541639	10/20/1964	DANVILLE REHABILITATION	DANVILLE	94526	53	15,198	365	1.00000	15,198	19,345	6,234	6,234	15,198	78.56%	17,041	17,041
408	206301120	1/1/2013	12/31/2013	20630112041639	6/30/1965	ANAHEIM CREST NURSING CENTER	ANAHEIM	92804	83	26,254	365	1.00000	26,254	30,295	21,121	21,121	26,254	86.66%	26,686	26,686
409	206190056	1/1/2013	12/31/2013	20619005641639	2/19/1969	COUNTRY VILLA BAY VISTA HEALTHCARE CE	LONG BEACH, CA	90805	70	22,792	365	1.00000	22,792	25,550	15,635	15,635	22,792	89.21%	22,506	22,506
410	206210957	1/1/2013	12/31/2013	20621095741639	05/16/1966	KINDRED TRANSITIONAL & REHAB-LARKSPU	GREENBRAE	94904	72	15,210	365	1.00000	15,210	26,280	1,312	1,312	15,210	57.88%	23,149	23,149
411	206331256	1/1/2013	12/31/2013	20633125641639	1/1/1962	MEADOWBROOK HEALTH CARE CENTER	HEMET	92543	64	20,022	365	1.00000	20,022	23,360	15,002	15,002	20,022	85.71%	20,577	20,577
412	206301215	1/1/2013	12/31/2013	20630121541639	8/22/1962	GARDEN PARK CARE CENTER	GARDEN GROVE	92840	124	41,112	365	1.00000	41,112	45,260	26,219	26,219	30,839	90.84%	39,869	39,869
413	206491003	1/1/2013	12/31/2013	20649100341639	6/1/1967	CLOVERDALE HEALTHCARE CENTER	CLOVERDALE	95425	72	21,364	365	1.00000	21,364	26,280	15,130	15,130	21,364	81.29%	23,149	23,149

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
368	206190452	28,615	913	1.059	6,085,724	608,572	356,000	6,441,724	2,499,389	55.05	48.50	45.05	Yes	49.50		49.50	Yes	0.89099
369	206074085	20,786	945	1.119	4,335,185	433,519	240,000	4,575,185	1,775,172	16.43	15.40	6.42	No	16.40		16.40	No	0.29528
370	206190554	37,740	913	1.059	7,795,197	779,520	456,000	8,251,197	3,201,465	54.12	47.52	44.12	Yes	48.52		48.52	Yes	0.87329
371	206344001	33,472	958	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	28.84	26.56	18.84	No	27.56		27.56	No	0.49617
372	206392288	20,434	953	1.073	4,295,539	429,554	248,000	4,543,539	1,762,893	50.76	44.64	40.76	Yes	45.64		45.64	Yes	0.82161
373	206301233	27,651	906	1.040	5,775,081	577,508	344,000	6,119,081	2,374,203	51.12	44.11	41.11	Yes	45.11		45.11	Yes	0.81192
374	206102153	30,074	936	1.067	5,925,011	592,501	344,000	6,269,011	2,432,376	51.66	40.36	41.65	Yes	41.36		41.36	Yes	0.74453
375	206160741	22,506	932	1.063	4,804,604	480,460	280,000	5,084,604	1,972,826	51.62	40.76	41.62	Yes	41.76		41.76	Yes	0.75164
376	206541695	32,202	932	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	47.91	41.80	37.90	Yes	42.80		42.80	Yes	0.77031
377	206560539	31,831	930	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	52.68			No	52.68		52.68	Yes	0.94818
378	206420499	44,370	930	1.060	9,445,202	944,520	552,000	9,997,202	3,878,914	47.37	46.24		No	47.24		47.24	Yes	0.85038
379	206361350	47,221	917	1.055	9,536,891	953,689	560,000	10,096,891	3,917,594	49.85	43.73	39.85	Yes	44.73	44.29	44.29	Yes	0.79729
380	206010990	22,506	946	1.167	5,274,669	527,467	280,000	5,554,669	2,155,212	52.57			No	52.57	49.56	49.56	Yes	0.89205
381	206010749	21,336	945	1.119	4,479,691	447,969	248,000	4,727,691	1,834,344	50.18	44.06	40.18	Yes	45.06		45.06	Yes	0.81113
382	206544081	33,632	932	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	6.77	5.77		No	6.77		6.77	No	0.12181
383	206331200	31,831	925	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	51.16	45.04	41.15	Yes	46.04		46.04	Yes	0.82864
384	206340908	38,582	958	1.087	8,422,424	842,242	480,000	8,902,424	3,454,140	45.99	39.88	35.98	Yes	40.88		40.88	Yes	0.73589
385	206190892	45,013	907	1.040	9,401,295	940,129	560,000	9,961,295	3,864,982	46.28	39.88	36.28	Yes	40.88		40.88	Yes	0.73588
386	206150773	34,538	933	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	52.45	46.33	42.44	Yes	47.33		47.33	Yes	0.85185
387	206190208	28,550	900	1.072	6,091,213	609,121	352,000	6,443,213	2,499,967	45.64	39.53	35.63	Yes	40.53		40.53	Yes	0.72959
388	206100704	20,897	937	1.067	4,064,833	406,483	236,000	4,300,833	1,668,723	55.92	48.90	45.91	Yes	49.90		49.90	Yes	0.89819
389	206190214	31,831	913	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	52.81	39.59	42.80	Yes	40.59		40.59	Yes	0.73062
390	206361333	33,308	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	46.21	40.10	36.20	Yes	41.10		41.10	Yes	0.73977
391	206370715	19,761	920	1.045	4,048,497	404,850	240,000	4,288,497	1,663,937	59.11	52.96	49.10	Yes	53.96		53.96	Yes	0.97136
392	206430720	23,471	950	1.120	5,279,189	527,919	292,000	5,571,189	2,161,621	48.45	39.53	38.45	Yes	40.53		40.53	Yes	0.72962
393	206190594	34,470	908	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	43.92	35.86	33.91	Yes	36.86		36.86	Yes	0.66349
394	206190322	30,223	912	1.043	6,330,507	633,051	376,000	6,706,507	2,602,125	52.69	46.56	42.68	Yes	47.56		47.56	Yes	0.85603
395	206190037	23,149	904	1.032	4,797,760	479,776	288,000	5,085,760	1,973,275	52.54	42.97	42.54	Yes	43.97		43.97	Yes	0.79140
396	206100689	42,466	937	1.067	8,267,457	826,746	480,000	8,747,457	3,394,013	53.99	47.87	43.99	Yes	48.87		48.87	Yes	0.87959
397	206370793	17,057	919	1.045	3,373,748	337,375	200,000	3,573,748	1,386,614	57.84	40.16	47.84	Yes	41.16		41.16	Yes	0.74095
398	206190896	34,403	900	1.072	7,406,361	740,636	428,000	7,834,361	3,039,732	49.03	42.92	39.03	Yes	43.92	41.60	41.60	Yes	0.74879
399	206010807	26,028	947	1.168	5,807,108	580,711	308,000	6,115,108	2,372,662	49.75	48.74		No	49.74		49.74	Yes	0.89532
400	206191117	68,943	902	1.072	13,705,228	1,370,523	792,000	14,497,228	5,624,925	35.88	33.28	25.87	No	34.28	33.02	33.02	No	0.59438
401	206190014	34,287	917	1.055	6,675,823	667,582	392,000	7,067,823	2,742,315	50.38	43.91	40.38	Yes	44.91		44.91	Yes	0.80831
402	206301130	31,831	928	1.062	6,788,691	678,869	396,000	7,184,691	2,787,660	55.34	47.98	45.33	Yes	48.98		48.98	Yes	0.88165
403	206190496	34,379	913	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	52.88	45.16	42.88	Yes	46.16		46.16	Yes	0.83085
404	206190546	31,739	917	1.055	6,062,738	606,274	356,000	6,418,738	2,490,470	51.05	43.92	41.04	Yes	44.92		44.92	Yes	0.80848
405	206541740	31,831	932	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	49.97	43.86	39.97	Yes	44.86		44.86	Yes	0.80739
406	206301171	47,779	906	1.040	9,602,751	960,275	572,000	10,174,751	3,947,803	53.72	47.59	43.71	Yes	48.59	46.58	46.58	Yes	0.83851
407	206070935	17,041	945	1.119	3,829,413	382,941	212,000	4,041,413	1,568,068	51.32	40.29	41.31	Yes	41.29		41.29	Yes	0.74316
408	206301120	26,686	928	1.062	5,691,528	569,153	332,000	6,023,528	2,337,129	50.62	41.94	40.62	Yes	42.94		42.94	Yes	0.77298
409	206190056	22,792	908	1.040	4,700,647	470,065	280,000	4,980,647	1,932,491	46.98	39.86	36.98	Yes	40.86		40.86	Yes	0.73541
410	206210957	23,149	949	1.180	5,485,811	548,581	288,000	5,773,811	2,240,238	49.75	48.75		No	49.75	47.61	47.61	Yes	0.85704
411	206331256	20,577	925	1.060	4,380,384	438,038	256,000	4,636,384	1,798,917	54.12	47.50	44.12	Yes	48.50		48.50	Yes	0.87307
412	206301215	41,112	928	1.062	8,503,006	850,301	496,000	8,999,006	3,491,614	53.48	44.97	43.48	Yes	45.97		45.97	Yes	0.82750
413	206491003	23,149	954	1.156	5,374,235	537,423	288,000	5,662,235	2,196,947	48.70	38.64	38.70	Yes	39.64	39.30	39.30	Yes	0.70744

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
368	206190452	0.10901	702,239	2,499,389	3,107,961	217,557	7.60	134,345	134,345	17,677			
369	206074085	0.70472	3,224,230	3,224,230	3,657,749	256,042	12.32	137,183	137,183	11,135			
370	206190554	0.12671	1,045,498	3,201,465	3,980,984	278,669	7.38	162,485	162,485	22,017	6561	6561	48,420
371	206344001	0.50383	3,700,386	3,700,386	4,395,235	307,666	9.19	164,712	164,712	17,923			
372	206392288	0.17839	810,538	1,762,893	2,192,447	153,471	7.51	113,626	113,626	15,130			
373	206301233	0.18808	1,150,850	2,374,203	2,951,712	206,620	7.47	147,704	147,704	19,773			
374	206102153	0.25547	1,601,524	2,432,376	3,024,877	211,741	7.04	165,116	165,116	23,454			
375	206160741	0.24836	1,262,806	1,972,826	2,453,287	171,730	7.63	103,287	103,287	13,537			
376	206541695	0.22969	1,651,709	2,790,140	3,469,648	242,875	7.54	193,114	193,114	25,612			
377	206560539	0.05182	371,642	2,782,699	3,460,290	242,220	7.61	14,976	14,976	1,968			
378	206420499	0.14962	1,495,811	3,878,914	4,823,435	337,640	7.61	12,313	12,313	1,618			
379	206361350	0.20271	2,046,713	3,917,594	4,871,283	340,990	7.22	202,196	202,196	28,005	11162	11162	80,590
380	206010990	0.10795	599,622	2,155,212	2,682,678	187,787	8.34	30,775	30,775	3,690			
381	206010749	0.18887	892,914	1,834,344	2,282,313	159,762	7.49	143,216	143,216	19,121			
382	206544081	0.87819	6,315,150	6,315,150	6,994,658	489,626	14.56	360,957	360,957	24,791			
383	206331200	0.17136	1,228,982	2,782,699	3,460,290	242,220	7.61	127,528	127,528	16,758			
384	206340908	0.26411	2,351,261	3,454,140	4,296,383	300,747	7.79	238,989	238,989	30,679			
385	206190892	0.26412	2,630,999	3,864,982	4,805,112	336,358	7.47	213,358	213,358	28,562			
386	206150773	0.14815	1,065,341	2,790,140	3,469,648	242,875	7.03	186,724	186,724	26,561			
387	206190208	0.27041	1,742,308	2,499,967	3,109,088	217,636	7.62	193,144	193,144	25,347			
388	206100704	0.10181	437,858	1,668,723	2,075,207	145,264	6.95	126,191	126,191	18,157			
389	206190214	0.26938	1,930,216	2,780,219	3,457,171	242,002	7.60	151,681	151,681	19,958			
390	206361333	0.26023	1,858,024	2,770,298	3,444,693	241,128	7.24	183,317	183,317	25,320			
391	206370715	0.02864	122,820	1,663,937	2,068,787	144,815	7.33	91,339	91,339	12,461			
392	206430720	0.27038	1,506,362	2,161,621	2,689,540	188,268	8.02	88,741	88,741	11,065			
393	206190594	0.33651	2,370,419	2,733,095	3,397,901	237,853	6.90	169,409	169,409	24,552			
394	206190322	0.14397	965,517	2,602,125	3,235,175	226,462	7.49	102,576	102,576	13,695			
395	206190037	0.20860	1,060,897	1,973,275	2,453,051	171,714	7.42	68,924	68,924	9,289			
396	206100689	0.12041	1,053,280	3,394,013	4,220,759	295,453	6.96	207,011	207,011	29,743			
397	206370793	0.25905	925,765	1,386,614	1,723,989	120,679	7.08	39,563	39,563	5,588			
398	206190896	0.25121	1,968,052	3,039,732	3,780,368	264,626	7.69	153,554	153,554	19,968			
399	206010807	0.10468	640,160	2,372,662	2,953,372	206,736	7.94	96,312	96,312	12,130			
400	206191117	0.40562	5,880,318	5,880,318	7,250,841	507,559	7.36	226,394	226,394	30,760			
401	206190014	0.19169	1,354,806	2,742,315	3,409,898	238,693	6.96	165,342	165,342	23,756			
402	206301130	0.11835	850,324	2,787,660	3,466,529	242,657	7.62	172,616	172,616	22,653			
403	206190496	0.16915	1,212,043	2,780,219	3,457,171	242,002	7.04	147,910	147,910	21,010			
404	206190546	0.19152	1,229,341	2,490,470	3,096,744	216,772	6.83	173,386	173,386	25,386			
405	206541740	0.19261	1,385,050	2,790,140	3,469,648	242,875	7.63	209,695	209,695	27,483			
406	206301171	0.16149	1,643,105	3,947,803	4,908,079	343,566	7.19	205,124	205,124	28,529	11993	11993	86,230
407	206070935	0.25684	1,037,996	1,568,068	1,951,010	136,571	8.01	49,934	49,934	6,234			
408	206301120	0.22702	1,367,445	2,337,129	2,906,282	203,440	7.62	160,942	160,942	21,121			
409	206190056	0.26459	1,317,847	1,932,491	2,402,556	168,179	7.38	115,386	115,386	15,635			
410	206210957	0.14296	825,432	2,240,238	2,788,820	195,217	8.43	11,060	11,060	1,312			
411	206331256	0.12693	588,508	1,798,917	2,236,955	156,587	7.61	114,165	114,165	15,002			
412	206301215	0.17250	1,552,352	3,491,614	4,341,915	303,934	7.39	193,758	193,758	26,219	9113	9113	67,345
413	206491003	0.29256	1,656,556	2,196,947	2,734,371	191,406	8.27	125,125	125,125	15,130			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
414	206190209	1/1/2013	12/31/2013	20619020941639	4/29/1970	HARBOR CARE CENTER	TORRANCE	90502	127	40,931	365	1.00000	40,931	46,355	33,566	33,566	40,931	88.30%	40,833	40,833
415	206154001	1/1/2013	12/31/2013	20615400141639	12/10/1986	RIDGECREST HEALTHCARE CENTER	RIDGECREST	93555	99	28,947	365	1.00000	28,947	36,135	18,426	18,426	28,947	80.11%	31,831	31,831
416	206071061	1/1/2013	12/31/2013	20607106141639	7/9/1970	TAMPICO TERRACE CARE CENTER	WALNUT CREEK	94598	128	31,500	365	1.00000	31,500	46,720	18,187	18,187	31,500	67.42%	41,155	41,155
417	206544043	1/1/2013	12/31/2013	20654404341639	4/22/1996	LINDSAY GARDENS	LINDSAY	93247	99	34,256	365	1.00000	34,256	36,135	30,657	30,657	34,256	94.80%	31,831	31,831
418	206361241	1/1/2013	12/31/2013	20636124141639	10/1/1954	LAUREL CONVALESCENT HOSPITAL	FONTANA	92335	99	34,802	365	1.00000	34,802	36,135	25,161	25,161	34,802	96.31%	31,831	31,831
419	206073625	10/1/2012	9/30/2013	20607362541547	2/15/1979	SAN MIGUEL VILLA	CONCORD	94518	190	63,315	365	1.00000	63,315	69,350	51,057	51,057	63,315	91.30%	61,089	61,089
420	206190212	1/1/2013	12/31/2013	20619021241639	10/14/1969	CATERED MANOR NURSING CENTER	LONG BEACH	90807	83	25,893	365	1.00000	25,893	30,295	13,418	13,418	25,893	85.47%	26,686	26,686
421	206190790	1/1/2013	12/31/2013	20619079041639	1/23/1964	CHINO VALLEY HEALTH CARE CENTER	POMONA	91766	102	36,641	365	1.00000	36,641	37,230	24,897	24,897	36,641	98.42%	32,795	32,795
422	206334020	6/1/2012	5/31/2013	20633402041425	1/5/1989	MANORCARE HEALTH SERVICES (PALM DESE	PALM DESERT	92260	178	39,339	365	1.00000	39,339	64,970	16,676	16,676	39,407	60.55%	57,231	57,231
423	206190028	1/1/2013	12/31/2013	20619002841639	4/23/1969	EL RANCHO VISTA HEALTH CARE CENTER	PICO RIVERA	90660	86	30,023	365	1.00000	30,023	31,390	16,523	16,523	30,023	95.65%	27,651	27,651
424	206301348	1/1/2013	12/31/2013	20630134841639	1/15/1970	GREENFIELD CARE CENTER OF FULLERTON	FULLERTON	92635	99	32,615	365	1.00000	32,615	36,135	26,251	26,251	32,615	90.26%	31,831	31,831
425	206361191	1/1/2013	12/31/2013	20636119141639	12/10/1964	GRAND TERRACE CARE CENTER	GRAND TERRACE	92313	59	19,890	365	1.00000	19,890	21,535	5,944	5,944	19,890	92.36%	18,970	18,970
426	206190515	4/1/2012	3/31/2013	20619051541364	2/26/1951	VILLA GARDENS HEALTH CARE UNIT	PASADENA	91101	54	18,264	365	1.00000	18,264	19,710	1,277	1,277	18,264	92.66%	17,362	17,362
427	206051802	1/1/2013	12/31/2013	20605180241639	12/1/1969	MARK TWAIN CONVALESCENT HOSPITAL	SAN ANDREAS	95249	99	31,278	365	1.00000	31,278	36,135	20,104	20,104	31,285	86.56%	31,831	31,831
428	206190472	1/1/2013	12/31/2013	20619047241639	11/20/1959	LOMITA POST - ACUTE CARE CENTER	LOMITA	90717	71	19,858	365	1.00000	19,858	25,915	8,128	8,128	19,858	76.63%	22,828	22,828
429	206344052	1/1/2013	12/31/2013	20634405241639	2/22/1991	AMERICAN RIVER CARE CENTER	CARMICHAEL	95608	99	26,640	365	1.00000	26,640	36,135	19,306	19,306	26,649	73.72%	31,831	31,831
430	206370655	1/1/2013	12/31/2013	20637065541639	1/1/1950	ARROYO VISTA NURSING CENTER	SAN DIEGO	92105	53	17,675	365	1.00000	17,675	19,345	9,941	9,941	17,680	91.37%	17,041	17,041
431	206341182	1/1/2013	12/31/2013	20634118241639	6/16/1969	SACRAMENTO SUB-ACUTE	SACRAMENTO	95841	99	33,238	365	1.00000	33,238	36,135	14,315	14,315	18,735	91.98%	31,831	31,831
432	206331117	1/1/2013	12/31/2013	20633111741639	11/6/1963	VISTA PACIFICA CONVALESCENT HOSPITAL	RIVERSIDE	92509	49	17,724	365	1.00000	17,724	17,885	15,930	15,930	17,724	99.10%	15,754	15,754
433	206190190	1/1/2013	12/31/2013	20619019041639	2/27/1969	COLONIAL CARE CENTER	LONG BEACH	90802	196	70,497	365	1.00000	70,497	71,540	45,510	45,510	57,896	98.54%	63,018	63,018
434	206190537	1/1/2013	12/31/2013	20619053741639	8/19/1966	SIERRA VIEW CARE CENTER	BALDWIN PARK	91706	98	33,083	365	1.00000	33,083	35,770	28,236	28,236	33,083	92.49%	31,509	31,509
435	206190118	7/1/2012	6/30/2013	20619011841455	5/24/1964	BURLINGTON CONVALESCENT HOSPITAL	LOS ANGELES	90057	124	43,045	365	1.00000	43,045	45,260	34,185	34,185	43,045	95.11%	39,869	39,869
436	206371321	1/1/2013	12/31/2013	20637132141639	4/11/1978	REDWOOD TERRACE HEALTH CENTER	ESCONDIDO	92025	59	18,146	365	1.00000	18,146	21,535	7,385	7,385	18,146	84.26%	18,970	18,970
437	206190623	1/1/2013	12/31/2013	20619062341639	1/21/1966	PLAYA DEL REY CARE AND REHABILITATION	PLAYA DEL REY	90293	99	32,146	365	1.00000	32,146	36,135	21,399	21,399	32,152	88.96%	31,831	31,831
438	206044028	1/1/2013	12/31/2013	20604402841639	3/1/1995	CALIFORNIA PARK REHABILITATION HOSPIT	CHICO	95928	90	30,054	365	1.00000	30,054	32,850	18,366	18,366	30,054	91.49%	28,937	28,937
439	206190767	1/1/2013	12/31/2013	20619076741639	10/17/1958	STUDIO CITY REHABILITATION CENTER	STUDIO CITY	91604	181	62,126	365	1.00000	62,126	66,065	31,634	31,634	43,967	94.04%	58,195	58,195
440	206190947	1/1/2013	12/31/2013	20619094741639	8/7/1979	JEANNE JUGAN RESIDENCE	SAN PEDRO	90732	27	9,711	365	1.00000	9,711	9,855	9,642	9,642	9,711	98.54%	8,681	8,681
441	206121065	11/1/2012	10/31/2013	20612106541578	2/5/1963	SEAVIEW REHABILITATION AND WELLNESS C	EUREKA	95503	99	29,106	365	1.00000	29,106	36,135	17,632	17,632	29,107	80.55%	31,831	31,831
442	206190122	1/1/2013	12/31/2013	20619012241639	9/17/1954	MISSION CARE CENTER	ROSEMEAD	91770	59	17,539	365	1.00000	17,539	21,535	3,719	3,719	17,541	81.44%	18,970	18,970
443	206341499	1/1/2013	12/31/2013	20634149941639	6/29/1966	CASA COLOMA HEALTH CARE CENTER	RANCHO CORDOVA	95670	138	45,224	365	1.00000	45,224	50,370	36,027	36,027	45,224	89.78%	44,370	44,370
444	206190858	1/1/2013	12/31/2013	20619085841639	9/3/1957	ATHERTON BAPTIST HOMES - SAM B. WEST HE	ALHAMBRA	91801	99	33,695	365	1.00000	33,695	36,135	15,229	15,229	33,695	93.25%	31,831	31,831
445	206194113	1/1/2013	12/31/2013	20619411341639	1/13/1989	VILLA SCALABRINI	SUN VALLEY	91352	58	20,915	365	1.00000	20,915	21,170	13,355	13,355	20,915	98.80%	18,648	18,648
446	206190665	1/1/2013	12/31/2013	20619066541639	12/5/1966	ROYAL OAKS CONVALESCENT HOSPITAL	GLENDALE	91206	136	43,147	365	1.00000	43,147	49,640	35,020	35,020	43,147	86.92%	43,727	43,727
447	206190231	1/1/2013	12/31/2013	20619023141639	4/27/1960	DEL AMO GARDENS CONVALESCENT HOSPIT	TORRANCE	90505	94	30,592	365	1.00000	30,592	34,310	19,635	19,635	30,592	89.16%	30,223	30,223
448	206540809	1/1/2013	12/31/2013	20654080941639	12/7/1964	TULARE NURSING AND REHABILITATION CEN	TULARE	93274	97	30,010	365	1.00000	30,010	35,405	22,410	22,410	30,010	84.76%	31,187	31,187
449	206190536	1/1/2013	12/31/2013	20619053641639	4/4/1967	MIRADA HILLS REHABILITATION AND CONV	LA MIRADA	90638	142	40,204	365	1.00000	40,204	51,830	27,243	27,243	40,204	77.57%	45,656	45,656
450	206481105	1/1/2013	12/31/2013	20648110541639	8/6/1965	ORCHARD POST ACUTE CARE HOSPITAL	VACAVILLE	95688	87	23,338	365	1.00000	23,338	31,755	16,591	16,591	23,338	73.49%	27,972	27,972
451	206190018	1/1/2013	12/31/2013	20619001841639	4/30/1960	ALHAMBRA HEALTHCARE AND WELLNESS CI	ALHAMBRA	91801	97	33,022	365	1.00000	33,022	35,405	21,475	21,475	33,022	93.27%	31,187	31,187
452	206301259	6/1/2012	5/31/2013	20630125941425	12/8/1964	MESA VERDE CONVALESCENT HOSPITAL	COSTA MESA	92627	80	24,143	365	1.00000	24,143	29,200	513	513	24,143	82.68%	25,722	25,722
453	206430908	4/1/2012	3/31/2013	20643090841364	6/5/1964	SUNNY VIEW MANOR	CUPERTINO	95014	48	16,637	365	1.00000	16,637	17,520	3,848	3,848	16,637	94.96%	15,433	15,433
454	206361146	1/1/2013	12/31/2013	20636114641639	1/1/1968	CITRUS NURSING CENTER	FONTANA	92335	99	33,763	365	1.00000	33,763	36,135	24,244	24,244	33,763	93.44%	31,831	31,831
455	206301181	1/1/2013	12/31/2013	20630118141639	11/20/1969	GARDEN GROVE CONVALESCENT HOSPITAL &	GARDEN GROVE	92841	99	33,050	365	1.00000	33,050	36,135	26,972	26,972	33,040	91.46%	31,831	31,831
456	206190299	1/1/2013	12/31/2013	20619029941639	10/28/1968	SAN FERNANDO POST ACUTE HOSPITAL	SYLMAR	91342	204	68,627	365	1.00000	68,627	74,460	39,576	39,576	48,746	92.17%	65,590	65,590
457	206044003	1/1/2013	12/31/2013	20604400341639	8/26/1987	OLIVE RIDGE POST ACUTE CARE	OROVILLE	95966	126	38,190	365	1.00000	38,190	45,990	27,792	27,792	38,582	83.04%	40,512	40,512
458	206190404	1/1/2013	12/31/2013	20619040441639	10/20/1969	IMPERIAL CONVALESCENT HOSPITAL	LA MIRADA	90638	99	32,529	365	1.00000	32,529	36,135	23,242	23,242	32,529	90.02%	31,831	31,831
459	206160726	1/1/2013	12/31/2013	20616072641639	4/16/1965	HANFORD NURSING AND REHABILITATION C	HANFORD	93230	124	28,695	365	1.00000	28,695	45,260	24,610	24,610	28,695	63.40%	39,869	39,869

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
414	206190209	40,931	905	1.032	8,462,715	846,272	508,000	8,970,715	3,480,637	45.79	38.84	35.79	Yes	39.84		39.84	Yes	0.71717
415	206154001	31,831	935	1.025	6,552,173	655,217	396,000	6,948,173	2,695,891	29.16	28.10	19.16	No	29.10		29.10	No	0.52387
416	206071061	41,155	945	1.119	9,248,395	924,839	512,000	9,760,395	3,787,033	45.60	39.49	35.59	Yes	40.49	40.04	40.04	Yes	0.72075
417	206544043	34,256	932	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	19.79	18.76	9.79	No	19.76		19.76	No	0.35562
418	206361241	34,802	923	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	61.38	53.61	51.37	Yes	54.61		54.61	Yes	0.98300
419	206073625	63,315	945	1.119	13,728,086	1,372,809	760,000	14,488,086	5,621,377	36.99	35.90	26.98	No	36.90		36.90	Yes	0.66428
420	206190212	26,686	908	1.040	5,573,625	557,362	332,000	5,905,625	2,291,382	46.33	39.07	36.33	Yes	40.07		40.07	Yes	0.72126
421	206190790	36,641	917	1.055	6,948,306	694,831	408,000	7,356,306	2,854,247	52.06	45.05	42.05	Yes	46.05		46.05	Yes	0.82888
422	206334020	57,231	922	1.036	11,907,102	1,190,710	712,000	12,619,102	4,896,211	27.09	23.56	17.08	No	24.56	23.71	23.71	No	0.42675
423	206190028	30,023	906	1.040	5,775,081	577,508	344,000	6,119,081	2,374,203	46.81	40.35	36.80	Yes	41.35	40.83	40.83	Yes	0.73495
424	206301348	32,615	926	1.034	6,609,704	660,970	396,000	7,005,704	2,718,213	46.08	39.97	36.07	Yes	40.97		40.97	Yes	0.73746
425	206361191	19,890	923	1.021	3,889,592	388,959	236,000	4,125,592	1,600,730	51.18	38.12	40.87	Yes	39.12		39.12	Yes	0.70421
426	206190515	18,264	911	1.043	3,636,674	363,667	216,000	3,852,674	1,494,838	64.98	58.82	54.97	Yes	59.82		59.82	Yes	1.07670
427	206051802	31,831	952	1.080	6,903,753	690,375	396,000	7,299,753	2,832,304	46.20	38.68	36.19	Yes	39.68		39.68	Yes	0.71422
428	206190472	22,828	907	1.040	4,767,800	476,780	284,000	5,051,800	1,960,098	56.24	26.56	46.23	Yes	27.56		27.56	No	0.49605
429	206344052	31,831	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	24.96	23.53	14.95	No	24.53		24.53	No	0.44147
430	206370655	17,675	921	1.045	3,576,173	357,617	212,000	3,788,173	1,469,811	66.13	53.87	56.12	Yes	54.87		54.87	Yes	0.98764
431	206341182	33,238	958	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	46.66	35.28	36.65	Yes	36.28	35.48	35.48	Yes	0.63867
432	206331117	17,724	925	1.060	3,353,731	335,373	196,000	3,549,731	1,377,296	52.27	44.56	42.27	Yes	45.56	45.11	45.11	Yes	0.81206
433	206190190	70,497	908	1.040	13,161,813	1,316,181	784,000	13,945,813	5,410,975	46.96	39.79	36.95	Yes	40.79	40.37	40.37	Yes	0.72667
434	206190537	33,083	917	1.055	6,675,823	667,582	392,000	7,067,823	2,742,315	49.49	42.77	39.48	Yes	43.77		43.77	Yes	0.78778
435	206190118	43,045	900	1.072	8,583,072	858,307	496,000	9,079,072	3,522,680	51.73	45.60	41.72	Yes	46.60		46.60	Yes	0.83887
436	206371321	18,970	920	1.045	3,981,022	398,102	236,000	4,217,022	1,636,205	37.84	36.75	27.83	No	37.75		37.75	Yes	0.67952
437	206190623	32,146	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	50.06	41.98	40.06	Yes	42.98		42.98	Yes	0.77362
438	206044028	30,054	959	1.077	6,258,705	625,871	360,000	6,618,705	2,568,058	20.94	18.88	10.93	No	19.88		19.88	No	0.35785
439	206190767	62,126	916	1.059	12,376,585	1,237,659	724,000	13,100,585	5,083,027	57.33	51.19	47.33	Yes	52.19		52.19	Yes	0.93949
440	206190947	9,711	907	1.040	1,813,107	181,311	108,000	1,921,107	745,389	36.51	16.99	26.51	No	17.99	17.86	17.86	No	0.32148
441	206121065	31,831	955	1.084	6,929,323	692,932	396,000	7,325,323	2,842,225	53.02	46.57	43.02	Yes	47.57	47.22	47.22	Yes	0.84991
442	206190122	18,970	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	61.42	50.87	51.41	Yes	51.87	51.26	51.26	Yes	0.92268
443	206341499	45,224	956	1.087	9,685,787	968,579	552,000	10,237,787	3,972,262	49.63	43.51	39.62	Yes	44.51		44.51	Yes	0.80120
444	206190858	33,695	918	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	58.45	49.41	48.45	Yes	50.41		50.41	Yes	0.90735
445	206194113	20,915	913	1.059	3,965,978	396,598	232,000	4,197,978	1,628,815	27.07	26.01	17.06	No	27.01		27.01	No	0.48625
446	206190665	43,727	912	1.043	9,159,031	915,903	544,000	9,703,031	3,764,776	49.19	42.52	39.19	Yes	43.52		43.52	Yes	0.78337
447	206190231	30,592	905	1.032	6,263,742	626,374	376,000	6,639,742	2,576,220	55.80	43.68	45.80	Yes	44.68		44.68	Yes	0.80428
448	206540809	31,187	932	1.063	6,657,809	665,781	388,000	7,045,809	2,733,774	51.19	43.34	41.18	Yes	44.34	42.96	42.96	Yes	0.77325
449	206190536	45,656	906	1.040	9,535,599	953,560	568,000	10,103,599	3,920,196	48.86	42.75	38.86	Yes	43.75		43.75	Yes	0.78748
450	206481105	27,972	956	1.087	6,106,257	610,626	348,000	6,454,257	2,504,252	50.52	42.21	40.52	Yes	43.21		43.21	Yes	0.77771
451	206190018	33,022	918	1.055	6,607,703	660,770	388,000	6,995,703	2,714,333	55.79	49.66	45.79	Yes	50.66		50.66	Yes	0.91190
452	206301259	25,722	926	1.034	5,341,175	534,118	320,000	5,661,175	2,196,536	51.18	45.18	41.18	Yes	46.18	42.35	42.35	Yes	0.76229
453	206430908	16,637	950	1.120	3,471,247	347,125	192,000	3,663,247	1,421,340	51.69	45.57	41.69	Yes	46.57		46.57	Yes	0.83828
454	206361146	33,763	923	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	48.12	39.89	38.11	Yes	40.89		40.89	Yes	0.73600
455	206301181	33,050	928	1.062	6,788,691	678,869	396,000	7,184,691	2,787,660	46.23	40.12	36.22	Yes	41.12		41.12	Yes	0.74021
456	206190299	68,627	913	1.059	13,949,300	1,394,930	816,000	14,765,300	5,728,937	47.29	39.61		No	40.61		40.61	Yes	0.73091
457	206044003	40,512	959	1.077	8,762,188	876,219	504,000	9,266,188	3,595,281	28.45	27.06	18.45	No	28.06	27.21	27.21	No	0.48971
458	206190404	32,529	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	46.32	36.28	36.31	Yes	37.28		37.28	Yes	0.67097
459	206160726	39,869	932	1.063	8,511,013	851,101	496,000	9,007,013	3,494,721	50.83	44.71	40.82	Yes	45.71		45.71	Yes	0.82279

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
414	206190209	0.28283	2,537,146	3,480,637	4,326,909	302,884	7.40	248,388	248,388	33,566			
415	206154001	0.47613	3,308,242	3,308,242	3,963,459	277,442	8.72	160,675	160,675	18,426			
416	206071061	0.27925	2,725,555	3,787,033	4,711,873	329,831	8.01	145,678	145,678	18,187			
417	206544043	0.64438	4,633,769	4,633,769	5,313,277	371,929	10.86	332,935	332,935	30,657			
418	206361241	0.01700	117,687	2,685,970	3,338,631	233,704	6.72	169,082	169,082	25,161			
419	206073625	0.33572	4,863,959	5,621,377	6,994,186	489,593	7.73	394,671	394,671	51,057			
420	206190212	0.27874	1,646,137	2,291,382	2,848,745	199,412	7.47	100,232	100,232	13,418			
421	206190790	0.17112	1,258,777	2,854,247	3,549,077	248,435	6.78	168,802	168,802	24,897			
422	206334020	0.57325	7,233,892	7,233,892	8,424,602	589,722	10.30	171,763	171,763	16,676			
423	206190028	0.26505	1,621,890	2,374,203	2,951,712	206,620	6.88	113,678	113,678	16,523			
424	206301348	0.26254	1,839,285	2,718,213	3,379,184	236,543	7.25	190,320	190,320	26,251			
425	206361191	0.29579	1,220,322	1,600,730	1,989,689	139,278	7.00	41,608	41,608	5,944			
426	206190515	(0.07670)	(295,519)	1,494,838	1,858,505	130,095	7.12	9,092	9,092	1,277			
427	206051802	0.28578	2,086,145	2,832,304	3,522,680	246,588	7.75	155,806	155,806	20,104			
428	206190472	0.50395	2,545,850	2,545,850	3,022,630	211,584	9.27	75,347	75,347	8,128			
429	206344052	0.55853	4,102,127	4,102,127	4,796,977	335,788	10.55	203,678	203,678	19,306			
430	206370655	0.01236	46,805	1,469,811	1,827,428	127,920	7.24	71,973	71,973	9,941			
431	206341182	0.36133	2,653,792	2,849,666	3,544,516	248,116	7.46	106,790	106,790	14,315	10012	10012	74,690
432	206331117	0.18794	667,141	1,377,296	1,712,669	119,887	6.76	107,687	107,687	15,930	#N/A		
433	206190190	0.27333	3,811,807	5,410,975	6,727,157	470,901	6.68	304,007	304,007	45,510	12085	12085	80,728
434	206190537	0.21222	1,499,900	2,742,315	3,409,898	238,693	7.21	203,582	203,582	28,236			
435	206190118	0.16113	1,462,921	3,522,680	4,380,987	306,669	7.12	243,397	243,397	34,185			
436	206371321	0.32048	1,351,452	1,636,205	2,034,307	142,401	7.51	55,461	55,461	7,385			
437	206190623	0.22638	1,640,951	2,812,462	3,497,724	244,841	7.62	163,060	163,060	21,399			
438	206044028	0.64215	4,250,234	4,250,234	4,876,104	341,327	11.36	208,638	208,638	18,366			
439	206190767	0.06051	792,693	5,083,027	6,320,686	442,448	7.12	225,234	225,234	31,634	15551	15551	110,723
440	206190947	0.67852	1,303,500	1,303,500	1,484,811	103,937	10.70	103,169	103,169	9,642			
441	206121065	0.15009	1,099,491	2,842,225	3,535,157	247,461	7.77	137,001	137,001	17,632			
442	206190122	0.07732	329,014	1,650,986	2,052,898	143,703	7.58	28,190	28,190	3,719			
443	206341499	0.19880	2,035,306	3,972,262	4,940,840	345,859	7.65	275,607	275,607	36,027			
444	206190858	0.09265	661,527	2,770,298	3,444,693	241,128	7.16	109,040	109,040	15,229			
445	206194113	0.51375	2,156,728	2,156,728	2,553,326	178,733	8.55	114,185	114,185	13,355			
446	206190665	0.21663	2,101,990	3,764,776	4,680,679	327,648	7.49	262,300	262,300	35,020			
447	206190231	0.19572	1,299,502	2,576,220	3,202,594	224,182	7.33	143,925	143,925	19,635			
448	206540809	0.22675	1,597,669	2,733,774	3,399,555	237,969	7.63	170,988	170,988	22,410			
449	206190536	0.21252	2,147,263	3,920,196	4,873,756	341,163	7.47	203,505	203,505	27,243			
450	206481105	0.22229	1,434,735	2,504,252	3,114,878	218,041	7.79	129,244	129,244	16,591			
451	206190018	0.08810	616,310	2,714,333	3,375,103	236,257	7.15	153,546	153,546	21,475			
452	206301259	0.23771	1,345,733	2,196,536	2,730,654	191,146	7.43	3,812	3,812	513			
453	206430908	0.16172	592,425	1,421,340	1,768,465	123,793	7.44	28,629	28,629	3,848			
454	206361146	0.26400	1,827,535	2,685,970	3,338,631	233,704	6.92	167,768	167,768	24,244			
455	206301181	0.25979	1,866,488	2,787,660	3,466,529	242,657	7.34	197,974	197,974	26,972			
456	206190299	0.26909	3,973,222	5,728,937	7,123,867	498,671	7.27	287,718	287,718	39,576	16463	16463	119,686
457	206044003	0.51029	4,728,444	4,728,444	5,604,663	392,326	9.68	269,027	269,027	27,792			
458	206190404	0.32903	2,317,709	2,733,095	3,397,901	237,853	7.31	169,899	169,899	23,242			
459	206160726	0.17721	1,596,161	3,494,721	4,345,822	304,208	7.63	187,774	187,774	24,610			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
460	206390902	10/1/2012	9/30/2013	20639090241547	1/1/1958	GOOD SAMARITAN REHAB & CARE CENTER	STOCKTON	95204	98	34,190	365	1.00000	34,190	35,770	28,401	28,401	34,190	95.58%	31,509	31,509
461	206190456	1/1/2013	12/31/2013	20619045641639	6/18/1963	LANCASTER CONVALESCENT CENTER	LANCASTER, CA	93534	99	33,882	365	1.00000	33,882	36,135	17,142	17,142	33,882	93.77%	31,831	31,831
462	206511095	1/1/2013	12/31/2013	20651109541639	1/21/1970	YUBA SKILLED NURSING CENTER	YUBA CITY	95991	130	35,784	365	1.00000	35,784	47,450	25,576	25,576	35,784	75.41%	41,798	41,798
463	206560536	1/1/2013	12/31/2013	20656053641639	7/9/1969	SIMI VALLEY CARE CENTER	SIMI VALLEY	93063	99	30,646	365	1.00000	30,646	36,135	20,403	20,403	30,065	84.81%	31,831	31,831
464	206190639	1/1/2013	12/31/2013	20619063941639	3/21/1968	ROYAL PALMS CONVALESCENT HOSPITAL	GLENDALE	91204	140	48,834	365	1.00000	48,834	51,100	42,107	42,107	48,839	95.57%	45,013	45,013
465	206430797	9/1/2012	8/31/2013	20643079741517	7/25/1963	SAN JOSE HEALTHCARE AND WELLNESS CEN	SAN JOSE	95112	58	20,252	365	1.00000	20,252	21,170	13,382	13,382	20,252	95.66%	18,648	18,648
466	206190101	10/1/2012	9/30/2013	20619010141547	5/1/1971	BIXBY KNOLLS HEALTHCARE & REHABILITAT	LONG BEACH	90807	99	31,900	365	1.00000	31,900	36,135	19,834	19,834	31,900	88.28%	31,831	31,831
467	206292214	1/1/2013	12/31/2013	20629221441639	11/5/1962	WOLF CREEK CARE CENTER	GRASS VALLEY	95945	59	18,930	365	1.00000	18,930	21,535	10,627	10,627	18,930	87.90%	18,970	18,970
468	206190821	1/1/2013	12/31/2013	20619082141639	6/25/1968	VERDUGO VISTA HEALTHCARE CENTER	LA CRESCENTA	91214	92	30,345	365	1.00000	30,345	33,580	18,457	18,457	30,345	90.37%	29,580	29,580
469	206370702	1/1/2013	12/31/2013	20637070241639	7/30/1962	PALOMAR VISTA HEALTHCARE CENTER	ESCONDIDO	92025	74	23,731	365	1.00000	23,731	27,010	14,153	14,153	23,734	87.86%	23,793	23,793
470	206073349	1/1/2013	12/31/2013	20607334941639	1/1/1969	LEGACY NURSING AND REHABILITATION CE	MARTINEZ	94553	96	29,792	365	1.00000	29,792	35,040	23,864	23,864	29,792	85.02%	30,866	30,866
471	206190506	1/1/2013	12/31/2013	20619050641639	8/11/1970	MARLORA POST ACUTE REHABILITATION HO	LONG BEACH	90804	99	31,470	365	1.00000	31,470	36,135	19,370	19,370	31,470	87.09%	31,831	31,831
472	206073627	1/1/2013	12/31/2013	20607362741639	5/25/1965	SHIELDS NURSING CENTER	EL CERRITO	94530	45	13,916	365	1.00000	13,916	16,425	9,160	9,160	13,916	84.72%	14,468	14,468
473	206100728	1/1/2013	12/31/2013	20610072841639	10/19/1964	GOLDEN LIVINGCENTER - HILLCREST	FRESNO	93726	65	22,915	365	1.00000	22,915	23,725	16,879	16,879	22,915	96.59%	20,899	20,899
474	206190223	1/1/2013	12/31/2013	20619022341639	1/1/1958	COUNTRY VILLA TERRACE NURSING CENTER	LOS ANGELES, CA	90035	49	15,806	365	1.00000	15,806	17,885	8,252	8,252	15,806	88.38%	15,754	15,754
475	206130785	1/1/2013	12/31/2013	20613078541639	7/29/1963	VALLEY CONVALESCENT CENTER	EL CENTRO	92243	123	35,143	365	1.00000	35,143	44,895	27,211	27,211	34,269	78.28%	39,547	39,547
476	206341069	1/1/2013	12/31/2013	20634106941639	8/1/1967	UNIVERSITY POST-ACUTE REHABILITATION	SACRAMENTO	95817	59	18,337	365	1.00000	18,337	21,535	8,640	8,640	18,337	85.15%	18,970	18,970
477	206190693	1/1/2013	12/31/2013	20619069341639	6/18/1962	SEACREST CONVALESCENT HOSPITAL	SAN PEDRO	90732	80	25,453	365	1.00000	25,453	29,200	21,582	21,582	25,453	87.17%	25,722	25,722
478	206374064	7/1/2012	6/30/2013	20637406441455	6/1/1990	THE DOROTHY AND JOSEPH GOLDBERG HEAI	ENCINITAS	92024	58	20,239	365	1.00000	20,239	21,170	8,254	8,254	20,239	95.60%	18,648	18,648
479	206010900	7/1/2012	6/30/2013	20601090041455	1/12/1970	GARFIELD NEUROBEHAVIORAL CENTER	OAKLAND	94601	96	20,113	365	1.00000	20,113	35,040	18,143	18,143	20,113	57.40%	30,866	30,866
480	206540762	1/1/2013	12/31/2013	20654076241639	2/17/1970	MERRITT MANOR CONVALESCENT HOSPITAL	TULARE	93274	99	33,060	365	1.00000	33,060	36,135	29,484	29,484	33,060	91.49%	31,831	31,831
481	206190279	1/1/2013	12/31/2013	20619027941639	3/6/1970	PACIFIC PALMS HEALTHCARE	LONG BEACH	90804	133	29,773	365	1.00000	29,773	48,545	18,439	18,439	29,773	61.33%	42,762	42,762
482	206190411	1/1/2013	12/31/2013	20619041141639	2/4/1963	INGLEWOOD HEALTHCARE CENTER	INGLEWOOD	90301	99	30,781	365	1.00000	30,781	36,135	21,673	21,673	30,781	85.18%	31,831	31,831
483	206190405	1/1/2013	12/31/2013	20619040541639	11/6/1970	IMPERIAL CARE CENTER	STUDIO CITY	91604	130	45,866	365	1.00000	45,866	47,450	35,602	35,602	45,866	96.66%	41,798	41,798
484	206390873	1/1/2013	12/31/2013	20639087341639	10/31/1966	FAIRMONT REHABILITATION HOSPITAL	LODI	95240	59	19,621	365	1.00000	19,621	21,535	7,301	7,301	19,639	91.11%	18,970	18,970
485	206560496	10/1/2012	9/30/2013	20656049641547	11/2/1964	MAYWOOD ACRES CONVALESCENT	OXNARD	93033	98	30,064	365	1.00000	30,064	35,770	22,108	22,108	30,064	84.05%	31,509	31,509
486	206190894	7/1/2012	6/30/2013	20619089441455	5/29/1969	WOODS HEALTH SERVICES	LA VERNE	91750	79	24,196	365	1.00000	24,196	28,835	7,841	7,841	24,196	83.91%	25,400	25,400
487	206390796	11/1/2012	10/31/2013	20639079641578	8/30/1963	Bethany Home Society of San Joaquin County, Inc.	RIPON	95366	92	29,644	365	1.00000	29,644	33,580	15,718	15,718	29,644	88.28%	29,580	29,580
488	206301192	1/1/2013	12/31/2013	20630119241639	7/1/1966	LEISURE COURT NURSING CENTER	ANAHEIM	92801	115	38,528	365	1.00000	38,528	41,975	24,167	24,167	38,336	91.79%	36,975	36,975
489	206431820	1/1/2013	12/31/2013	20643182041639	6/30/1959	SAN TOMAS CONVALESCENT HOSPITAL	SAN JOSE	95117	130	44,515	365	1.00000	44,515	47,450	30,302	30,302	44,515	93.81%	41,798	41,798
490	206430785	1/1/2013	12/31/2013	20643078541639	7/1/1959	HERMAN HEALTH CARE CENTER	SAN JOSE	95125	99	32,846	365	1.00000	32,846	36,135	25,436	25,436	32,863	90.90%	31,831	31,831
491	206190207	1/1/2013	12/31/2013	20619020741639	10/2/1964	GEM TRANSITIONAL CARE CENTER	PASADENA	91105	75	21,813	365	1.00000	21,813	27,375	8,873	8,873	21,813	79.68%	24,114	24,114
492	206331284	1/1/2013	12/31/2013	20633128441639	10/9/1970	PALM SPRINGS HEALTHCARE AND REHABILI	PALM SPRINGS	92262	99	33,182	365	1.00000	33,182	36,135	16,886	16,886	33,182	91.83%	31,831	31,831
493	206301118	1/1/2013	12/31/2013	20630111841639	12/11/1966	CAPISTRANO BEACH CARE CENTER	CAPISTRANO BEACH	92624	93	26,725	365	1.00000	26,725	33,945	16,099	16,099	26,725	78.73%	29,901	29,901
494	206434058	10/1/2012	9/30/2013	20643405841547	1/27/1993	THE TERRACES OF LOS GATOS	LOS GATOS	95032	59	19,388	365	1.00000	19,388	21,535	1,856	1,856	19,388	90.03%	18,970	18,970
495	206242204	1/1/2013	12/31/2013	20624220441639	9/22/1966	COUNTRY VILLA LA SIERRA CARE CENTER	MERCED	95340	68	23,539	365	1.00000	23,539	24,820	18,043	18,043	23,539	94.84%	21,863	21,863
496	206010832	1/1/2013	12/31/2013	20601083241639	2/1/1965	HAYWARD HILLS HEALTHCARE CENTER	HAYWARD	94541	74	25,562	365	1.00000	25,562	27,010	18,475	18,475	25,562	94.64%	23,793	23,793
497	206331285	1/1/2013	12/31/2013	20633128541639	8/3/1959	PALM TERRACE CARE CENTER	RIVERSIDE	92505	75	22,946	365	1.00000	22,946	27,375	7,252	7,252	22,946	83.82%	24,114	24,114
498	206190386	1/1/2013	12/31/2013	20619038641639	6/15/1953	SUNNY VIEW CARE CENTER	ALHAMBRA	91803	99	31,959	365	1.00000	31,959	36,135	21,068	21,068	31,959	88.44%	31,831	31,831
499	206371716	10/1/2012	9/30/2013	20637171641547	1/14/1986	LIFE CARE CENTER OF ESCONDIDO	ESCONDIDO	92025	120	37,985	365	1.00000	37,985	43,800	27,270	27,270	37,985	86.72%	38,582	38,582
500	206400527	1/1/2013	12/31/2013	20640052741639	11/2/1970	ARROYO GRANDE CARE CENTER	ARROYO GRANDE	93420	99	34,453	365	1.00000	34,453	36,135	22,805	22,805	34,453	95.35%	31,831	31,831
501	206044001	1/1/2013	12/31/2013	20604400141639	2/20/1987	PINE VIEW CARE CENTER	PARADISE	95969	99	32,370	365	1.00000	32,370	36,135	21,463	21,463	32,383	89.58%	31,831	31,831
502	206190259	1/1/2013	12/31/2013	20619025941639	10/6/1965	SHORELINE HEALTHCARE CENTER	LONG BEACH	90804	72	24,188	365	1.00000	24,188	26,280	15,207	15,207	24,109	92.04%	23,149	23,149
503	206121033	11/1/2012	10/31/2013	20612103341578	6/1/1980	EUREKA REHABILITATION AND WELLNESS CI	EUREKA	95501	99	25,319	365	1.00000	25,319	36,135	20,467	20,467	25,320	70.07%	31,831	31,831
504	206120955	11/1/2012	10/31/2013	20612095541578	9/2/1971	GRANADA REHABILITATION AND WELLNESS	EUREKA	95503	87	31,150	365	1.00000	31,150	31,755	19,076	19,076	31,150	98.09%	27,972	27,972
505	206331371	1/1/2013	12/31/2013	20633137141639	1/24/1964	VILLA HEALTH CARE CENTER	RIVERSIDE	92503	59	19,303	365	1.00000	19,303	21,535	3,470	3,470	19,303	89.64%	18,970	18,970

		s to Update Cost Per Sq Ft				13				Fully Depreciated								Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)								Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%								
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42													
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
460	206390902	34,190	952	1.080	6,834,018	683,402	392,000	7,226,018	2,803,695	58.12	51.98	48.12	Yes	52.98		52.98	Yes	0.95370
461	206190456	33,882	935	1.025	6,552,173	655,217	396,000	6,948,173	2,695,891	52.66	43.69	42.65	Yes	44.69	43.77	43.77	Yes	0.78789
462	206511095	41,798	959	1.077	9,040,352	904,035	520,000	9,560,352	3,709,417	46.06	39.94	36.05	Yes	40.94		40.94	Yes	0.73687
463	206560536	31,831	930	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	46.60	16.50	36.59	Yes	17.50	17.01	17.01	No	0.30617
464	206190639	48,834	912	1.043	9,428,414	942,841	560,000	9,988,414	3,875,505	47.90	41.12	37.89	Yes	42.12		42.12	Yes	0.75818
465	206430797	20,252	951	1.174	4,396,655	439,666	232,000	4,628,655	1,795,918	52.56	46.43	42.55	Yes	47.43		47.43	Yes	0.85382
466	206190101	31,900	908	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	44.79	38.33	34.78	Yes	39.33		39.33	Yes	0.70794
467	206292214	18,970	959	1.077	4,102,929	410,293	236,000	4,338,929	1,683,505	53.28	41.36	43.27	Yes	42.36		42.36	Yes	0.76250
468	206190821	30,345	912	1.043	6,195,815	619,581	368,000	6,563,815	2,546,760	47.64	41.52	37.63	Yes	42.52	42.17	42.17	Yes	0.75912
469	206370702	23,793	920	1.045	4,993,147	499,315	296,000	5,289,147	2,052,189	53.55	41.76	43.54	Yes	42.76	42.14	42.14	Yes	0.75861
470	206073349	30,866	945	1.119	6,936,296	693,630	384,000	7,320,296	2,840,275	47.12	40.70	37.11	Yes	41.70	41.39	41.39	Yes	0.74504
471	206190506	31,831	908	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	45.51	33.67	35.50	Yes	34.67		34.67	Yes	0.62410
472	206073627	14,468	945	1.119	3,251,389	325,139	180,000	3,431,389	1,331,379	50.72	44.60	40.72	Yes	45.60		45.60	Yes	0.82087
473	206100728	22,915	937	1.067	4,478,206	447,821	260,000	4,738,206	1,838,424	51.32	38.96	41.32	Yes	39.96		39.96	Yes	0.71935
474	206190223	15,806	900	1.072	3,391,698	339,170	196,000	3,587,698	1,392,027	58.12	51.07	48.12	Yes	52.07		52.07	Yes	0.93725
475	206130785	39,547	922	1.036	8,227,941	822,794	492,000	8,719,941	3,383,337	52.55	45.55	42.54	Yes	46.55		46.55	Yes	0.83795
476	206341069	18,970	958	1.087	4,141,025	414,103	236,000	4,377,025	1,698,286	48.54	36.16	38.53	Yes	37.16		37.16	Yes	0.66895
477	206190693	25,722	907	1.040	5,372,169	537,217	320,000	5,692,169	2,208,561	53.66	47.53	43.65	Yes	48.53		48.53	Yes	0.87359
478	206374064	20,239	920	1.045	3,913,547	391,355	232,000	4,145,547	1,608,472	25.69	24.64	15.68	No	25.64		25.64	No	0.46146
479	206010900	30,866	946	1.167	7,233,832	723,383	384,000	7,617,832	2,955,719	46.08	39.98	36.08	Yes	40.98		40.98	Yes	0.73761
480	206540762	33,060	932	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	45.99	39.98	35.98	Yes	40.98		40.98	Yes	0.73765
481	206190279	42,762	908	1.040	8,931,230	893,123	532,000	9,463,230	3,671,733	45.94	39.83	35.93	Yes	40.83		40.83	Yes	0.73500
482	206190411	31,831	903	1.032	6,596,920	659,692	396,000	6,992,920	2,713,253	53.03	46.11	43.02	Yes	47.11		47.11	Yes	0.84803
483	206190405	45,866	916	1.059	8,889,260	888,926	520,000	9,409,260	3,650,793	45.27	38.75	35.26	Yes	39.75		39.75	Yes	0.71555
484	206390873	19,621	952	1.080	4,114,358	411,436	236,000	4,350,358	1,687,939	49.29	40.93	39.28	Yes	41.93	41.42	41.42	Yes	0.74565
485	206560496	31,509	930	1.060	6,707,462	670,746	392,000	7,099,462	2,754,591	51.28	45.15	41.28	Yes	46.15		46.15	Yes	0.83075
486	206190894	25,400	917	1.055	5,381,531	538,153	316,000	5,697,531	2,210,642	46.71	40.60	36.70	Yes	41.60		41.60	Yes	0.74882
487	206390796	29,644	953	1.073	6,374,026	637,403	368,000	6,742,026	2,615,906	52.46	46.34	42.45	Yes	47.34		47.34	Yes	0.85205
488	206301192	38,528	928	1.062	7,885,853	788,585	460,000	8,345,853	3,238,191	49.62	43.51	39.62	Yes	44.51	43.90	43.90	Yes	0.79023
489	206431820	44,515	951	1.174	9,854,572	985,457	520,000	10,374,572	4,025,334	56.63	50.49	46.62	Yes	51.49		51.49	Yes	0.92690
490	206430785	32,846	951	1.174	7,504,635	750,464	396,000	7,900,635	3,065,447	56.63	50.49	46.62	Yes	51.49		51.49	Yes	0.92685
491	206190207	24,114	911	1.043	5,050,936	505,094	300,000	5,350,936	2,076,163	51.37	45.25	41.36	Yes	46.25		46.25	Yes	0.83243
492	206331284	33,182	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	45.35	37.42	35.34	Yes	38.42		38.42	Yes	0.69161
493	206301118	29,901	926	1.034	6,209,116	620,912	372,000	6,581,116	2,553,473	49.18	37.88	39.17	Yes	38.88		38.88	Yes	0.69986
494	206434058	19,388	950	1.120	4,266,742	426,674	236,000	4,502,742	1,747,064	23.03	21.35	13.02	No	22.35		22.35	No	0.40238
495	206242204	23,539	953	1.073	4,711,237	471,124	272,000	4,983,237	1,933,496	49.39	43.28	39.39	Yes	44.28		44.28	Yes	0.79702
496	206010832	25,562	945	1.119	5,346,728	534,673	296,000	5,642,728	2,189,379	51.03	43.44	41.03	Yes	44.44		44.44	Yes	0.79992
497	206331285	24,114	925	1.060	5,133,262	513,326	300,000	5,433,262	2,108,106	56.54	44.15	46.53	Yes	45.15	44.74	44.74	Yes	0.80541
498	206190386	31,959	918	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	62.67	56.52	52.67	Yes	57.52		57.52	Yes	1.03539
499	206371716	38,582	920	1.045	8,096,994	809,699	480,000	8,576,994	3,327,874	30.07	29.01	20.06	No	30.01		30.01	No	0.54010
500	206400527	34,453	934	1.049	6,705,590	670,559	396,000	7,101,590	2,755,417	45.28	37.92	35.27	Yes	38.92		38.92	Yes	0.70049
501	206044001	32,370	959	1.077	6,884,576	688,458	396,000	7,280,576	2,824,863	28.97	26.46	18.96	No	27.46		27.46	No	0.49434
502	206190259	24,188	908	1.040	4,834,952	483,495	288,000	5,122,952	1,987,705	50.36	39.83	40.35	Yes	40.83	35.82	35.82	Yes	0.64476
503	206121033	31,831	955	1.084	6,929,323	692,932	396,000	7,325,323	2,842,225	35.69	33.79	25.69	No	34.79	34.10	34.10	Yes	0.61386
504	206120955	31,150	955	1.084	6,089,405	608,940	348,000	6,437,405	2,497,713	44.45	34.69	34.44	Yes	35.69	34.64	34.64	Yes	0.62348
505	206331371	19,303	925	1.060	4,038,166	403,817	236,000	4,274,166	1,658,376	52.06	34.88	42.05	Yes	35.88		35.88	Yes	0.64584

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
460	206390902	0.04630	334,529	2,803,695	3,487,097	244,097	7.14	202,783	202,783	28,401			
461	206190456	0.21211	1,473,799	2,695,891	3,351,108	234,578	6.92	118,623	118,623	17,142			
462	206511095	0.26313	2,515,626	3,709,417	4,613,452	322,942	7.73	197,702	197,702	25,576			
463	206560536	0.69383	4,976,102	4,976,102	5,653,693	395,759	12.43	253,609	253,609	20,403	39	39	485
464	206190639	0.24182	2,415,360	3,875,505	4,818,346	337,284	6.91	290,959	290,959	42,107			
465	206430797	0.14618	676,618	1,795,918	2,235,584	156,491	7.73	103,443	103,443	13,382			
466	206190101	0.29206	2,057,299	2,733,095	3,397,901	237,853	7.46	147,962	147,962	19,834			
467	206292214	0.23750	1,030,504	1,683,505	2,093,797	146,566	7.73	82,147	82,147	10,627			
468	206190821	0.24088	1,581,068	2,546,760	3,166,342	221,644	7.30	134,736	134,736	18,457			
469	206370702	0.24139	1,276,754	2,052,189	2,551,504	178,605	7.51	106,289	106,289	14,153			
470	206073349	0.25496	1,866,352	2,840,275	3,533,904	247,373	8.01	191,151	191,151	23,864			
471	206190506	0.37590	2,647,839	2,733,095	3,397,901	237,853	7.47	144,694	144,694	19,370			
472	206073627	0.17913	614,669	1,331,379	1,656,518	115,956	8.01	73,372	73,372	9,160			
473	206100728	0.28065	1,329,797	1,838,424	2,286,245	160,037	6.98	117,815	117,815	16,879			
474	206190223	0.06275	225,123	1,392,027	1,731,197	121,184	7.67	63,293	63,293	8,252			
475	206130785	0.16205	1,413,086	3,383,337	4,206,131	294,429	7.45	202,722	202,722	27,211	700	700	5,215
476	206341069	0.33105	1,449,028	1,698,286	2,112,388	147,867	7.79	67,306	67,306	8,640			
477	206190693	0.12641	719,546	2,208,561	2,745,778	192,204	7.47	161,218	161,218	21,582			
478	206374064	0.53854	2,232,547	2,232,547	2,623,902	183,673	9.08	74,946	74,946	8,254			
479	206010900	0.26239	1,998,869	2,955,719	3,679,102	257,537	8.34	151,313	151,313	18,143			
480	206540762	0.26235	1,886,546	2,790,140	3,469,648	242,875	7.35	216,707	216,707	29,484			
481	206190279	0.26500	2,507,756	3,671,733	4,564,856	319,540	7.47	137,739	137,739	18,439			
482	206190411	0.15197	1,062,696	2,713,253	3,372,945	236,106	7.42	160,814	160,814	21,673			
483	206190405	0.28445	2,676,499	3,650,793	4,539,719	317,780	6.93	246,722	246,722	35,602			
484	206390873	0.25435	1,106,522	1,687,939	2,099,375	146,956	7.49	54,684	54,684	7,301			
485	206560496	0.16925	1,201,555	2,754,591	3,425,338	239,774	7.61	168,242	168,242	22,108			
486	206190894	0.25118	1,431,108	2,210,642	2,748,795	192,416	7.58	59,435	59,435	7,841			
487	206390796	0.14795	997,488	2,615,906	3,253,309	227,732	7.68	120,714	120,714	15,718			
488	206301192	0.20977	1,750,726	3,238,191	4,026,776	281,874	7.32	176,902	176,902	24,167			
489	206431820	0.07310	758,364	4,025,334	5,010,791	350,755	7.88	238,780	238,780	30,302			
490	206430785	0.07315	577,912	3,065,447	3,815,910	267,114	8.13	206,795	206,795	25,436			
491	206190207	0.16757	896,677	2,076,163	2,581,257	180,688	7.49	66,459	66,459	8,873			
492	206331284	0.30839	2,164,419	2,723,174	3,385,423	236,980	7.14	120,566	120,566	16,886			
493	206301118	0.30014	1,975,279	2,553,473	3,174,385	222,207	7.43	119,616	119,616	16,099			
494	206434058	0.59762	2,690,924	2,690,924	3,117,599	218,232	11.26	20,899	20,899	1,856			
495	206242204	0.20298	1,011,515	1,933,496	2,404,620	168,323	7.15	129,007	129,007	18,043			
496	206010832	0.20008	1,129,017	2,189,379	2,724,051	190,684	7.46	137,824	137,824	18,475			
497	206331285	0.19459	1,057,281	2,108,106	2,621,432	183,500	7.61	55,188	55,188	7,252			
498	206190386	(0.03539)	(252,707)	2,770,298	3,444,693	241,128	7.54	158,853	158,853	21,068			
499	206371716	0.45990	3,944,574	3,944,574	4,754,273	332,799	8.63	235,340	235,340	27,270			
500	206400527	0.29951	2,127,028	2,755,417	3,425,976	239,818	6.96	158,723	158,723	22,805			
501	206044001	0.50566	3,681,461	3,681,461	4,369,918	305,894	9.45	202,825	202,825	21,463			
502	206190259	0.35524	1,819,901	1,987,705	2,471,200	172,984	7.15	108,730	108,730	15,207			
503	206121033	0.38614	2,828,599	2,842,225	3,535,157	247,461	7.77	159,029	159,029	20,467			
504	206120955	0.37652	2,423,793	2,497,713	3,106,653	217,466	6.98	133,150	133,150	19,076			
505	206331371	0.35416	1,513,755	1,658,376	2,062,193	144,354	7.48	25,956	25,956	3,470			

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:		Number of Month
Statewide Average NF-B Occupancy (*T2*):	88.09%	Square Feet Per Be
		RS Means Median
		Updated at 2% anr

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
506	206190354	3/1/2012	2/28/2013	20619035441333	8/9/1967	SKYLINE HEALTHCARE & WELLNESS CENTER	LOS ANGELES	90039	99	30,383	365	1.00000	30,383	36,135	21,018	21,018	30,383	84.08%	31,831	31,831
507	206430833	1/1/2013	12/31/2013	20643083341639	8/30/1962	COURTYARD CARE CENTER	SAN JOSE	95117	76	25,237	365	1.00000	25,237	27,740	20,369	20,369	25,237	90.98%	24,436	24,436
508	206370711	10/1/2012	9/30/2013	20637071141547	11/12/1965	CLAIREMONT HEALTHCARE AND WELLNESS	SAN DIEGO	92123	99	33,994	365	1.00000	33,994	36,135	21,833	21,833	33,994	94.07%	31,831	31,831
509	206331305	1/1/2013	12/31/2013	20633130541639	7/23/1970	RAMONA MANOR CONVALESCENT HOSPITAI	HEMET	92543	104	34,109	365	1.00000	34,109	37,960	17,701	17,701	34,109	89.86%	33,438	33,438
510	206430854	10/1/2012	9/30/2013	20643085441547	10/26/1956	THE TERRACES AT LOS ALTOS	LOS ALTOS	94022	66	14,061	365	1.00000	14,061	24,090	3,545	3,545	14,061	58.37%	21,220	21,220
511	206190341	1/1/2013	12/31/2013	20619034141639	11/15/1963	WEST VALLEY HEALTHCARE CENTER	WEST HILLS	91307	129	35,228	365	1.00000	35,228	47,085	18,707	18,707	35,228	74.82%	41,476	41,476
512	206190492	1/1/2013	12/31/2013	20619049241639	12/9/1966	LOS PALOS CONVALESCENT HOSPITAL	SAN PEDRO	90732	99	28,296	365	1.00000	28,296	36,135	18,383	18,383	28,296	78.31%	31,831	31,831
513	206190255	1/1/2013	12/31/2013	20619025541639	4/18/1969	INFINITY CARE OF EAST LOS ANGELES	LOS ANGELES	90033	99	33,821	365	1.00000	33,821	36,135	26,447	26,447	33,839	93.60%	31,831	31,831
514	206010988	1/1/2013	12/31/2013	20601098841639	11/1/1969	WASHINGTON CARE AND REHABILITATION C	SAN LEANDRO	94578	99	32,651	365	1.00000	32,651	36,135	20,841	20,841	32,650	90.36%	31,831	31,831
515	206301363	1/1/2013	12/31/2013	20630136341639	3/23/1972	ORANGEGROVE REHABILITATION HOSPITAL	GARDEN GROVE	92843	97	29,377	365	1.00000	29,377	35,405	21,492	21,492	29,377	82.97%	31,187	31,187
516	206190690	1/1/2013	12/31/2013	20619069041639	2/2/1965	BRENTWOOD HEALTH CARE CENTER	SANTA MONICA	90404	59	17,989	365	1.00000	17,989	21,535	7,696	7,696	17,989	83.53%	18,970	18,970
517	206190674	1/1/2013	12/31/2013	20619067441639	8/3/1964	ARBOR GLEN CARE CENTER	GLENDORA	91740	98	29,928	365	1.00000	29,928	35,770	18,932	18,932	29,928	83.67%	31,509	31,509
518	206411305	1/1/2013	12/31/2013	20641130541639	2/11/1964	LINDA MAR CARE CENTER	PACIFICA	94044	59	18,355	365	1.00000	18,355	21,535	7,936	7,936	18,361	85.23%	18,970	18,970
519	206230938	1/1/2013	12/31/2013	20623093841639	10/31/1967	REDWOOD COVE HEALTHCARE CENTER	UKIAH	95482	68	22,064	365	1.00000	22,064	24,820	15,503	15,503	22,064	88.90%	21,863	21,863
520	206490961	1/1/2013	12/31/2013	20649096141639	11/18/1969	EMPRES POST ACUTE REHABILITATION	PETALUMA	94952	98	31,883	365	1.00000	31,883	35,770	24,615	24,615	32,146	89.13%	31,509	31,509
521	206190267	1/1/2013	12/31/2013	20619026741639	3/24/1964	EL MONTE CONVALESCENT HOSPITAL	EL MONTE	91731	93	28,996	365	1.00000	28,996	33,945	27,359	27,359	28,996	85.42%	29,901	29,901
522	206370778	10/1/2012	9/30/2013	20637077841547	5/24/1966	GRANITE HILLS HEALTHCARE AND WELLNES	EL CAJON	92021	99	35,581	365	1.00000	35,581	36,135	29,032	29,032	35,581	98.47%	31,831	31,831
523	206370713	1/1/2013	12/31/2013	20637071341639	12/29/1969	WINDSOR GARDENS CONV & REHAB CTR OF (	SAN DIEGO	92102	99	33,806	365	1.00000	33,806	36,135	14,005	14,005	23,935	93.55%	31,831	31,831
524	206301187	1/1/2013	12/31/2013	20630118741639	10/21/1961	NEWPORT NURSING CENTER	NEWPORT BEACH	92660	59	16,170	365	1.00000	16,170	21,535	17	17	16,170	75.09%	18,970	18,970
525	206340819	1/1/2013	12/31/2013	20634081941639	11/1/1966	CARMICHAEL CARE AND REHABILITATION C	CARMICHAEL	95608	126	27,418	365	1.00000	27,418	45,990	17,295	17,295	27,420	59.62%	40,512	40,512
526	206190266	7/1/2012	6/30/2013	20619026641455	7/1/1966	EL ENCANTO HEALTHCARE AND HABILITATI	CITY OF INDUSTRY	91745	244	60,034	365	1.00000	60,034	89,060	32,430	32,430	43,416	67.41%	78,451	78,451
527	206190140	1/1/2013	12/31/2013	20619014041639	12/24/1964	CLAREMONT CARE CENTER	POMONA	91768	99	32,065	365	1.00000	32,065	36,135	16,921	16,921	32,065	88.74%	31,831	31,831
528	206334030	1/1/2013	12/31/2013	20633403041639	12/4/1989	MONTEREY PALMS HEALTHCARE CENTER	PALM DESERT	92260	99	34,538	365	1.00000	34,538	36,135	19,340	19,340	34,538	95.58%	31,831	31,831
529	206190745	1/1/2013	12/31/2013	20619074541639	12/18/1969	CASITAS CARE CENTER	GRANADA HILLS	91344	99	32,623	365	1.00000	32,623	36,135	23,848	23,848	32,623	90.28%	31,831	31,831
530	206301334	1/1/2013	12/31/2013	20630133441639	10/1/1959	PACIFIC HAVEN HEALTHCARE CENTER	GARDEN GROVE	92643	99	34,074	365	1.00000	34,074	36,135	6,201	6,201	26,884	94.30%	31,831	31,831
531	206190293	1/1/2013	12/31/2013	20619029341639	1/28/1964	PINE GROVE HEALTHCARE AND WELLNESS C	SAN GABRIEL	91775	75	26,783	365	1.00000	26,783	27,375	17,491	17,491	26,783	97.84%	24,114	24,114
532	206190677	1/1/2013	12/31/2013	20619067741639	8/6/1964	SAN GABRIEL CONVALESCENT HOSPITAL	ROSEMEAD	91770	151	52,589	365	1.00000	52,589	55,115	46,116	46,116	52,589	95.42%	48,550	48,550
533	206301189	1/1/2013	12/31/2013	20630118941639	11/11/1968	GORDON LANE CARE CENTER	FULLERTON	92631	99	33,073	365	1.00000	33,073	36,135	23,376	23,376	33,073	91.53%	31,831	31,831
534	206044005	1/1/2013	12/31/2013	20604400541639	2/23/1988	TWIN OAKS POST ACUTE REHAB	CHICO	95928	144	43,376	365	1.00000	43,376	52,560	29,332	29,332	43,846	82.53%	46,299	46,299
535	206190645	1/1/2013	12/31/2013	20619064541639	1/19/1971	SUNRISE CONVALESCENT HOSPITAL	PASADENA	91103	99	32,289	365	1.00000	32,289	36,135	25,292	25,292	32,311	89.36%	31,831	31,831
536	206190786	1/1/2013	12/31/2013	20619078641639	8/1/1969	TOPANGA TERRACE CONVALESCENT CENTER	CANOGA PARK	91304	112	37,844	365	1.00000	37,844	40,880	8,500	8,500	21,375	92.57%	36,010	36,010
537	206360077	1/1/2013	12/31/2013	20636007741639	9/11/1981	DEL ROSA VILLA	SAN BERNARDINO	92404	104	34,348	365	1.00000	34,348	37,960	29,158	29,158	33,756	90.48%	33,438	33,438
538	206190443	1/1/2013	12/31/2013	20619044341639	12/30/1964	COUNTRY VILLA WILSHIRE CONVALESCENT (	LOS ANGELES, CA	90046	81	26,869	365	1.00000	26,869	29,565	18,750	18,750	26,869	90.88%	26,043	26,043
539	206190871	1/1/2013	12/31/2013	20619087141639	8/27/1951	COUNTRY VILLA SOUTH NURSING CENTER	LOS ANGELES, CA	90034	87	28,047	365	1.00000	28,047	31,755	19,420	19,420	28,047	88.32%	27,972	27,972
540	206190663	1/1/2013	12/31/2013	20619066341639	6/5/1974	ROYAL CARE SKILLED NURSING CENTER	LONG BEACH	90806	98	29,407	365	1.00000	29,407	35,770	20,866	20,866	29,407	82.21%	31,509	31,509
541	206190828	1/1/2013	12/31/2013	20619082841639	1/28/1969	VILLA ELENA HEALTHCARE CENTER	NORWALK	90650	95	29,425	365	1.00000	29,425	34,675	23,488	23,488	29,425	84.86%	30,544	30,544
542	206500820	1/1/2013	12/31/2013	20650082041639	12/10/1971	HY- LOND HEALTH CARE CENTER - MODESTO	MODESTO, CA	95355	120	41,836	365	1.00000	41,836	43,800	29,579	29,579	41,838	95.52%	38,582	38,582
543	206340825	1/1/2013	12/31/2013	20634082541639	8/1/1968	ASBURY PARK NURSING AND REHABILITATIC	SACRAMENTO, CA	95825	139	39,081	365	1.00000	39,081	50,735	27,031	27,031	39,081	77.03%	44,691	44,691
544	206196220	4/1/2012	3/31/2013	20619622041364	7/16/2001	CLAREMONT MANOR CARE CENTER	CLAREMONT	91711	59	19,951	365	1.00000	19,951	21,535	10,237	10,237	19,951	92.64%	18,970	18,970
545	206331251	1/1/2013	12/31/2013	20633125141639	3/4/1970	EXTENDED CARE HOSPITAL OF RIVERSIDE	RIVERSIDE	92504	99	33,953	365	1.00000	33,953	36,135	27,463	27,463	33,953	93.96%	31,831	31,831
546	206370776	1/1/2013	12/31/2013	20637077641639	6/14/1950	BRIGHTON PLACE SPRING VALLEY	SPRING VALLEY	91977	75	26,545	365	1.00000	26,545	27,375	18,272	18,272	26,539	96.97%	24,114	24,114
547	206190099	1/1/2013	12/31/2013	20619009941639	3/5/1970	PARAMOUNT MEADOWS NURSING CENTER, L	PARAMOUNT	90723	104	37,729	365	1.00000	37,729	37,960	9,530	9,530	20,293	99.39%	33,438	33,438
548	206361129	1/1/2013	12/31/2013	20636112941639	9/17/1970	BROOKSIDE HEALTHCARE CENTER	REDLANDS	92373	97	32,527	365	1.00000	32,527	35,405	14,481	14,481	32,524	91.87%	31,187	31,187
549	206401892	1/1/2013	12/31/2013	20640189241639	4/10/1986	VINEYARD HILLS HEALTH CENTER	TEMPLETON	93465	99	34,423	365	1.00000	34,423	36,135	21,828	21,828	34,423	95.26%	31,831	31,831
550	206121081	11/1/2012	10/31/2013	20612108141578	12/4/1972	FORTUNA REHABILITATION AND WELLNESS (	FORTUNA	95540	104	30,282	365	1.00000	30,282	37,960	23,206	23,206	30,282	79.77%	33,438	33,438
551	206390916	1/1/2013	12/31/2013	20639091641639	11/6/1967	LASALLETE HEALTH & REHAB CENTER	STOCKTON	95204	120	34,812	365	1.00000	34,812	43,800	23,983	23,983	34,812	79.48%	38,582	38,582

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
506	206190354	31,831	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	48.52	40.80	38.51	Yes	41.80	40.68	40.68	Yes	0.73228
507	206430833	25,237	951	1.174	5,761,134	576,113	304,000	6,065,134	2,353,272	53.46	46.49	43.45	Yes	47.49		47.49	Yes	0.85475
508	206370711	33,994	921	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	50.25	44.12	40.25	Yes	45.12		45.12	Yes	0.81216
509	206331305	34,109	925	1.060	7,118,123	711,812	416,000	7,534,123	2,923,240	45.56	39.17	35.55	Yes	40.17	39.25	39.25	Yes	0.70656
510	206430854	21,220	940	1.227	5,228,954	522,895	264,000	5,492,954	2,131,266	59.31	49.38	49.30	Yes	50.38		50.38	Yes	0.90677
511	206190341	41,476	913	1.059	8,820,881	882,088	516,000	9,336,881	3,622,710	52.25	44.50	42.24	Yes	45.50		45.50	Yes	0.81901
512	206190492	31,831	907	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	49.18	43.07	39.18	Yes	44.07		44.07	Yes	0.79318
513	206190255	33,821	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	46.82	40.71	36.82	Yes	41.71		41.71	Yes	0.75084
514	206010988	32,651	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	46.28	35.03	36.28	Yes	36.03		36.03	Yes	0.64849
515	206301363	31,187	928	1.062	6,651,545	665,155	388,000	7,039,545	2,731,344	43.89	34.12	33.88	Yes	35.12		35.12	Yes	0.63223
516	206190690	18,970	904	1.032	3,931,498	393,150	236,000	4,167,498	1,616,989	51.03	42.31	41.02	Yes	43.31	42.87	42.87	Yes	0.77172
517	206190674	31,509	917	1.055	6,675,823	667,582	392,000	7,067,823	2,742,315	51.53	44.83	41.53	Yes	45.83		45.83	Yes	0.82496
518	206411305	18,970	940	1.227	4,674,368	467,437	236,000	4,910,368	1,905,223	52.01	45.07	42.00	Yes	46.07	45.61	45.61	Yes	0.82096
519	206230938	22,064	954	1.156	5,075,666	507,567	272,000	5,347,666	2,074,894	48.29	38.49	38.28	Yes	39.49		39.49	Yes	0.71079
520	206490961	31,883	949	1.180	7,466,798	746,680	392,000	7,858,798	3,049,214	46.24	38.91	36.23	Yes	39.91		39.91	Yes	0.71842
521	206190267	29,901	917	1.055	6,335,220	633,522	372,000	6,707,220	2,602,401	51.89	45.09	41.89	Yes	46.09		46.09	Yes	0.82962
522	206370778	35,581	920	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	49.73	43.59	39.72	Yes	44.59	43.34	43.34	Yes	0.78018
523	206370713	33,806	921	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	46.12	40.02	36.12	Yes	41.02		41.02	Yes	0.73830
524	206301187	18,970	926	1.034	3,939,117	393,912	236,000	4,175,117	1,619,945	54.32	35.71	44.31	Yes	36.71	35.03	35.03	Yes	0.63052
525	206340819	40,512	956	1.087	8,843,545	884,355	504,000	9,347,545	3,626,847	49.28	39.35	39.28	Yes	40.35		40.35	Yes	0.72628
526	206190266	78,451	917	1.055	16,621,438	1,662,144	976,000	17,597,438	6,827,806	49.62	41.62	39.62	Yes	42.62		42.62	Yes	0.76710
527	206190140	32,065	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	51.14	43.72	41.13	Yes	44.72	42.99	42.99	Yes	0.77387
528	206334030	34,538	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	26.18	24.09	16.17	No	25.09		25.09	No	0.45161
529	206190745	32,623	913	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	46.15	40.05	36.15	Yes	41.05		41.05	Yes	0.73884
530	206301334	34,074	926	1.034	6,609,704	660,970	396,000	7,005,704	2,718,213	56.38	48.65	46.37	Yes	49.65	44.48	44.48	Yes	0.80069
531	206190293	26,783	917	1.055	5,109,049	510,905	300,000	5,409,049	2,098,711	52.05	45.92	42.04	Yes	46.92		46.92	Yes	0.84462
532	206190677	52,589	917	1.055	10,286,218	1,028,622	604,000	10,890,218	4,225,404	51.52	45.40	41.52	Yes	46.40	45.00	45.00	Yes	0.81005
533	206301189	33,073	926	1.034	6,609,704	660,970	396,000	7,005,704	2,718,213	47.25	41.14	37.25	Yes	42.14	41.80	41.80	Yes	0.75235
534	206044005	46,299	959	1.077	10,013,929	1,001,393	576,000	10,589,929	4,108,892	27.96	25.71	17.95	No	26.71		26.71	No	0.48071
535	206190645	32,289	911	1.043	6,667,236	666,724	396,000	7,063,236	2,740,535	45.07	38.96	35.06	Yes	39.96		39.96	Yes	0.71931
536	206190786	37,844	913	1.059	7,658,439	765,844	448,000	8,106,439	3,145,299	46.53	38.69	36.53	Yes	39.69	39.36	39.36	Yes	0.70842
537	206360077	34,348	924	1.021	6,856,230	685,623	416,000	7,272,230	2,821,625	34.41	33.34	24.41	No	34.34		34.34	Yes	0.61810
538	206190443	26,869	900	1.072	5,606,684	560,668	324,000	5,930,684	2,301,106	51.12	43.21	41.12	Yes	44.21		44.21	Yes	0.79582
539	206190871	28,047	900	1.072	6,021,994	602,199	348,000	6,369,994	2,471,558	64.48	58.32	54.47	Yes	59.32		59.32	Yes	1.06775
540	206190663	31,509	908	1.040	6,580,906	658,091	392,000	6,972,906	2,705,488	41.69	34.35	31.68	Yes	35.35		35.35	Yes	0.63634
541	206190828	30,544	906	1.040	6,379,450	637,945	380,000	6,759,450	2,622,667	47.04	40.10	37.04	Yes	41.10		41.10	Yes	0.73988
542	206500820	41,836	953	1.073	8,313,947	831,395	480,000	8,793,947	3,412,052	44.18	35.15	34.17	Yes	36.15	35.73	35.73	Yes	0.64310
543	206340825	44,691	958	1.087	9,755,974	975,597	556,000	10,311,974	4,001,046	47.53	40.96	37.53	Yes	41.96		41.96	Yes	0.75534
544	206196220	19,951	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	14.56	13.54	5.34	No	14.54		14.54	No	0.26164
545	206331251	33,953	925	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	45.95	38.41	35.94	Yes	39.41	39.13	39.13	Yes	0.70435
546	206370776	26,545	919	1.045	5,060,622	506,062	300,000	5,360,622	2,079,921	65.68	57.10	55.67	Yes	58.10	57.67	57.67	Yes	1.03804
547	206190099	37,729	907	1.040	6,983,819	698,382	416,000	7,399,819	2,871,130	45.94	29.00	35.94	Yes	30.00		30.00	No	0.54006
548	206361129	32,527	923	1.021	6,394,753	639,475	388,000	6,782,753	2,631,708	45.41	33.03	35.40	Yes	34.03		34.03	Yes	0.61255
549	206401892	34,423	934	1.049	6,705,590	670,559	396,000	7,101,590	2,755,417	29.83	27.94	19.83	No	28.94		28.94	No	0.52086
550	206121081	33,438	955	1.084	7,279,288	727,929	416,000	7,695,288	2,985,772	43.19	36.42	33.18	Yes	37.42	36.88	36.88	Yes	0.66390
551	206390916	38,582	952	1.080	8,368,186	836,819	480,000	8,848,186	3,433,096	48.27	42.16	38.27	Yes	43.16	41.79	41.79	Yes	0.75231

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
506	206190354	0.26772	1,940,582	2,812,462	3,497,724	244,841	7.69	161,628	161,628	21,018			
507	206430833	0.14525	880,955	2,353,272	2,929,385	205,057	8.13	165,600	165,600	20,369			
508	206370711	0.18784	1,329,132	2,745,496	3,413,498	238,945	7.03	153,486	153,486	21,833			
509	206331305	0.29344	2,210,849	2,923,240	3,635,052	254,454	7.46	132,049	132,049	17,701			
510	206430854	0.09323	512,091	2,131,266	2,654,161	185,791	8.76	31,054	31,054	3,545			
511	206190341	0.18099	1,689,856	3,622,710	4,504,798	315,336	7.60	142,173	142,173	18,707			
512	206190492	0.20682	1,456,850	2,733,095	3,397,901	237,853	7.47	137,321	137,321	18,383			
513	206190255	0.24916	1,806,093	2,812,462	3,497,724	244,841	7.24	191,476	191,476	26,447			
514	206010988	0.35151	2,653,535	2,929,033	3,644,339	255,104	7.81	162,768	162,768	20,841			
515	206301363	0.36777	2,588,965	2,731,344	3,396,498	237,755	7.62	163,769	163,769	21,492			
516	206190690	0.22828	951,372	1,616,989	2,010,139	140,710	7.42	57,104	57,104	7,696			
517	206190674	0.17504	1,237,130	2,742,315	3,409,898	238,693	7.58	143,505	143,505	18,932			
518	206411305	0.17904	879,138	1,905,223	2,372,659	166,086	8.76	69,519	69,519	7,936			
519	206230938	0.28921	1,546,581	2,074,894	2,582,461	180,772	8.19	126,970	126,970	15,503			
520	206490961	0.28158	2,212,872	3,049,214	3,795,893	265,713	8.33	205,043	205,043	24,615			
521	206190267	0.17038	1,142,796	2,602,401	3,235,923	226,515	7.58	207,381	207,381	27,359			
522	206370778	0.21982	1,555,482	2,745,496	3,413,498	238,945	6.72	195,095	195,095	29,032			
523	206370713	0.26170	1,851,829	2,745,496	3,413,498	238,945	7.07	99,015	99,015	14,005	6967	6967	49,257
524	206301187	0.36948	1,542,642	1,619,945	2,013,857	140,970	7.43	126	126	17			
525	206340819	0.27372	2,558,586	3,626,847	4,511,202	315,784	7.79	134,728	134,728	17,295			
526	206190266	0.23290	4,098,423	6,827,806	8,489,950	594,296	7.58	245,819	245,819	32,430			
527	206190140	0.22613	1,614,525	2,770,298	3,444,693	241,128	7.52	127,246	127,246	16,921			
528	206334030	0.54839	3,848,886	3,848,886	4,511,135	315,779	9.14	176,768	176,768	19,340			
529	206190745	0.26116	1,871,374	2,780,219	3,457,171	242,002	7.42	176,952	176,952	23,848			
530	206301334	0.19931	1,396,310	2,718,213	3,379,184	236,543	6.94	43,035	43,035	6,201	6336	6336	43,972
531	206190293	0.15538	840,442	2,098,711	2,609,616	182,673	6.82	119,289	119,289	17,491			
532	206190677	0.18995	2,068,582	4,225,404	5,254,026	367,782	6.99	322,351	322,351	46,116			
533	206301189	0.24765	1,734,995	2,718,213	3,379,184	236,543	7.15	167,138	167,138	23,376			
534	206044005	0.51929	5,499,202	5,499,202	6,500,595	455,042	9.83	288,334	288,334	29,332			
535	206190645	0.28069	1,982,569	2,740,535	3,407,259	238,508	7.39	186,908	186,908	25,292			
536	206190786	0.29158	2,363,648	3,145,299	3,911,142	273,780	7.23	61,455	61,455	8,500	14265	14265	103,136
537	206360077	0.38190	2,777,277	2,821,625	3,507,248	245,507	7.15	208,480	208,480	29,158			
538	206190443	0.20418	1,210,942	2,301,106	2,861,774	200,324	7.46	139,875	139,875	18,750			
539	206190871	(0.06775)	(431,593)	2,471,558	3,073,757	215,163	7.67	148,951	148,951	19,420			
540	206190663	0.36366	2,535,781	2,705,488	3,363,578	235,450	7.47	155,869	155,869	20,866			
541	206190828	0.26012	1,758,257	2,622,667	3,260,612	228,243	7.47	175,455	175,455	23,488			
542	206500820	0.35690	3,138,601	3,412,052	4,243,446	297,041	7.10	210,011	210,011	29,579			
543	206340825	0.24466	2,522,934	4,001,046	4,976,643	348,365	7.79	210,571	210,571	27,031			
544	206196220	0.73836	3,141,812	3,141,812	3,543,724	248,061	12.43	127,246	127,246	10,237			
545	206331251	0.29565	2,120,373	2,782,699	3,460,290	242,220	7.13	195,811	195,811	27,463			
546	206370776	(0.03804)	(203,899)	2,079,921	2,585,983	181,019	6.82	124,615	124,615	18,272			
547	206190099	0.45994	3,403,461	3,403,461	4,101,843	287,129	7.61	72,523	72,523	9,530	8765	8765	66,702
548	206361129	0.38745	2,628,009	2,631,708	3,271,183	228,983	7.04	101,946	101,946	14,481			
549	206401892	0.47914	3,402,638	3,402,638	4,073,197	285,124	8.28	180,736	180,736	21,828			
550	206121081	0.33610	2,586,399	2,985,772	3,713,701	259,959	7.77	180,311	180,311	23,206			
551	206390916	0.24769	2,191,641	3,433,096	4,269,915	298,894	7.75	185,868	185,868	23,983			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
552	206010995	1/1/2013	12/31/2013	20601099541639	1/18/1968	WILLOW TREE NURSING AND REHABILITATIC	OAKLAND	94621	82	24,970	365	1.00000	24,970	29,930	22,415	22,415	24,970	83.43%	26,365	26,365
553	206364042	1/1/2013	12/31/2013	20636404241639	7/17/1989	ASISTENCIA VILLA REHABILITATION AND CA	REDLANDS	92373	99	32,928	365	1.00000	32,928	36,135	20,523	20,523	32,928	91.12%	31,831	31,831
554	206434018	1/1/2013	12/31/2013	20643401841639	6/13/1989	MISSION DE LA CASA NURSING & REHABILIT/	SAN JOSE	95121	163	57,277	365	1.00000	57,277	59,495	50,485	50,485	57,277	96.27%	52,408	52,408
555	206394001	1/1/2013	12/31/2013	20639400141639	2/23/1987	NEW HOPE POST ACUTE CARE	TRACY	95376	99	30,572	365	1.00000	30,572	36,135	22,185	22,185	30,964	84.60%	31,831	31,831
556	206010825	7/1/2012	6/30/2013	20601082541455	6/27/1966	KINDRED NURSING AND HEALTHCARE - LIVE	LIVERMORE	94550	83	27,382	365	1.00000	27,382	30,295	17,142	17,142	27,382	90.38%	26,686	26,686
557	206560532	1/1/2013	12/31/2013	20656053241639	7/12/1968	VISTA COVE CARE CENTER AT SANTA PAULA	SANTA PAULA	93060	99	30,418	365	1.00000	30,418	36,135	23,708	23,708	30,418	84.18%	31,831	31,831
558	206431059	1/1/2013	12/31/2013	20643105941639	9/5/1963	PALO ALTO NURSING CENTER	PALO ALTO	94301	66	20,246	365	1.00000	20,246	24,090	7,067	7,067	20,246	84.04%	21,220	21,220
559	206190502	1/1/2013	12/31/2013	20619050241639	3/8/1946	MARLINDA NURSING HOME - BLOOMFIELD E/	LYNWOOD	90262	130	36,622	365	1.00000	36,622	47,450	32,147	32,147	36,622	77.18%	41,798	41,798
560	206430759	1/1/2013	12/31/2013	20643075941639	3/19/1969	ALMADEN HEALTH AND REHABILITATION CI	SAN JOSE	95124	77	27,146	365	1.00000	27,146	28,105	17,313	17,313	27,146	96.59%	24,757	24,757
561	206190036	6/1/2012	5/31/2013	20619003641425	9/7/1962	ARCADIA HEALTH CARE CENTER	ARCADIA	91007	117	31,689	365	1.00000	31,689	42,705	23,149	23,149	31,689	74.20%	37,618	37,618
562	206361195	1/1/2013	12/31/2013	20636119541639	1/11/1966	HERITAGE GARDENS HEALTHCARE CENTER	LOMA LINDA	92354	110	35,578	365	1.00000	35,578	40,150	27,128	27,128	35,578	88.61%	35,367	35,367
563	206374028	1/1/2013	12/31/2013	20637402841639	9/20/1988	CARMEL MOUNTAIN REHABILITATION AND I	SAN DIEGO	92128	120	39,943	365	1.00000	39,943	43,800	18,969	18,969	29,233	91.19%	38,582	38,582
564	206542063	1/1/2013	12/31/2013	20654206341639	4/16/1980	LINWOOD MEADOWS CARE CENTER	VISALIA	93277	98	31,982	365	1.00000	31,982	35,770	21,452	21,452	31,982	89.41%	31,509	31,509
565	206190874	1/1/2013	12/31/2013	20619087441639	6/28/1965	DOWNEY CARE CENTER	DOWNEY	90242	99	32,707	365	1.00000	32,707	36,135	23,698	23,698	32,707	90.51%	31,831	31,831
566	206380984	7/1/2012	6/30/2013	20638098441455	10/30/1967	KINDRED NURSING AND HEALTHCARE - VICT	SAN FRANCISCO	94115	90	32,518	365	1.00000	32,518	32,850	30,322	30,322	32,518	98.99%	28,937	28,937
567	206560503	1/1/2013	12/31/2013	20656050341639	2/1/1965	OXNARD MANOR HEALTHCARE CENTER	OXNARD	93030	82	28,350	365	1.00000	28,350	29,930	17,947	17,947	28,343	94.72%	26,365	26,365
568	206301347	1/1/2013	12/31/2013	20630134741639	12/4/1963	TERRACE VIEW CARE CENTER	FULLERTON	92835	59	19,389	365	1.00000	19,389	21,535	2,626	2,626	19,389	90.03%	18,970	18,970
569	206484004	1/1/2013	12/31/2013	20648400441639	4/13/1989	VACAVILLE CONVALESCENT AND REHAHILI/	VACAVILLE	95687	120	37,242	365	1.00000	37,242	43,800	20,973	20,973	37,242	85.03%	38,582	38,582
570	206301119	1/1/2013	12/31/2013	20630111941639	6/28/1966	VICTORIA HEALTHCARE CENTER	COSTA MESA	92627	79	23,524	365	1.00000	23,524	28,835	14,589	14,589	23,519	81.58%	25,400	25,400
571	206190444	4/1/2012	3/31/2013	20619044441364	10/28/1949	KINGSLEY MANOR CARE CENTER	LOS ANGELES	90029	51	15,784	365	1.00000	15,784	18,615	11,013	11,013	15,784	84.79%	16,398	16,398
572	206571087	1/1/2013	12/31/2013	20657108741639	9/23/1969	WOODLAND NURSING AND REHABILITATION	WOODLAND	95695	91	30,391	365	1.00000	30,391	33,215	22,957	22,957	30,391	91.50%	29,258	29,258
573	206070932	1/1/2013	12/31/2013	20607093241639	5/28/1962	CREEKSIDE HEALTH CARE CENTER	SAN PABLO	94806	80	26,659	365	1.00000	26,659	29,200	16,328	16,328	26,659	91.30%	25,722	25,722
574	206301184	1/1/2013	12/31/2013	20630118441639	3/29/1965	BEACHSIDE NURSING CENTER	HUNTINGTON BEACH	92648	59	17,874	365	1.00000	17,874	21,535	2,567	2,567	17,874	83.00%	18,970	18,970
575	206190499	1/1/2013	12/31/2013	20619049941639	1/1/1966	COUNTRY VILLA MAR VISTA NURSING CENTE	LOS ANGELES, CA	90066	68	22,168	365	1.00000	22,168	24,820	7,849	7,849	22,168	89.32%	21,863	21,863
576	206190278	3/1/2012	2/28/2013	20619027841333	2/21/1969	DRIFTWOOD HEALTHCARE AND WELLNESS C	TORRANCE	90503	99	31,767	365	1.00000	31,767	36,135	18,655	18,655	31,768	87.91%	31,831	31,831
577	206361366	1/1/2013	12/31/2013	20636136641639	4/23/1970	VALLEY HEALTHCARE CENTER	SAN BERNARDINO	92404	109	33,925	365	1.00000	33,925	39,785	22,998	22,998	33,925	85.27%	35,046	35,046
578	206500872	1/1/2013	12/31/2013	20650087241639	3/1/1983	EVERGREEN NURSING & REHABILITATION CA	MODESTO	95350	175	57,698	365	1.00000	57,698	63,875	48,208	48,208	57,698	90.33%	56,266	56,266
579	206304033	1/1/2013	12/31/2013	20630403341639	8/25/1989	WEST ANAHEIM EXTENDED CARE	ANAHEIM	92804	138	46,716	365	1.00000	46,716	50,370	20,134	20,134	30,767	92.75%	44,370	44,370
580	206440758	1/1/2013	12/31/2013	20644075841639	2/19/1964	DRIFTWOOD HEALTH CARE CENTER	SANTA CRUZ	95062	92	29,566	365	1.00000	29,566	33,580	15,710	15,710	29,566	88.05%	29,580	29,580
581	206371703	1/1/2013	12/31/2013	20637170341639	7/24/1985	VILLA MONTE VISTA	POWAY	92064	149	50,530	365	1.00000	50,530	54,385	38,797	38,797	50,513	92.91%	47,907	47,907
582	206413502	1/1/2013	12/31/2013	20641350241639	10/1/1966	BROOKSIDE SKILLED NURSING HOSPITAL	SAN MATEO	94403	99	32,785	365	1.00000	32,785	36,135	23,618	23,618	32,789	90.73%	31,831	31,831
583	206331154	1/1/2013	12/31/2013	20633115441639	12/20/1965	CORONA CARE CONVALESCENT	CORONA	91719	99	33,374	365	1.00000	33,374	36,135	25,451	25,451	33,374	92.36%	31,831	31,831
584	206190861	1/1/2013	12/31/2013	20619086141639	8/13/1968	TORRANCE CARE CENTER WEST	TORRANCE	90503	96	36,254	365	1.00000	36,254	35,040	26,311	26,311	36,218	103.46%	30,866	30,866
585	206364080	7/1/2012	6/30/2013	20636408041455	9/17/1991	APPLE VALLEY CHRISTIAN CARE CENTER	APPLE VALLEY	92308	99	30,098	365	1.00000	30,098	36,135	15,646	15,646	30,098	83.29%	31,831	31,831
586	206190248	1/1/2013	12/31/2013	20619024841639	7/28/1947	DREIER'S NURSING CARE CENTER	GLENDALE	91201	53	18,239	365	1.00000	18,239	19,345	9,794	9,794	18,239	94.28%	17,041	17,041
587	206190601	1/1/2013	12/31/2013	20619060141639	5/21/1964	LAWNDALE CARE CENTER	LAWNDALE	90260	59	16,611	365	1.00000	16,611	21,535	11,817	11,817	16,614	77.13%	18,970	18,970
588	206010815	1/1/2013	12/31/2013	20601081541639	11/19/1963	CRESTWOOD TREATMENT CENTER - FREMON	FREMONT	94538	88	22,683	365	1.00000	22,683	32,120	22,630	22,630	22,683	70.62%	28,294	28,294
589	206331091	6/1/2012	5/31/2013	20633109141425	1/29/1964	ALTA VISTA HEALTHCARE AND WELLNESS CI	RIVERSIDE	92503	99	34,379	365	1.00000	34,379	36,135	19,241	19,241	34,379	95.14%	31,831	31,831
590	206560823	1/1/2013	12/31/2013	20656082341639	8/1/1971	CAMARILLO HEALTHCARE CENTER	CAMARILLO	93010	114	35,673	365	1.00000	35,673	41,610	20,224	20,224	35,673	85.73%	36,653	36,653
591	206190634	1/1/2013	12/31/2013	20619063441639	2/25/1970	NORWALK SKILLED NURSING & WELLNESS CI	NORWALK	90650	99	34,175	365	1.00000	34,175	36,135	20,860	20,860	34,172	94.58%	31,831	31,831
592	206334014	1/1/2013	12/31/2013	20633401441639	3/28/1988	CHERRY VALLEY HEALTHCARE	BANNING	92220	132	39,708	365	1.00000	39,708	48,180	23,877	23,877	39,708	82.42%	42,441	42,441
593	206560531	1/1/2013	12/31/2013	20656053141639	7/1/1965	THOUSAND OAKS HEALTH CARE CENTER	THOUSAND OAKS, CA	91360	124	33,564	365	1.00000	33,564	45,260	20,128	20,128	33,564	74.16%	39,869	39,869
594	206240909	1/1/2013	12/31/2013	20624090941639	10/11/1968	HY-LOND HEALTHCARE CENTER - MERCED	MERCED, CA	95340	121	38,792	365	1.00000	38,792	44,165	25,267	25,267	38,899	87.83%	38,904	38,904
595	206190010	1/1/2013	12/31/2013	20619001041639	4/27/1967	ATLANTIC MEMORIAL HEALTHCARE CENTER	LONG BEACH	90806	100	31,563	365	1.00000	31,563	36,500	19,116	19,116	31,550	86.47%	32,152	32,152
596	206392310	1/1/2013	12/31/2013	20639231041639	9/14/1962	LINCOLN SQUARE POST-ACUTE CARE	STOCKTON	95203	68	20,069	365	1.00000	20,069	24,820	5,430	5,430	20,069	80.86%	21,863	21,863
597	206190359	1/1/2013	12/31/2013	20619035941639	2/13/1968	BROADWAY BY THE SEA	LONG BEACH	90803	98	30,295	365	1.00000	30,295	35,770	22,328	22,328	30,295	84.69%	31,509	31,509

		s to Update Cost Per Sq Ft				13				Fully Depreciated								Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)								Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%								
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42													
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
552	206010995	26,365	946	1.167	6,178,898	617,890	328,000	6,506,898	2,524,676	48.07	40.89	38.07	Yes	41.89		41.89	Yes	0.75398
553	206364042	32,928	923	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	26.56	25.56	16.56	No	26.56		26.56	No	0.47811
554	206434018	57,277	951	1.174	12,356,117	1,235,612	652,000	13,008,117	5,047,149	26.65	25.60	16.65	No	26.60		26.60	No	0.47882
555	206394001	31,831	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	28.96	26.39	18.95	No	27.39	27.06	27.06	No	0.48703
556	206010825	27,382	945	1.119	5,997,006	599,701	332,000	6,329,006	2,455,654	49.63	41.84	39.63	Yes	42.84		42.84	Yes	0.77111
557	206560532	31,831	930	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	47.59	41.15	37.58	Yes	42.15		42.15	Yes	0.75867
558	206431059	21,220	943	1.144	4,875,243	487,524	264,000	5,139,243	1,994,026	52.44	46.32	42.44	Yes	47.32		47.32	Yes	0.85175
559	206190502	41,798	902	1.072	8,998,382	899,838	520,000	9,518,382	3,693,132	69.95	63.78	59.95	Yes	64.78		64.78	Yes	1.16602
560	206430759	27,146	951	1.174	5,836,939	583,694	308,000	6,144,939	2,384,236	46.90	39.68	36.90	Yes	40.68		40.68	Yes	0.73232
561	206190036	37,618	910	1.043	7,879,460	787,946	468,000	8,347,460	3,238,815	53.44	47.31	43.43	Yes	48.31		48.31	Yes	0.86961
562	206361195	35,578	923	1.021	7,251,782	725,178	440,000	7,691,782	2,984,411	50.09	42.06	40.08	Yes	43.06		43.06	Yes	0.77514
563	206374028	39,943	921	1.045	8,096,994	809,699	480,000	8,576,994	3,327,874	27.38	23.33	17.38	No	24.33	23.53	23.53	No	0.42357
564	206542063	31,982	932	1.063	6,726,446	672,645	392,000	7,118,446	2,761,957	35.82	34.74	25.81	No	35.74	32.38	32.38	No	0.58290
565	206190874	32,707	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	50.63	44.21	40.62	Yes	45.21	44.76	44.76	Yes	0.80562
566	206380984	32,518	941	1.227	7,130,391	713,039	360,000	7,490,391	2,906,272	48.29	40.79	38.28	Yes	41.79		41.79	Yes	0.75218
567	206560503	28,350	930	1.060	5,612,366	561,237	328,000	5,940,366	2,304,862	51.03	44.91	41.03	Yes	45.91	45.36	45.36	Yes	0.81653
568	206301347	19,389	928	1.062	4,045,785	404,579	236,000	4,281,785	1,661,333	52.20	36.23	42.19	Yes	37.23		37.23	Yes	0.67008
569	206484004	38,582	956	1.087	8,422,424	842,242	480,000	8,902,424	3,454,140	26.82	25.77	16.82	No	26.77		26.77	No	0.48182
570	206301119	25,400	926	1.034	5,274,411	527,441	316,000	5,590,411	2,169,079	49.63	36.43	39.62	Yes	37.43		37.43	Yes	0.67372
571	206190444	16,398	900	1.072	3,530,135	353,013	204,000	3,734,135	1,448,844	66.31	60.14	56.30	Yes	61.14		61.14	Yes	1.10061
572	206571087	30,391	956	1.087	6,387,005	638,700	364,000	6,751,005	2,619,390	46.39	40.27	36.38	Yes	41.27		41.27	Yes	0.74277
573	206070932	26,659	948	1.154	5,961,041	596,104	320,000	6,281,041	2,437,044	53.72	44.69	43.71	Yes	45.69		45.69	Yes	0.82240
574	206301184	18,970	926	1.034	3,939,117	393,912	236,000	4,175,117	1,619,945	50.88	36.67	41.17	Yes	37.67		37.67	Yes	0.67803
575	206190499	22,168	900	1.072	4,706,846	470,685	272,000	4,978,846	1,931,792	50.12	46.87		No	47.87		47.87	Yes	0.86166
576	206190278	31,831	905	1.032	6,596,920	659,692	396,000	6,992,920	2,713,253	46.98	40.87	36.97	Yes	41.87	38.57	38.57	Yes	0.69426
577	206361366	35,046	924	1.021	7,185,857	718,586	436,000	7,621,857	2,957,280	45.81	39.70	35.80	Yes	40.70		40.70	Yes	0.73264
578	206500872	57,698	953	1.073	12,124,507	1,212,451	700,000	12,824,507	4,975,909	32.95	31.19	45.81	Yes	32.19		32.19	No	0.57934
579	206304033	46,716	928	1.062	9,463,023	946,302	552,000	10,015,023	3,885,829	26.45	25.45		No	26.45	25.65	25.65	No	0.46169
580	206440758	29,580	950	1.120	6,653,224	665,322	368,000	7,021,224	2,724,235	51.99	45.86	41.98	Yes	46.86		46.86	Yes	0.84354
581	206371703	50,530	920	1.045	10,053,768	1,005,377	596,000	10,649,768	4,132,110	30.55	29.48	20.54	No	30.48		30.48	No	0.54866
582	206413502	32,785	944	1.156	7,389,573	738,957	396,000	7,785,573	3,020,802	49.37	41.44	39.36	Yes	42.44		42.44	Yes	0.76392
583	206331154	33,374	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	50.15	44.02	40.15	Yes	45.02	43.68	43.68	Yes	0.78628
584	206190861	36,254	905	1.032	6,397,013	639,701	384,000	6,781,013	2,631,033	47.50	41.39	37.50	Yes	42.39		42.39	Yes	0.76303
585	206364080	31,831	923	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	24.39	23.34	14.39	No	24.34		24.34	No	0.43820
586	206190248	18,239	912	1.043	3,569,328	356,933	212,000	3,781,328	1,467,155	68.56	61.30	58.56	Yes	62.30		62.30	Yes	1.12144
587	206190601	18,970	902	1.072	4,083,881	408,388	236,000	4,319,881	1,676,114	51.73	45.73	41.73	Yes	46.73		46.73	Yes	0.84112
588	206010815	28,294	945	1.119	6,358,271	635,827	352,000	6,710,271	2,603,585	52.24	49.77		No	50.77		50.77	Yes	0.91382
589	206331091	34,379	925	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	52.04	44.17	42.04	Yes	45.17	42.68	42.68	Yes	0.76815
590	206560823	36,653	930	1.060	7,802,558	780,256	456,000	8,258,558	3,204,321	44.53	32.48	34.53	Yes	33.48		33.48	No	0.60266
591	206190634	34,175	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	45.96	38.03	35.96	Yes	39.03		39.03	Yes	0.70246
592	206334014	42,441	922	1.036	8,829,985	882,999	528,000	9,357,985	3,630,898	27.87	26.29	17.86	No	27.29		27.29	No	0.49120
593	206560531	39,869	913	1.059	8,478,987	847,899	496,000	8,974,987	3,482,295	50.62	42.48	40.62	Yes	43.48		43.48	Yes	0.78256
594	206240909	38,904	953	1.073	8,383,230	838,323	484,000	8,867,230	3,440,485	47.34	39.33	37.33	Yes	40.33		40.33	Yes	0.72598
595	206190010	32,152	908	1.040	6,715,211	671,521	400,000	7,115,211	2,760,702	48.80	35.87	38.79	Yes	36.87		36.87	Yes	0.66368
596	206392310	21,863	952	1.080	4,741,972	474,197	272,000	5,013,972	1,945,421	53.42	36.94	43.41	Yes	37.94	37.64	37.64	Yes	0.67750
597	206190359	31,509	908	1.040	6,580,906	658,091	392,000	6,972,906	2,705,488	48.00	39.38	37.99	Yes	40.38	38.61	38.61	Yes	0.69489

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
552	206010995	0.24602	1,600,831	2,524,676	3,142,566	219,980	8.34	186,941	186,941	22,415			
553	206364042	0.52189	3,612,840	3,612,840	4,265,501	298,585	9.07	186,144	186,144	20,523			
554	206434018	0.52118	6,779,575	6,779,575	8,015,186	561,063	9.80	494,753	494,753	50,485			
555	206394001	0.51297	3,721,608	3,721,608	4,407,508	308,526	9.69	214,973	214,973	22,185			
556	206010825	0.22889	1,448,665	2,455,654	3,055,355	213,875	7.81	133,879	133,879	17,142			
557	206560532	0.24133	1,730,827	2,782,699	3,460,290	242,220	7.61	180,418	180,418	23,708			
558	206431059	0.14825	761,872	1,994,026	2,481,551	173,709	8.19	57,879	57,879	7,067			
559	206190502	(0.16602)	(1,580,207)	3,693,132	4,592,971	321,508	7.69	247,210	247,210	32,147			
560	206430759	0.26768	1,644,907	2,384,236	2,967,930	207,755	7.65	132,444	132,444	17,313			
561	206190036	0.13039	1,088,454	3,238,815	4,026,761	281,873	7.49	173,386	173,386	23,149			
562	206361195	0.22486	1,729,612	2,984,411	3,709,590	259,671	7.30	198,034	198,034	27,128			
563	206374028	0.57643	4,944,075	4,944,075	5,753,774	402,764	10.08	191,208	191,208	18,969	5972	5972	60,198
564	206542063	0.41710	2,969,092	2,969,092	3,641,737	254,922	7.97	170,972	170,972	21,452			
565	206190874	0.19438	1,409,009	2,812,462	3,497,724	244,841	7.49	177,498	177,498	23,698			
566	206380984	0.24782	1,856,271	2,906,272	3,619,311	253,352	7.79	236,208	236,208	30,322			
567	206560503	0.18347	1,089,882	2,304,862	2,866,099	200,627	7.08	127,065	127,065	17,947			
568	206301347	0.32992	1,412,665	1,661,333	2,065,911	144,614	7.46	19,590	19,590	2,626			
569	206484004	0.51818	4,613,061	4,613,061	5,455,303	381,871	9.90	207,633	207,633	20,973			
570	206301119	0.32628	1,824,041	2,169,079	2,696,520	188,756	7.43	108,396	108,396	14,589			
571	206190444	(0.10061)	(375,678)	1,448,844	1,801,858	126,130	7.69	84,690	84,690	11,013			
572	206571087	0.25723	1,736,558	2,619,390	3,258,090	228,066	7.50	172,178	172,178	22,957			
573	206070932	0.17760	1,115,487	2,437,044	3,033,148	212,320	7.96	129,971	129,971	16,328			
574	206301184	0.32197	1,344,259	1,619,945	2,013,857	140,970	7.43	19,073	19,073	2,567			
575	206190499	0.13834	688,776	1,931,792	2,402,477	168,173	7.59	59,574	59,574	7,849			
576	206190278	0.30574	2,137,993	2,713,253	3,372,945	236,106	7.42	138,420	138,420	18,655			
577	206361366	0.26736	2,037,785	2,957,280	3,675,866	257,311	7.34	168,805	168,805	22,998			
578	206500872	0.42066	5,394,746	5,394,746	6,607,197	462,504	8.02	386,628	386,628	48,208			
579	206304033	0.53831	5,391,166	5,391,166	6,337,468	443,623	9.50	191,273	191,273	20,134			
580	206440758	0.15646	1,098,534	2,724,235	3,389,557	237,269	8.02	125,994	125,994	15,710			
581	206371703	0.45134	4,806,712	4,806,712	5,812,089	406,846	8.05	312,316	312,316	38,797			
582	206413502	0.23608	1,837,981	3,020,802	3,759,760	263,183	8.03	189,653	189,653	23,618			
583	206331154	0.21372	1,525,955	2,770,298	3,444,693	241,128	7.23	184,011	184,011	25,451			
584	206190861	0.23697	1,606,878	2,631,033	3,270,734	228,951	6.32	166,286	166,286	26,311			
585	206364080	0.56180	3,889,141	3,889,141	4,541,802	317,926	9.99	156,304	156,304	15,646			
586	206190248	(0.12144)	(459,216)	1,467,155	1,824,088	127,686	7.00	68,558	68,558	9,794			
587	206190601	0.15888	686,352	1,676,114	2,084,502	145,915	7.69	90,873	90,873	11,817			
588	206010815	0.08618	578,307	2,603,585	3,239,412	226,759	8.01	181,266	181,266	22,630			
589	206331091	0.23185	1,662,772	2,782,699	3,460,290	242,220	7.05	135,649	135,649	19,241			
590	206560823	0.39734	3,281,470	3,281,470	4,061,726	284,321	7.76	156,938	156,938	20,224			
591	206190634	0.29754	2,095,900	2,733,095	3,397,901	237,853	6.96	145,186	145,186	20,860			
592	206334014	0.50880	4,761,325	4,761,325	5,644,323	395,103	9.31	222,295	222,295	23,877			
593	206560531	0.21744	1,951,513	3,482,295	4,330,193	303,114	7.60	152,973	152,973	20,128			
594	206240909	0.27402	2,429,792	3,440,485	4,278,808	299,517	7.70	194,556	194,556	25,267			
595	206190010	0.33632	2,392,974	2,760,702	3,432,223	240,256	7.47	142,797	142,797	19,116			
596	206392310	0.32250	1,617,028	1,945,421	2,419,618	169,373	7.75	42,083	42,083	5,430			
597	206190359	0.30511	2,127,492	2,705,488	3,363,578	235,450	7.47	166,790	166,790	22,328			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
598	206040800	1/1/2013	12/31/2013	20604080041639	8/31/1964	WINDSOR CHICO CARE CENTER	CHICO	95926	76	24,696	365	1.00000	24,696	27,740	16,000	16,000	24,696	89.03%	24,436	24,436
599	206341003	1/1/2013	12/31/2013	20634100341639	12/12/1967	GOLDEN LIVINGCENTER - GALT	GALT	95632	99	32,110	365	1.00000	32,110	36,135	23,782	23,782	32,110	88.86%	31,831	31,831
600	206451017	1/1/2013	12/31/2013	20645101741639	5/22/1970	MARQUIS CARE OF SHASTA	REDDING	96002	180	47,595	365	1.00000	47,595	65,700	33,452	33,452	47,595	72.44%	57,874	57,874
601	206100715	1/1/2013	12/31/2013	20610071541639	09/27/1971	SIERRA VISTA HEALTHCARE	FRESNO	93702	99	33,034	365	1.00000	33,034	36,135	25,144	25,144	33,034	91.42%	31,831	31,831
602	206071044	1/1/2013	12/31/2013	20607104441639	2/3/1959	WINDSOR ROSEWOOD CARE CENTER	PLEASANT HILL	94523	113	36,979	365	1.00000	36,979	41,245	20,691	20,691	27,758	89.66%	36,332	36,332
603	206310895	9/1/2012	8/31/2013	20631089541517	12/22/1969	ROSEVILLE POINT HEALTHCARE AND WELLN	ROSEVILLE	95611	98	30,567	365	1.00000	30,567	35,770	16,942	16,942	30,567	85.45%	31,509	31,509
604	206190109	1/1/2013	12/31/2013	20619010941639	11/16/1964	BROADWAY HEALTHCARE CENTER	SAN GABRIEL	91776	59	19,938	365	1.00000	19,938	21,535	14,335	14,335	19,938	92.58%	18,970	18,970
605	206190051	1/1/2013	12/31/2013	20619005141639	11/12/1958	LAKE BALBOA CARE CENTER	VAN NUYS	91406	50	16,591	365	1.00000	16,591	18,250	671	671	16,591	90.91%	16,076	16,076
606	206170997	1/1/2013	12/31/2013	20617099741639	10/5/1965	ROCKY POINT CARE CENTER	LAKEPORT	95453	90	27,094	365	1.00000	27,094	32,850	24,628	24,628	27,094	82.48%	28,937	28,937
607	206190310	1/1/2013	12/31/2013	20619031041639	11/22/1968	AVALON VILLA CARE CENTER	LOS ANGELES	90061	131	44,816	365	1.00000	44,816	47,815	36,904	36,904	44,816	93.73%	42,119	42,119
608	206491017	1/1/2013	12/31/2013	20649101741639	9/25/1968	SONOMA HEALTHCARE CENTER	SONOMA	95476	144	40,624	365	1.00000	40,624	52,560	31,083	31,083	40,624	77.29%	46,299	46,299
609	206370703	1/1/2013	12/31/2013	20637070341639	6/28/1967	BRIGHTON PLACE - SAN DIEGO	SAN DIEGO	92105	99	35,007	365	1.00000	35,007	36,135	23,241	23,241	35,007	96.88%	31,831	31,831
610	206190615	1/1/2013	12/31/2013	20619061541639	10/14/1968	BROOKFIELD CARE & REHABILITATION CENT	DOWNEY	90240	70	22,887	365	1.00000	22,887	25,550	12,166	12,166	22,889	89.58%	22,506	22,506
611	206371261	1/1/2013	12/31/2013	20637126141639	6/15/1978	PARADISE VALLEY HEALTH CARE CENTER	NATIONAL CITY	91950	86	30,123	365	1.00000	30,123	31,390	12,971	12,971	30,712	95.96%	27,651	27,651
612	206361244	1/1/2013	12/31/2013	20636124441639	7/24/1964	LINDA VALLEY CARE CENTER	LOMA LINDA	92354	83	28,375	365	1.00000	28,375	30,295	15,604	15,604	28,375	93.66%	26,686	26,686
613	206190427	1/1/2013	12/31/2013	20619042741639	11/9/1970	PARK AVENUE HEALTHCARE AND WELLNESS	POMONA	91768	231	77,145	365	1.00000	77,145	84,315	55,372	55,372	70,171	91.50%	74,271	74,271
614	206190540	1/1/2013	12/31/2013	20619054041639	11/7/1963	VISTA COVE CARE CENTER AT SAN GABRIEL	SAN GABRIEL	91776	99	32,393	365	1.00000	32,393	36,135	15,397	15,397	32,393	89.64%	31,831	31,831
615	206304055	1/1/2013	12/31/2013	20630405541639	5/3/1990	PARK REGENCY CARE CENTER	LA HABRA	90631	99	34,746	365	1.00000	34,746	36,135	23,683	23,683	34,746	96.16%	31,831	31,831
616	206504004	1/1/2013	12/31/2013	20650400441639	5/4/1989	VINTAGE FAIRE NURSING AND REHABILITATI	MODESTO	95356	99	34,379	365	1.00000	34,379	36,135	18,777	18,777	34,379	95.14%	31,831	31,831
617	206370723	1/1/2013	12/31/2013	20637072341639	1/3/1963	PALOMAR HEIGHTS CARE CENTER	ESCONDIDO	92027	98	29,963	365	1.00000	29,963	35,770	20,662	20,662	29,963	83.77%	31,509	31,509
618	206491001	1/1/2013	12/31/2013	20649100141639	9/22/1964	GOLDEN LIVINGCENTER - LONDON HOUSE SC	SONOMA	95476	83	28,786	365	1.00000	28,786	30,295	22,382	22,382	28,786	95.02%	26,686	26,686
619	206371270	1/1/2013	12/31/2013	20637127041639	11/08/1948	BELLA VISTA HEALTH CENTER	LEMON GROVE	91945	99	32,503	365	1.00000	32,503	36,135	20,904	20,904	33,662	89.95%	31,831	31,831
620	206441703	1/1/2013	12/31/2013	20644170341639	9/21/1964	COUNTRY VILLA WATSONVILLE EAST NURSIN	WATSONVILLE	95076	87	26,993	365	1.00000	26,993	31,755	22,355	22,355	26,993	85.00%	27,972	27,972
621	206152091	10/1/2012	9/30/2013	20615209141547	7/2/1979	ROSEWOOD HEALTH FACILITY	BAKERSFIELD	93309	79	24,797	365	1.00000	24,797	28,835	10,705	10,705	24,797	86.00%	25,400	25,400
622	206331375	1/1/2013	12/31/2013	20633137541639	05/08/1970	CENTINELA GRAND	PERRIS	92571	109	37,625	365	1.00000	37,625	39,785	33,744	33,744	37,625	94.57%	35,046	35,046
623	206370790	1/1/2013	12/31/2013	20637079041639	6/28/1960	LIFE CARE CENTER OF VISTA	VISTA	92083	176	41,764	365	1.00000	41,764	64,240	28,212	28,212	41,764	65.01%	56,588	56,588
624	206101843	1/1/2013	12/31/2013	20610184341639	10/11/1957	THE REHABILITATION CENTER OF FRESNO	FRESNO	93721	155	53,193	365	1.00000	53,193	56,575	40,898	40,898	53,193	94.02%	49,836	49,836
625	206301202	1/1/2013	12/31/2013	20630120241639	12/5/1958	PARK WEST CARE AND REHABILITATION CEN	SANTA ANA	92705	99	31,924	365	1.00000	31,924	36,135	23,053	23,053	31,914	88.35%	31,831	31,831
626	206361161	1/1/2013	12/31/2013	20636116141639	4/9/1969	COUNTRY VILLA HACIENDA HEALTHCARE CI	SAN BERNARDINO	92404	99	32,342	365	1.00000	32,342	36,135	25,975	25,975	32,342	89.50%	31,831	31,831
627	206331147	1/1/2013	12/31/2013	20633114741639	3/3/1972	PREMIER HEALTHCARE CENTER	PALM SPRINGS	92262	99	31,977	365	1.00000	31,977	36,135	18,122	18,122	31,988	88.49%	31,831	31,831
628	206190356	1/1/2013	12/31/2013	20619035641639	12/17/1968	GUARDIAN REHABILITATION HOSPITAL	LOS ANGELES	90036	93	30,685	365	1.00000	30,685	33,945	19,454	19,454	30,672	90.40%	29,901	29,901
629	206190320	1/1/2013	12/31/2013	20619032041639	12/19/1962	AUTUMN HILLS HEALTH CARE CENTER	GLENDALE	91206	99	34,772	365	1.00000	34,772	36,135	22,937	22,937	34,772	96.23%	31,831	31,831
630	206310790	1/1/2013	12/31/2013	20631079041639	10/28/1965	ROCK CREEK CARE CENTER	AUBURN	95603	84	25,090	365	1.00000	25,090	30,660	16,765	16,765	25,090	81.83%	27,008	27,008
631	206040999	4/1/2012	3/31/2013	20604099941364	6/25/1963	Riverside Convalescent Hospital	CHICO	95926	99	27,829	365	1.00000	27,829	36,135	20,042	20,042	27,829	77.01%	31,831	31,831
632	206190597	1/1/2013	12/31/2013	20619059741639	9/2/1969	COUNTRY VILLA EAST NURSING CENTER	LOS ANGELES, CA	90018	99	33,992	365	1.00000	33,992	36,135	25,319	25,319	33,992	94.07%	31,831	31,831
633	206190261	1/1/2013	12/31/2013	20619026141639	8/13/1953	EDGEWATER SKILLED NURSING CENTER	LONG BEACH	90814	81	27,079	365	1.00000	27,079	29,565	13,953	13,953	27,079	91.59%	26,043	26,043
634	206370763	1/1/2013	12/31/2013	20637076341639	1/23/1964	POINT LOMA CONVALESCENT HOSPITAL	SAN DIEGO	92110	133	47,385	365	1.00000	47,385	48,545	27,556	27,556	47,390	97.61%	42,762	42,762
635	206100789	10/1/2012	9/30/2013	20610078941547	7/26/1967	SAN JOAQUIN GARDENS HEALTH FACILITY	FRESNO	93710	79	25,945	365	1.00000	25,945	28,835	7,151	7,151	25,945	89.98%	25,400	25,400
636	206421162	1/1/2013	12/31/2013	20642116241639	10/23/1967	VILLA MARIA HEALTHCARE CENTER	SANTA MARIA	93454	81	22,261	365	1.00000	22,261	29,565	731	731	22,262	75.30%	26,043	26,043
637	206400484	1/1/2013	12/31/2013	20640048441639	2/25/1963	MISSION VIEW HEALTH CENTER	SAN LUIS OBISPO	93401	162	46,358	365	1.00000	46,358	59,130	27,590	27,590	46,358	78.40%	52,086	52,086
638	206301212	1/1/2013	12/31/2013	20630121241639	2/22/1971	MISSION PALMS HEALTHCARE CENTER	WESTMINSTER	92683	99	32,862	365	1.00000	32,862	36,135	23,478	23,478	32,862	90.94%	31,831	31,831
639	206014238	7/1/2012	6/30/2013	20601423841455	10/2/2008	BAYWOOD COURT HEALTH CENTER	CASTRO VALLEY	94546	56	17,415	365	1.00000	17,415	20,440	3,306	3,306	17,415	85.20%	18,005	18,005
640	206010906	1/1/2013	12/31/2013	20601090641639	3/4/1970	EXCELL HEALTH CARE CENTER	OAKLAND	94619	99	34,404	365	1.00000	34,404	36,135	24,998	24,998	34,404	95.21%	31,831	31,831
641	206190142	1/1/2013	12/31/2013	20619014241639	12/3/1962	GLENDALE HEALTHCARE CENTER	GLENDALE	91204	48	16,294	365	1.00000	16,294	17,520	8,534	8,534	16,294	93.00%	15,433	15,433
642	206314004	1/1/2013	12/31/2013	20631400441639	7/30/1987	LINCOLN MEADOWS CARE CENTER	LINCOLN	95648	97	32,941	365	1.00000	32,941	35,405	21,951	21,951	32,941	93.04%	31,187	31,187
643	206190774	1/1/2013	12/31/2013	20619077441639	10/9/1964	COUNTRY VILLA NORTH HEALTHCARE CENT	LOS ANGELES, CA	90019	99	33,978	365	1.00000	33,978	36,135	27,936	27,936	33,978	94.03%	31,831	31,831

		s to Update Cost Per Sq Ft				13				Fully Depreciated								Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)								Max
		Cost Per Sq Ft (1)	1/1/2015		$	158.00	10%	4,000		38.800%								
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$	161.42												
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
598	206040800	24,696	959	1.077	5,285,129	528,513	304,000	5,589,129	2,168,582	51.45	45.33	41.45	Yes	46.33		46.33	Yes	0.83400
599	206341003	32,110	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	48.17	40.83	38.17	Yes	41.83		41.83	Yes	0.75285
600	206451017	57,874	960	1.121	13,028,800	1,302,880	720,000	13,748,800	5,334,534	45.73	38.99	35.72	Yes	39.99		39.99	Yes	0.71984
601	206100715	33,034	937	1.067	6,820,652	682,065	396,000	7,216,652	2,800,061	44.38	43.38		No	44.38	43.84	43.84	Yes	0.78909
602	206071044	36,979	945	1.119	8,164,598	816,460	452,000	8,616,598	3,343,240	57.03	50.90	47.03	Yes	51.90		51.90	Yes	0.93413
603	206310895	31,509	956	1.087	6,878,313	687,831	392,000	7,270,313	2,820,881	46.14	40.04	36.14	Yes	41.04	38.12	38.12	Yes	0.68623
604	206190109	19,938	917	1.055	4,019,118	401,912	236,000	4,255,118	1,650,986	51.24	45.12	41.24	Yes	46.12		46.12	Yes	0.83021
605	206190051	16,591	914	1.059	3,418,946	341,895	200,000	3,618,946	1,404,151	57.26	48.38	47.25	Yes	49.38	46.29	46.29	Yes	0.83318
606	206170997	28,937	954	1.156	6,717,793	671,779	360,000	7,077,793	2,746,184	50.36	43.78	40.35	Yes	44.78		44.78	Yes	0.80600
607	206190310	44,816	900	1.072	9,067,601	906,760	524,000	9,591,601	3,721,541	47.22	41.11	37.22	Yes	42.11		42.11	Yes	0.75792
608	206491017	46,299	954	1.156	10,748,470	1,074,847	576,000	11,324,470	4,393,894	47.38	38.65	37.38	Yes	39.65	39.20	39.20	Yes	0.70567
609	206370703	35,007	921	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	48.63	38.42	38.62	Yes	39.42		39.42	Yes	0.70948
610	206190615	22,887	902	1.072	4,845,283	484,528	280,000	5,125,283	1,988,610	47.33	37.92	37.33	Yes	38.92	35.90	35.90	Yes	0.64621
611	206371261	30,123	919	1.045	5,802,846	580,285	344,000	6,146,846	2,384,976	37.66	36.57	27.65	No	37.57		37.57	Yes	0.67633
612	206361244	28,375	923	1.021	5,471,799	547,180	332,000	5,803,799	2,251,874	51.56	44.52	41.55	Yes	45.52	44.96	44.96	Yes	0.80927
613	206190427	77,145	917	1.055	15,735,869	1,573,587	924,000	16,659,869	6,464,029	45.26	36.34	35.25	Yes	37.34	36.76	36.76	Yes	0.66170
614	206190540	32,393	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	52.27	45.21	42.27	Yes	46.21		46.21	Yes	0.83175
615	206304055	34,746	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	25.77	24.30	15.76	No	25.30		25.30	No	0.45549
616	206504004	34,379	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	26.76	24.82	16.76	No	25.82	25.64	25.64	No	0.46149
617	206370723	31,509	920	1.045	6,612,545	661,255	392,000	7,004,545	2,717,764	53.12	47.11	43.11	Yes	48.11		48.11	Yes	0.86597
618	206491001	28,786	954	1.156	6,195,298	619,530	332,000	6,527,298	2,532,592	51.39	42.72	41.39	Yes	43.72		43.72	Yes	0.78690
619	206371270	32,503	919	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	67.28	66.28		No	67.28		67.28	Yes	1.21098
620	206441703	27,972	950	1.120	6,291,636	629,164	348,000	6,639,636	2,576,179	51.40	45.28	41.39	Yes	46.28		46.28	Yes	0.83297
621	206152091	25,400	933	1.063	5,422,339	542,234	316,000	5,738,339	2,226,475	36.61	33.71	26.61	No	34.71	34.14	34.14	Yes	0.61446
622	206331375	37,625	925	1.060	7,460,341	746,034	436,000	7,896,341	3,063,780	45.77	39.76	35.76	Yes	40.76		40.76	Yes	0.73376
623	206370790	56,588	920	1.045	11,875,592	1,187,559	704,000	12,579,592	4,880,882	55.63	49.03	45.63	Yes	50.03		50.03	Yes	0.90063
624	206101843	53,193	937	1.067	10,678,799	1,067,880	620,000	11,298,799	4,383,934	58.35	47.22	48.34	Yes	48.22	47.87	47.87	Yes	0.86170
625	206301202	31,924	927	1.034	6,609,704	660,970	396,000	7,005,704	2,718,213	57.20	40.51	47.19	Yes	41.51		41.51	Yes	0.74724
626	206361161	32,342	924	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	46.85	40.74	36.84	Yes	41.74		41.74	Yes	0.75128
627	206331147	31,977	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	43.95	34.54	33.94	Yes	35.54		35.54	Yes	0.63970
628	206190356	30,685	900	1.072	6,437,304	643,730	372,000	6,809,304	2,642,010	47.16	41.05	37.15	Yes	42.05	40.87	40.87	Yes	0.73567
629	206190320	34,772	912	1.043	6,667,236	666,724	396,000	7,063,236	2,740,535	53.16	47.03	43.15	Yes	48.03	47.67	47.67	Yes	0.85801
630	206310790	27,008	956	1.087	5,895,697	589,570	336,000	6,231,697	2,417,898	50.30	39.96	40.29	Yes	40.96		40.96	Yes	0.73722
631	206040999	31,831	959	1.077	6,884,576	688,458	396,000	7,280,576	2,824,863	52.64	46.52	42.64	Yes	47.52	47.14	47.14	Yes	0.84853
632	206190597	33,992	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	46.45	39.54	36.44	Yes	40.54		40.54	Yes	0.72967
633	206190261	27,079	908	1.040	5,439,321	543,932	324,000	5,763,321	2,236,168	62.51	51.40	52.51	Yes	52.40		52.40	Yes	0.94323
634	206370763	47,385	921	1.045	8,974,169	897,417	532,000	9,506,169	3,688,393	52.06	41.24	42.05	Yes	42.24	41.52	41.52	Yes	0.74745
635	206100789	25,945	937	1.067	5,442,743	544,274	316,000	5,758,743	2,234,392	48.55	40.89	38.55	Yes	41.89		41.89	Yes	0.75408
636	206421162	26,043	934	1.049	5,486,392	548,639	324,000	5,810,392	2,254,432	48.31	34.59	38.30	Yes	35.59		35.59	Yes	0.64067
637	206400484	52,086	934	1.049	10,972,783	1,097,278	648,000	11,620,783	4,508,864	52.97	43.26	42.96	Yes	44.26		44.26	Yes	0.79672
638	206301212	32,862	926	1.034	6,609,704	660,970	396,000	7,005,704	2,718,213	44.97	38.97	34.97	Yes	39.97		39.97	Yes	0.71951
639	206014238	18,005	945	1.119	4,046,173	404,617	224,000	4,270,173	1,656,827	7.34	6.25		No	7.25		7.25	No	0.13043
640	206010906	34,404	946	1.167	7,459,889	745,989	396,000	7,855,889	3,048,085	45.95	39.94	35.94	Yes	40.94		40.94	Yes	0.73696
641	206190142	16,294	912	1.043	3,232,599	323,260	192,000	3,424,599	1,328,744	53.20	47.07	43.19	Yes	48.07	47.28	47.28	Yes	0.85108
642	206314004	32,941	956	1.087	6,808,126	680,813	388,000	7,196,126	2,792,097	28.53	25.14	18.52	No	26.14	25.96	25.96	No	0.46721
643	206190774	33,978	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	51.35	45.23	41.34	Yes	46.23		46.23	Yes	0.83208

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
598	206040800	0.16600	927,795	2,168,582	2,697,095	188,797	7.64	122,240	122,240	16,000			
599	206341003	0.24715	1,815,163	2,849,666	3,544,516	248,116	7.73	183,835	183,835	23,782			
600	206451017	0.28016	3,851,930	5,334,534	6,637,414	464,619	8.03	268,620	268,620	33,452			
601	206100715	0.21091	1,522,055	2,800,061	3,482,126	243,749	7.38	185,563	185,563	25,144			
602	206071044	0.06587	567,565	3,343,240	4,159,700	291,179	7.87	162,838	162,838	20,691	6919	6919	54,453
603	206310895	0.31377	2,281,173	2,820,881	3,508,713	245,610	7.79	131,978	131,978	16,942			
604	206190109	0.16979	722,463	1,650,986	2,052,898	143,703	7.21	103,355	103,355	14,335			
605	206190051	0.16682	603,695	1,404,151	1,746,046	122,223	7.37	4,945	4,945	671			
606	206170997	0.19400	1,373,081	2,746,184	3,417,963	239,257	8.27	203,674	203,674	24,628			
607	206190310	0.24208	2,321,954	3,721,541	4,628,301	323,981	7.23	266,816	266,816	36,904			
608	206491017	0.29433	3,333,144	4,393,894	5,468,741	382,812	8.27	257,056	257,056	31,083			
609	206370703	0.29052	2,055,744	2,745,496	3,413,498	238,945	6.83	158,736	158,736	23,241			
610	206190615	0.35379	1,813,261	1,988,610	2,473,138	173,120	7.56	91,975	91,975	12,166			
611	206371261	0.32367	1,989,563	2,384,976	2,965,261	207,568	6.89	89,370	89,370	12,971			
612	206361244	0.19073	1,106,953	2,251,874	2,799,054	195,934	6.91	107,824	107,824	15,604			
613	206190427	0.33830	5,635,996	6,464,029	8,037,616	562,633	7.29	403,662	403,662	55,372	6650	6650	48,479
614	206190540	0.16825	1,201,309	2,770,298	3,444,693	241,128	7.44	114,554	114,554	15,397			
615	206304055	0.54451	3,835,562	3,835,562	4,500,367	315,026	9.07	214,805	214,805	23,683			
616	206504004	0.53851	3,906,864	3,906,864	4,592,764	321,494	9.35	175,565	175,565	18,777			
617	206370723	0.13403	938,801	2,717,764	3,379,018	236,531	7.51	155,172	155,172	20,662			
618	206491001	0.21310	1,390,996	2,532,592	3,152,122	220,649	7.67	171,670	171,670	22,382			
619	206371270	(0.21098)	(1,492,905)	2,745,496	3,413,498	238,945	7.35	153,644	153,644	20,904			
620	206441703	0.16703	1,109,037	2,576,179	3,205,342	224,374	8.02	179,287	179,287	22,355			
621	206152091	0.38554	2,212,372	2,226,475	2,768,709	193,810	7.63	81,679	81,679	10,705			
622	206331375	0.26624	2,102,330	3,063,780	3,809,814	266,687	7.09	239,245	239,245	33,744			
623	206370790	0.09937	1,250,093	4,880,882	6,068,441	424,791	7.51	211,872	211,872	28,212			
624	206101843	0.13830	1,562,581	4,383,934	5,451,814	381,627	7.17	293,239	293,239	40,898			
625	206301202	0.25276	1,770,793	2,718,213	3,379,184	236,543	7.41	170,823	170,823	23,053			
626	206361161	0.24872	1,721,799	2,685,970	3,338,631	233,704	7.23	187,799	187,799	25,975			
627	206331147	0.36030	2,528,766	2,723,174	3,385,423	236,980	7.41	134,284	134,284	18,122			
628	206190356	0.26433	1,799,871	2,642,010	3,285,740	230,002	7.50	145,905	145,905	19,454			
629	206190320	0.14199	1,002,943	2,740,535	3,407,259	238,508	6.86	157,348	157,348	22,937			
630	206310790	0.26278	1,637,566	2,417,898	3,007,468	210,523	7.79	130,599	130,599	16,765			
631	206040999	0.15147	1,102,821	2,824,863	3,513,321	245,932	7.73	154,925	154,925	20,042			
632	206190597	0.27033	1,959,512	2,812,462	3,497,724	244,841	7.20	182,297	182,297	25,319			
633	206190261	0.05677	327,211	2,236,168	2,780,100	194,607	7.19	100,322	100,322	13,953			
634	206370763	0.25255	2,400,789	3,688,393	4,585,810	321,007	6.77	186,554	186,554	27,556			
635	206100789	0.24592	1,416,203	2,234,392	2,778,666	194,507	7.50	53,633	53,633	7,151			
636	206421162	0.35933	2,087,872	2,254,432	2,803,071	196,215	7.53	5,504	5,504	731			
637	206400484	0.20328	2,362,291	4,508,864	5,606,142	392,430	7.53	207,753	207,753	27,590			
638	206301212	0.28049	1,965,052	2,718,213	3,379,184	236,543	7.20	169,042	169,042	23,478			
639	206014238	0.86957	3,713,196	3,713,196	4,117,814	288,247	16.01	52,929	52,929	3,306			
640	206010906	0.26304	2,066,379	3,048,085	3,794,074	265,585	7.72	192,985	192,985	24,998			
641	206190142	0.14892	509,987	1,328,744	1,652,004	115,640	7.10	60,591	60,591	8,534			
642	206314004	0.53279	3,834,017	3,834,017	4,514,829	316,038	9.59	210,510	210,510	21,951			
643	206190774	0.16792	1,217,173	2,812,462	3,497,724	244,841	7.21	201,419	201,419	27,936			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
644	206374066	1/1/2013	12/31/2013	20637406641639	6/16/1990	COUNTRY HILLS HEALTH CARE CENTER	EL CAJON	92021	305	108,767	365	1.00000	108,767	111,325	83,878	83,878	108,767	97.70%	98,064	98,064
645	206010798	1/1/2013	12/31/2013	20601079841639	5/28/1968	DRIFTWOOD HEALTH CARE CENTER - HAYW	HAYWARD	94541	88	30,008	365	1.00000	30,008	32,120	23,211	23,211	30,008	93.42%	28,294	28,294
646	206190294	1/1/2013	12/31/2013	20619029441639	4/21/1950	FIRESIDE CONVALESCENT HOSPITAL	SANTA MONICA	90403	66	22,367	365	1.00000	22,367	24,090	9,354	9,354	22,367	92.85%	21,220	21,220
647	206190302	1/1/2013	12/31/2013	20619030241639	2/26/1964	FOUNTAIN VIEW SUBACUTE AND NURSING C	LOS ANGELES	90029	99	33,752	365	1.00000	33,752	36,135	12,168	12,168	25,019	93.41%	31,831	31,831
648	206071107	1/1/2013	12/31/2013	20607110741639	11/3/1965	KINDRED NURSING & REHAB-YGNACIO VALL	WALNUT CREEK	94598	97	29,241	365	1.00000	29,241	35,405	22,365	22,365	29,244	82.59%	31,187	31,187
649	206190481	7/1/2012	6/30/2013	20619048141455	11/27/1946	LONGWOOD MANOR CONVALESCENT HOSPI	LOS ANGELES	90016	198	70,318	365	1.00000	70,318	72,270	50,063	50,063	59,287	97.30%	63,661	63,661
650	206240943	1/1/2013	12/31/2013	20624094341639	4/11/1963	COUNTRY VILLA MERCED NURSING AND REH	MERCED	95340	79	25,712	365	1.00000	25,712	28,835	19,973	19,973	25,712	89.17%	25,400	25,400
651	206190082	1/1/2013	12/31/2013	20619008241639	10/30/1969	CALIFORNIA HEALTHCARE & REHABILITATIC	VAN NUYS	91411	201	68,602	365	1.00000	68,602	73,365	35,569	35,569	52,233	93.51%	64,626	64,626
652	206540723	1/1/2013	12/31/2013	20654072341639	1/20/1964	SIERRA VALLEY RAHABILITATION CENTER	PORTERVILLE	93257	139	45,276	365	1.00000	45,276	50,735	35,115	35,115	45,276	89.24%	44,691	44,691
653	206190147	1/1/2013	12/31/2013	20619014741639	5/19/1964	GOLDSTAR HEALTHCARE CENTER OF INGLEW	INGLEWOOD	90302	69	22,027	365	1.00000	22,027	25,185	14,139	14,139	22,027	87.46%	22,185	22,185
654	206400497	1/1/2013	12/31/2013	20640049741639	9/1/1972	BAYSIDE CARE CENTER	MORRO BAY	93442	145	48,869	365	1.00000	48,869	52,925	34,434	34,434	48,869	92.34%	46,620	46,620
655	206431808	1/1/2013	12/31/2013	20643180841639	5/8/1967	AMBERWOOD GARDENS	SAN JOSE	95129	258	87,363	365	1.00000	87,363	94,170	57,013	57,013	67,584	92.77%	82,952	82,952
656	206190507	1/1/2013	12/31/2013	20619050741639	1/1/1971	ALLIANCE NURSING AND REHABILITATION C	EL MONTE	91732	139	43,721	365	1.00000	43,721	50,735	30,216	30,216	38,337	86.18%	44,691	44,691
657	206454003	7/1/2012	6/30/2013	20645400341455	3/27/1989	KINDRED TRANSITIONAL & REHAB-CANYON	REDDING	96003	115	37,274	365	1.00000	37,274	41,975	24,237	24,237	37,270	88.80%	36,975	36,975
658	206430840	7/1/2012	6/30/2013	20643084041455	6/11/1948	OUR LADY OF FATIMA VILLA	SARATOGA	95070	85	25,685	365	1.00000	25,685	31,025	14,495	14,495	25,685	82.79%	27,329	27,329
659	206370794	1/1/2013	12/31/2013	20637079441639	3/31/1958	LAKESIDE SPECIAL CARE CENTER	LAKESIDE	92040	94	34,198	365	1.00000	34,198	34,310	25,930	25,930	34,199	99.67%	30,223	30,223
660	206100790	1/1/2013	12/31/2013	20610079041639	8/21/1969	GOLDEN LIVINGCENTER - SANGER	SANGER	93657	99	32,930	365	1.00000	32,930	36,135	26,581	26,581	32,930	91.13%	31,831	31,831
661	206430788	1/1/2013	12/31/2013	20643078841639	12/16/1964	MOUNTAIN VIEW HEALTHCARE CENTER	MOUNTAIN VIEW	94040	138	38,732	365	1.00000	38,732	50,370	21,668	21,668	38,732	76.89%	44,370	44,370
662	206100732	1/1/2013	12/31/2013	20610073241639	4/1/1964	OAKWOOD GARDENS CARE CENTER	FRESNO	93726	104	34,451	365	1.00000	34,451	37,960	23,047	23,047	34,451	90.76%	33,438	33,438
663	206301204	6/1/2012	5/31/2013	20630120441425	1/12/1965	ORANGE HEALTHCARE AND WELLNESS CENT	ORANGE	92668	102	32,639	365	1.00000	32,639	37,230	15,679	15,679	32,647	87.67%	32,795	32,795
664	206150795	1/1/2013	12/31/2013	20615079541639	3/12/1969	GOLDEN LIVINGCENTER - SHAFTER	SHAFTER	93263	99	32,037	365	1.00000	32,037	36,135	28,251	28,251	32,037	88.66%	31,831	31,831
665	206150686	1/1/2013	12/31/2013	20615068641639	9/13/1971	GOLDEN LIVINGCENTER - BAKERSFIELD	BAKERSFIELD	93301	99	33,535	365	1.00000	33,535	36,135	24,463	24,463	33,535	92.80%	31,831	31,831
666	206370737	1/1/2013	12/31/2013	20637073741639	5/17/1966	SHEA FAMILY CARE PARKSIDE	EL CAJON	92020	52	16,508	365	1.00000	16,508	18,980	13,164	13,164	16,508	86.98%	16,719	16,719
667	206190401	1/1/2013	12/31/2013	20619040141639	1/19/1970	HUNTINGTON PARK NURSING CENTER	HUNTINGTON PARK	90255	99	31,976	365	1.00000	31,976	36,135	25,816	25,816	31,976	88.49%	31,831	31,831
668	206370752	1/1/2013	12/31/2013	20637075241639	5/13/1963	ENCINITAS NURSING AND REHABILITATION (	ENCINITAS	92024	99	30,932	365	1.00000	30,932	36,135	17,107	17,107	30,932	85.60%	31,831	31,831
669	206100800	1/1/2013	12/31/2013	20610080041639	7/1/1966	NORTHPOINTE HEALTHCARE CENTRE	FRESNO	93710	99	30,883	365	1.00000	30,883	36,135	22,829	22,829	30,883	85.47%	31,831	31,831
670	206190798	11/1/2012	10/31/2013	20619079841578	6/26/1970	SOUTH BAY KEIRO NURSING HOME	GARDENA	90247	98	35,245	365	1.00000	35,245	35,770	20,240	20,240	35,266	98.53%	31,509	31,509
671	206242280	1/1/2013	12/31/2013	20624228041639	11/11/1986	ANBERRY REHABILITATION HOSPITAL	ATWATER	95301	99	33,877	365	1.00000	33,877	36,135	20,715	20,715	33,877	93.75%	31,831	31,831
672	206304007	10/1/2012	9/30/2013	20630400741547	6/26/1987	LAKE FOREST NURSING CENTER	LAKE FOREST	92630	175	40,943	365	1.00000	40,943	63,875	19,612	19,612	40,943	64.10%	56,266	56,266
673	206371593	1/1/2013	12/31/2013	20637159341639	5/19/1981	POWAY HEALTHCARE CENTER	POWAY	92064	99	33,954	365	1.00000	33,954	36,135	23,539	23,539	33,954	93.96%	31,831	31,831
674	206190013	6/1/2012	5/31/2013	20619001341425	3/5/1970	ALDEN TERRACE CONVALESCENT HOSPITAL	LOS ANGELES	90006	210	71,624	365	1.00000	71,624	76,650	53,993	53,993	71,624	93.44%	67,519	67,519
675	206480995	1/1/2013	12/31/2013	20648099541639	8/11/1969	LA MARIPOSA CARE AND REHABILITATION C	FAIRFIELD	94533	99	31,428	365	1.00000	31,428	36,135	19,927	19,927	31,428	86.97%	31,831	31,831
676	206010994	1/1/2013	12/31/2013	20601099441639	5/8/1972	CRESTWOOD MANOR - FREMONT	FREMONT	94538	126	45,541	365	1.00000	45,541	45,990	25,109	25,109	26,863	99.02%	40,512	40,512
677	206291040	1/1/2013	12/31/2013	20629104041639	10/21/1966	SPRING HILL MANOR CONVALESCENT HOSPI	GRASS VALLEY	95945	86	27,967	365	1.00000	27,967	31,390	15,857	15,857	27,967	89.10%	27,651	27,651
678	206570854	1/1/2013	12/31/2013	20657085441639	4/8/1968	COURTYARD HEALTHCARE CENTER	DAVIS	95616	112	35,044	365	1.00000	35,044	40,880	22,170	22,170	35,044	85.72%	36,010	36,010
679	206270897	1/1/2013	12/31/2013	20627089741639	12/28/1967	WINDSOR SKYLINE CARE CENTER	SALINAS	93906	80	28,216	365	1.00000	28,216	29,200	22,448	22,448	28,216	96.63%	25,722	25,722
680	206210999	1/1/2013	12/31/2013	20621099941639	11/1/1967	PINE RIDGE CARE CENTER	SAN RAFAEL	94903	101	32,359	365	1.00000	32,359	36,865	24,125	24,125	32,359	87.78%	32,474	32,474
681	206070905	9/1/2012	8/31/2013	20607090541517	9/3/1965	SAN PABLO HEALTHCARE AND WELLNESS CE	SAN PABLO	94806	108	35,930	365	1.00000	35,930	39,420	25,439	25,439	35,935	91.15%	34,724	34,724
682	206391045	1/1/2013	12/31/2013	20639104541639	2/14/1967	GOLDEN LIVINGCENTER - PORTSIDE	STOCKTON	95204	99	34,470	365	1.00000	34,470	36,135	29,598	29,598	34,470	95.39%	31,831	31,831
683	206314025	1/1/2013	12/31/2013	20631402541639	12/17/1998	KINDRED TRANSITIONAL & REHAB-SIENA	AUBURN	95603	107	24,280	365	1.00000	24,280	39,055	151	151	24,280	62.17%	34,403	34,403
684	206390826	1/1/2013	12/31/2013	20639082641639	12/24/1965	GOLDEN LIVINGCENTER - CHATEAU	STOCKTON	95207	99	32,881	365	1.00000	32,881	36,135	22,625	22,625	32,881	90.99%	31,831	31,831
685	206154109	1/1/2013	12/31/2013	20615410941639	1/18/2001	GLENWOOD GARDENS SKILLED NURSING FA	BAKERSFIELD	93312	120	38,383	365	1.00000	38,383	43,800	16,433	16,433	38,621	87.63%	38,582	38,582
686	206570896	1/1/2013	12/31/2013	20657089641639	9/15/1969	COTTONWOOD POST - ACUTE REHAB	WOODLAND	95695	98	32,671	365	1.00000	32,671	35,770	26,123	26,123	32,671	91.34%	31,509	31,509
687	206514008	1/1/2013	12/31/2013	20651400841639	12/16/1992	RIVER VALLEY CARE CENTER	LIVE OAK	95953	99	34,061	365	1.00000	34,061	36,135	25,643	25,643	34,061	94.26%	31,831	31,831
688	206190706	1/1/2013	12/31/2013	20619070641639	3/20/1968	COUNTRY VILLA SHERATON NURSING AND R	SEPULVEDA, CA	91343	138	46,015	365	1.00000	46,015	50,370	25,039	25,039	39,378	91.35%	44,370	44,370
689	206190373	1/1/2013	12/31/2013	20619037341639	3/27/1959	COUNTRY VILLA CLAREMONT HEALTHCARE	CLAREMONT	91711	99	33,205	365	1.00000	33,205	36,135	27,036	27,036	33,205	91.89%	31,831	31,831

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
644	206374066	108,767	920	1.045	20,579,861	2,057,986	1,220,000	21,799,861	8,458,346	25.65	24.32	15.64	No	25.32		25.32	No	0.45579
645	206010798	30,008	945	1.119	6,358,271	635,827	352,000	6,710,271	2,603,585	47.71	41.60	37.71	Yes	42.60		42.60	Yes	0.76682
646	206190294	22,367	904	1.032	4,397,946	439,795	264,000	4,661,946	1,808,835	65.83	54.29	55.82	Yes	55.29	53.56	53.56	Yes	0.96402
647	206190302	33,752	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	51.97	37.78	41.96	Yes	38.78		38.78	Yes	0.69809
648	206071107	31,187	945	1.119	7,008,549	700,855	388,000	7,396,549	2,869,861	50.28	47.17		No	48.17		48.17	Yes	0.86702
649	206190481	70,318	900	1.072	13,705,228	1,370,523	792,000	14,497,228	5,624,925	69.23	63.06	59.22	Yes	64.06		64.06	Yes	1.15303
650	206240943	25,712	953	1.073	5,473,349	547,335	316,000	5,789,349	2,246,267	52.85	45.97	42.84	Yes	46.97		46.97	Yes	0.84548
651	206190082	68,602	914	1.059	13,744,164	1,374,416	804,000	14,548,164	5,644,688	46.29	39.73	36.28	Yes	40.73		40.73	Yes	0.73309
652	206540723	45,276	932	1.063	9,540,571	954,057	556,000	10,096,571	3,917,470	52.07	45.41	42.06	Yes	46.41		46.41	Yes	0.83533
653	206190147	22,185	903	1.032	4,597,853	459,785	276,000	4,873,853	1,891,055	51.74	43.58	41.73	Yes	44.58		44.58	Yes	0.80241
654	206400497	48,869	934	1.049	9,821,318	982,132	580,000	10,401,318	4,035,712	43.45	37.35	33.44	Yes	38.35		38.35	Yes	0.69025
655	206431808	87,363	951	1.174	19,557,535	1,955,753	1,032,000	20,589,535	7,988,739	48.77	42.41	38.76	Yes	43.41		43.41	Yes	0.78147
656	206190507	44,691	917	1.055	9,468,770	946,877	556,000	10,024,770	3,889,611	45.12	38.56	35.11	Yes	39.56		39.56	Yes	0.71202
657	206454003	37,274	960	1.121	8,323,956	832,396	460,000	8,783,956	3,408,175	26.87	25.36	16.86	No	26.36		26.36	No	0.47450
658	206430840	27,329	950	1.120	6,147,001	614,700	340,000	6,487,001	2,516,956	67.69	48.59	57.68	Yes	49.59		49.59	Yes	0.89266
659	206370794	34,198	920	1.045	6,342,646	634,265	376,000	6,718,646	2,606,834	57.88	51.74	47.87	Yes	52.74		52.74	Yes	0.94933
660	206100790	32,930	936	1.067	6,820,652	682,065	396,000	7,216,652	2,800,061	46.48	39.51	36.47	Yes	40.51		40.51	Yes	0.72917
661	206430788	44,370	940	1.227	10,933,267	1,093,327	552,000	11,485,267	4,456,284	51.16	45.04	41.16	Yes	46.04		46.04	Yes	0.82874
662	206100732	34,451	937	1.067	7,165,130	716,513	416,000	7,581,130	2,941,478	51.87	43.81	41.87	Yes	44.81	44.23	44.23	Yes	0.79620
663	206301204	32,795	926	1.034	6,809,998	681,000	408,000	7,217,998	2,800,583	51.09	45.09	41.08	Yes	46.09	45.60	45.60	Yes	0.82073
664	206150795	32,037	932	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	46.92	37.81	36.92	Yes	38.81		38.81	Yes	0.69858
665	206150686	33,535	933	1.063	6,795,083	679,508	396,000	7,191,083	2,790,140	44.42	36.81	34.41	Yes	37.81		37.81	Yes	0.68053
666	206370737	16,719	920	1.045	3,508,698	350,870	208,000	3,716,698	1,442,079	49.75	43.63	39.74	Yes	44.63	43.08	43.08	Yes	0.77545
667	206190401	31,976	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	46.07	39.33	36.06	Yes	40.33	39.91	39.91	Yes	0.71841
668	206370752	31,831	920	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	52.76	44.53	42.75	Yes	45.53	44.19	44.19	Yes	0.79549
669	206100800	31,831	937	1.067	6,820,652	682,065	396,000	7,216,652	2,800,061	49.62	43.49	39.62	Yes	44.49		44.49	Yes	0.80080
670	206190798	35,245	902	1.072	6,783,396	678,340	392,000	7,175,396	2,784,054	45.63	37.44	35.63	Yes	38.44	37.77	37.77	Yes	0.67978
671	206242280	33,877	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	29.24	27.00	19.24	No	28.00		28.00	No	0.50397
672	206304007	56,266	926	1.034	11,683,821	1,168,382	700,000	12,383,821	4,804,922	28.62	27.56	18.62	No	28.56		28.56	No	0.51413
673	206371593	33,954	920	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	34.73	31.48	24.72	No	32.48		32.48	No	0.58460
674	206190013	71,624	900	1.072	14,535,848	1,453,585	840,000	15,375,848	5,965,829	45.94	39.23	35.94	Yes	40.23		40.23	Yes	0.72422
675	206480995	31,831	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	46.51	39.99	36.50	Yes	40.99		40.99	Yes	0.73779
676	206010994	45,541	945	1.119	9,103,889	910,389	504,000	9,607,889	3,727,861	43.76	42.76		No	43.76	43.46	43.46	Yes	0.78223
677	206291040	27,967	959	1.077	5,980,541	598,054	344,000	6,324,541	2,453,922	49.32	30.77	39.31	Yes	31.77		31.77	No	0.57190
678	206570854	36,010	956	1.087	7,860,929	786,093	448,000	8,308,929	3,223,864	47.85	40.57	37.84	Yes	41.57		41.57	Yes	0.74830
679	206270897	28,216	939	1.095	5,656,274	565,627	320,000	5,976,274	2,318,794	48.13	41.69	38.12	Yes	42.69		42.69	Yes	0.76846
680	206210999	32,474	949	1.180	7,695,373	769,537	404,000	8,099,373	3,142,557	48.28	41.41	38.28	Yes	42.41		42.41	Yes	0.76335
681	206070905	35,930	948	1.154	8,047,405	804,741	432,000	8,479,405	3,290,009	50.45	44.33	40.44	Yes	45.33		45.33	Yes	0.81590
682	206391045	34,470	952	1.080	6,903,753	690,375	396,000	7,299,753	2,832,304	49.00	41.47	38.99	Yes	42.47		42.47	Yes	0.76443
683	206314025	34,403	956	1.087	7,509,995	750,999	428,000	7,937,995	3,079,942	17.14	16.91		No	17.91		17.91	No	0.32246
684	206390826	32,881	952	1.080	6,903,753	690,375	396,000	7,299,753	2,832,304	50.14	42.31	40.13	Yes	43.31		43.31	Yes	0.77962
685	206154109	38,582	933	1.063	8,236,464	823,646	480,000	8,716,464	3,381,988	15.05	14.04	5.04	No	15.04		15.04	No	0.27079
686	206570896	32,671	956	1.087	6,878,313	687,831	392,000	7,270,313	2,820,881	46.41	35.52	36.41	Yes	36.52		36.52	Yes	0.65744
687	206514008	34,061	959	1.077	6,884,576	688,458	396,000	7,280,576	2,824,863	23.14	21.90	13.14	No	22.90		22.90	No	0.41219
688	206190706	46,015	913	1.059	9,436,292	943,629	552,000	9,988,292	3,875,457	47.90	41.79	37.90	Yes	42.79		42.79	Yes	0.77021
689	206190373	33,205	917	1.055	6,743,944	674,394	396,000	7,139,944	2,770,298	56.89	50.75	46.88	Yes	51.75		51.75	Yes	0.93157

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
644	206374066	0.54421	11,863,699	11,863,699	13,921,685	974,518	8.96	751,547	751,547	83,878			
645	206010798	0.23318	1,564,703	2,603,585	3,239,412	226,759	7.56	175,475	175,475	23,211			
646	206190294	0.03598	167,755	1,808,835	2,248,630	157,404	7.04	65,852	65,852	9,354			
647	206190302	0.30191	2,188,395	2,812,462	3,497,724	244,841	7.25	88,218	88,218	12,168	8543	8543	61,937
648	206071107	0.13298	983,585	2,869,861	3,570,716	249,950	8.01	179,144	179,144	22,365			
649	206190481	(0.15303)	(2,218,551)	5,624,925	6,995,447	489,681	6.96	348,438	348,438	50,063	10362	10362	72,120
650	206240943	0.15452	894,589	2,246,267	2,793,602	195,552	7.61	151,995	151,995	19,973			
651	206190082	0.26691	3,882,995	5,644,688	7,019,104	491,337	7.16	254,674	254,674	35,569	13248	13248	94,856
652	206540723	0.16467	1,662,591	3,917,470	4,871,527	341,007	7.53	264,416	264,416	35,115			
653	206190147	0.19759	963,004	1,891,055	2,350,840	164,559	7.42	104,911	104,911	14,139			
654	206400497	0.30975	3,221,851	4,035,712	5,017,843	351,249	7.19	247,580	247,580	34,434			
655	206431808	0.21853	4,499,503	7,988,739	9,944,493	696,114	7.97	454,394	454,394	57,013	16906	16906	134,741
656	206190507	0.28798	2,886,927	3,889,611	4,836,488	338,554	7.58	229,037	229,037	30,216	3815	3815	28,918
657	206454003	0.52550	4,615,974	4,615,974	5,448,369	381,386	10.23	247,945	247,945	24,237			
658	206430840	0.10734	696,339	2,516,956	3,131,656	219,216	8.02	116,250	116,250	14,495			
659	206370794	0.05067	340,448	2,606,834	3,241,099	226,877	6.63	171,916	171,916	25,930			
660	206100790	0.27083	1,954,453	2,800,061	3,482,126	243,749	7.40	196,699	196,699	26,581			
661	206430788	0.17126	1,966,993	4,456,284	5,549,610	388,473	8.76	189,812	189,812	21,668			
662	206100732	0.20380	1,545,040	2,941,478	3,657,991	256,059	7.43	171,239	171,239	23,047			
663	206301204	0.17927	1,293,989	2,800,583	3,481,583	243,711	7.43	116,495	116,495	15,679			
664	206150795	0.30142	2,167,514	2,790,140	3,469,648	242,875	7.58	214,143	214,143	28,251			
665	206150686	0.31947	2,297,318	2,790,140	3,469,648	242,875	7.24	177,112	177,112	24,463			
666	206370737	0.22455	834,594	1,442,079	1,792,948	125,506	7.51	98,862	98,862	13,164			
667	206190401	0.28159	2,041,155	2,812,462	3,497,724	244,841	7.66	197,751	197,751	25,816			
668	206370752	0.20451	1,447,147	2,745,496	3,413,498	238,945	7.51	128,474	128,474	17,107			
669	206100800	0.19920	1,437,533	2,800,061	3,482,126	243,749	7.66	174,870	174,870	22,829			
670	206190798	0.32022	2,297,698	2,784,054	3,462,393	242,368	6.88	139,251	139,251	20,240			
671	206242280	0.49603	3,598,697	3,598,697	4,284,598	299,922	8.85	183,328	183,328	20,715			
672	206304007	0.48587	6,016,913	6,016,913	7,185,295	502,971	8.94	175,331	175,331	19,612			
673	206371593	0.41540	2,939,408	2,939,408	3,607,410	252,519	7.44	175,130	175,130	23,539			
674	206190013	0.27578	4,240,353	5,965,829	7,419,414	519,359	7.25	391,449	391,449	53,993			
675	206480995	0.26221	1,979,405	2,929,033	3,644,339	255,104	8.01	159,615	159,615	19,927			
676	206010994	0.21777	2,092,314	3,727,861	4,638,250	324,677	7.13	179,027	179,027	25,109			
677	206291040	0.42810	2,707,566	2,707,566	3,305,620	231,393	8.27	131,137	131,137	15,857			
678	206570854	0.25170	2,091,376	3,223,864	4,009,957	280,697	7.79	172,704	172,704	22,170			
679	206270897	0.23154	1,383,724	2,318,794	2,884,422	201,910	7.16	160,728	160,728	22,448			
680	206210999	0.23665	1,916,706	3,142,557	3,912,094	273,847	8.43	203,374	203,374	24,125			
681	206070905	0.18410	1,561,045	3,290,009	4,094,750	286,632	7.98	203,003	203,003	25,439			
682	206391045	0.23557	1,719,617	2,832,304	3,522,680	246,588	7.15	211,626	211,626	29,598			
683	206314025	0.67754	5,378,281	5,378,281	6,129,280	429,050	12.47	1,883	1,883	151			
684	206390826	0.22038	1,608,696	2,832,304	3,522,680	246,588	7.50	169,688	169,688	22,625			
685	206154109	0.72921	6,356,141	6,356,141	7,179,788	502,585	13.03	214,122	214,122	16,433			
686	206570896	0.34256	2,490,505	2,820,881	3,508,713	245,610	7.52	196,445	196,445	26,123			
687	206514008	0.58781	4,279,606	4,279,606	4,968,063	347,764	10.21	261,815	261,815	25,643			
688	206190706	0.22979	2,295,178	3,875,457	4,819,086	337,336	7.33	183,536	183,536	25,039	5001	5001	36,657
689	206190373	0.06843	488,559	2,770,298	3,444,693	241,128	7.26	196,281	196,281	27,036			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
690	206100731	1/1/2013	12/31/2013	20610073141639	11/27/1968	GOLDEN LIVINGCENTER - HYLOND	FRESNO	93726	121	37,311	365	1.00000	37,311	44,165	24,471	24,471	37,311	84.48%	38,904	38,904
691	206190350	1/1/2013	12/31/2013	20619035041639	9/1/1964	COUNTRY VILLA BELMONT HEIGHTS HEALTH	LONG BEACH, CA	90804	117	38,482	365	1.00000	38,482	42,705	23,575	23,575	31,115	90.11%	37,618	37,618
692	206560482	1/1/2013	12/31/2013	20656048241639	7/1/1969	GLENWOOD CARE CENTER	OXNARD	93030	99	32,249	365	1.00000	32,249	36,135	15,239	15,239	32,263	89.25%	31,831	31,831
693	206342201	1/1/2013	12/31/2013	20634220141639	3/16/1970	DOUBLE TREE POST-ACUTE CARE CENTER	SACRAMENTO	95822	122	42,090	365	1.00000	42,090	44,530	32,677	32,677	42,090	94.52%	39,225	39,225
694	206190075	1/1/2013	12/31/2013	20619007541639	9/2/1965	VERMONT CARE CENTER	TORRANCE	90502	200	52,464	365	1.00000	52,464	73,000	44,760	44,760	52,464	71.87%	64,304	64,304
695	206342204	1/1/2013	12/31/2013	20634220441639	4/1/1969	CAPITAL TRANSITIONAL CARE	SACRAMENTO, CA	95822	121	39,438	365	1.00000	39,438	44,165	32,015	32,015	39,438	89.30%	38,904	38,904
696	206070896	1/1/2013	12/31/2013	20607089641639	1/27/1971	KINDRED NURSING AND HEALTHCARE-BAYB	CONCORD	94520	99	33,402	365	1.00000	33,402	36,135	22,761	22,761	33,399	92.44%	31,831	31,831
697	206190875	1/1/2013	12/31/2013	20619087541639	7/8/1966	COUNTRY VILLA WESTWOOD HEALTHCARE C	LOS ANGELES, CA	90025	93	31,257	365	1.00000	31,257	33,945	20,820	20,820	31,257	92.08%	29,901	29,901
698	206190086	1/1/2013	12/31/2013	20619008641639	11/13/1969	WEST HILLS HEALTH & REHABILITATION CEN	CANOGA PARK	91304	145	48,688	365	1.00000	48,688	52,925	31,649	31,649	48,688	91.99%	46,620	46,620
699	206501094	1/1/2013	12/31/2013	20650109441639	12/7/1967	COUNTRY VILLA MODESTO NURSING AND RE	MODESTO	95350	99	30,367	365	1.00000	30,367	36,135	23,322	23,322	30,367	84.04%	31,831	31,831
700	206301381	1/1/2013	12/31/2013	20630138141639	4/15/1966	WINDSOR GARDENS CARE CENTER OF FULLEI	FULLERTON	92832	99	32,458	365	1.00000	32,458	36,135	19,440	19,440	32,458	89.82%	31,831	31,831
701	206364097	1/1/2013	12/31/2013	20636409741639	7/1/1992	HERITAGE PARK NURSING CENTER	UPLAND	91786	70	24,601	365	1.00000	24,601	25,550	8,851	8,851	24,608	96.29%	22,506	22,506
702	206410896	1/1/2013	12/31/2013	20641089641639	10/24/1969	A & C CONVALESCENT HOSPITAL OF MILLBR/	MILLBRAE	94030	140	48,672	365	1.00000	48,672	51,100	44,825	44,825	48,672	95.25%	45,013	45,013
703	206190367	7/1/2012	6/30/2013	20619036741455	3/7/1967	HAWTHORNE HEALTHCARE AND WELLNESS	HAWTHORNE	90250	88	29,797	365	1.00000	29,797	32,120	19,583	19,583	29,797	92.77%	28,294	28,294
704	206190656	1/1/2013	12/31/2013	20619065641639	6/29/1966	RIVIERA HEALTHCARE CENTER	PICO RIVERA	90660	154	52,545	365	1.00000	52,545	56,210	37,429	37,429	52,545	93.48%	49,514	49,514
705	206370678	1/1/2013	12/31/2013	20637067841639	2/1/1962	SHEA FAMILY CARE MISSION HILLS	SAN DIEGO	92103	75	20,090	365	1.00000	20,090	27,375	3,231	3,231	20,090	73.39%	24,114	24,114
706	206190331	1/1/2013	12/31/2013	20619033141639	10/9/1964	NORWALK MEADOWS NURSING CENTER	NORWALK	90650	99	35,405	365	1.00000	35,405	36,135	11,511	11,511	25,355	97.98%	31,831	31,831
707	206010797	1/1/2013	12/31/2013	20601079741639	5/31/1968	FREMONT HEALTHCARE CENTER	FREMONT	94538	115	37,915	365	1.00000	37,915	41,975	27,092	27,092	37,915	90.33%	36,975	36,975
708	206190173	1/1/2013	12/31/2013	20619017341639	5/1/1973	INLAND VALLEY CARE AND REHABILITATION	POMONA	91768	241	80,062	365	1.00000	80,062	87,965	48,812	48,812	59,525	91.02%	77,486	77,486
709	206304010	6/1/2012	5/31/2013	20630401041425	12/14/1988	MANORCARE HEALTH SERVICES (FOUNTAIN	FOUNTAIN VALLEY	92708	151	48,103	365	1.00000	48,103	55,115	20,414	20,414	48,147	87.28%	48,550	48,550
710	206190613	1/1/2013	12/31/2013	20619061341639	12/3/1965	REHABILITATION CENTER OF SANTA MONIC/	SANTA MONICA	90404	144	41,785	365	1.00000	41,785	52,560	26,598	26,598	41,785	79.50%	46,299	46,299
711	206481084	1/1/2013	12/31/2013	20648108441639	1/27/1964	FAIRFIELD POST - ACUTE REHAB CENTER	FAIRFIELD	94533	99	34,021	365	1.00000	34,021	36,135	17,379	17,379	34,021	94.15%	31,831	31,831
712	206190055	1/1/2013	12/31/2013	20619005541639	5/5/1959	BAY CREST CARE CENTER	TORRANCE	90503	80	25,836	365	1.00000	25,836	29,200	15,741	15,741	25,836	88.48%	25,722	25,722
713	206190823	1/1/2013	12/31/2013	20619082341639	4/17/1964	VERNON HEALTHCARE CENTER	LOS ANGELES	90037	99	34,204	365	1.00000	34,204	36,135	21,352	21,352	34,204	94.66%	31,831	31,831
714	206301190	1/1/2013	12/31/2013	20630119041639	8/8/1968	COVENTRY COURT HEALTH CENTER	ANAHEIM	92802	97	28,165	365	1.00000	28,165	35,405	9,137	9,137	28,165	79.55%	31,187	31,187
715	206144006	1/1/2013	12/31/2013	20614400641639	9/18/2001	BISHOP CARE CENTER	BISHOP	93514	99	30,808	365	1.00000	30,808	36,135	22,007	22,007	30,808	85.26%	31,831	31,831
716	206434001	1/1/2013	12/31/2013	20643400141639	3/20/1987	PACIFIC HILLS MANOR	MORGAN HILL	95037	99	34,268	365	1.00000	34,268	36,135	16,795	16,795	34,268	94.83%	31,831	31,831
717	206190602	3/1/2012	2/28/2013	20619060241333	10/7/1966	PASADENA PARK HEALTHCARE AND WELLN	PASADENA	91107	99	32,361	365	1.00000	32,361	36,135	19,855	19,855	32,361	89.56%	31,831	31,831
718	206100820	1/1/2013	12/31/2013	20610082041639	10/7/1970	VALLEY HEALTHCARE CENTER	FRESNO	93727	99	31,852	365	1.00000	31,852	36,135	24,798	24,798	31,863	88.15%	31,831	31,831
719	206301185	1/1/2013	12/31/2013	20630118541639	12/13/1962	ST ELIZABETH HEALTHCARE AND REHABILIT	FULLERTON	92835	59	18,907	365	1.00000	18,907	21,535	7,936	7,936	18,910	87.80%	18,970	18,970
720	206370692	1/1/2013	12/31/2013	20637069241639	11/26/1956	UNIVERSITY CARE CENTER	SAN DIEGO	92105	87	28,980	365	1.00000	28,980	31,755	21,462	21,462	28,980	91.26%	27,972	27,972
721	206190649	1/1/2013	12/31/2013	20619064941639	3/28/1968	RINALDI CONVALESCENT HOSPITAL	GRANADA HILLS	91344	99	33,487	365	1.00000	33,487	36,135	19,782	19,782	33,487	92.67%	31,831	31,831
722	206394041	1/1/2013	12/31/2013	20639404141639	09/17/1997	MEADOWOOD HEALTH & REHABILITATION C	STOCKTON	95209	100	31,623	365	1.00000	31,623	36,500	6,645	6,645	31,638	86.64%	32,152	32,152
723	206190545	1/1/2013	12/31/2013	20619054541639	11/12/1964	MONTEBELLO CARE CENTER	MONTEBELLO	90640	99	33,276	365	1.00000	33,276	36,135	20,653	20,653	33,276	92.09%	31,831	31,831
724	206190141	1/1/2013	12/31/2013	20619014141639	3/17/1969	COUNTRY VILLA LOS FELIZ NURSING CENTER	LOS ANGELES, CA	90039	131	45,576	365	1.00000	45,576	47,815	35,352	35,352	45,576	95.32%	42,119	42,119
725	206190799	1/1/2013	12/31/2013	20619079941639	11/8/1971	HERITAGE REHABILITATION CENTER	TORRANCE	90502	161	45,594	365	1.00000	45,594	58,765	31,773	31,773	45,594	77.59%	51,765	51,765
726	206301754	7/1/2012	6/30/2013	20630175441455	11/1/1975	TOWN AND COUNTRY MANOR	SANTA ANA	92706	95	27,814	365	1.00000	27,814	34,675	8,687	8,687	27,814	80.21%	30,544	30,544
727	206190884	1/1/2013	12/31/2013	20619088441639	6/8/1970	LONG BEACH CARE CENTER	LONG BEACH	90815	163	55,769	365	1.00000	55,769	59,495	41,302	41,302	55,769	93.74%	52,408	52,408
728	206105014	1/1/2013	12/31/2013	20610501441639	5/27/2000	HORIZON HEALTH AND SUBACUTE, LLC	FRESNO	93720	180	61,601	365	1.00000	61,601	65,700	28,864	28,864	50,226	93.76%	57,874	57,874
729	206190012	1/1/2013	12/31/2013	20619001241639	5/13/1964	ALCOTT REHABILITATION HOSPITAL	LOS ANGELES	90019	121	43,336	365	1.00000	43,336	44,165	34,904	34,904	43,336	98.12%	38,904	38,904
730	206190792	1/1/2013	12/31/2013	20619079241639	2/14/1962	GARDEN VIEW POST - ACUTE REHAB	BALDWIN PARK	91706	97	32,807	365	1.00000	32,807	35,405	21,116	21,116	32,807	92.66%	31,187	31,187
731	206190282	1/1/2013	12/31/2013	20619028241639	9/26/1963	REGENCY OAKS CARE CENTER	LONG BEACH	90804	99	28,722	365	1.00000	28,722	36,135	22,550	22,550	28,722	79.49%	31,831	31,831
732	206010974	1/1/2013	12/31/2013	20601097441639	9/1/1969	BAY POINT HEALTHCARE CENTER	HAYWARD	94541	99	31,726	365	1.00000	31,726	36,135	21,394	21,394	31,726	87.80%	31,831	31,831
733	206190236	1/1/2013	12/31/2013	20619023641639	7/16/1963	NEW VISTA NURSING AND REHABILITATION	SUNLAND	91040	121	41,074	365	1.00000	41,074	44,165	23,515	23,515	41,081	93.00%	38,904	38,904
734	206304012	11/1/2012	10/31/2013	20630401241578	10/23/1987	NEW ORANGE HILLS	ORANGE	92869	145	42,662	365	1.00000	42,662	52,925	6,099	6,099	27,855	80.61%	46,620	46,620
735	206190088	1/1/2013	12/31/2013	20619008841639	9/11/1964	WHITTIER HILLS HEALTHCARE CENTER	WHITTIER, CA	90603	160	49,072	365	1.00000	49,072	58,400	34,763	34,763	49,079	84.03%	51,443	51,443

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
690	206100731	38,904	937	1.067	8,336,353	833,635	484,000	8,820,353	3,422,297	47.21	37.76	37.21	Yes	38.76		38.76	Yes	0.69761
691	206190350	38,482	908	1.040	7,856,796	785,680	468,000	8,324,796	3,230,021	51.45	45.33	41.45	Yes	46.33		46.33	Yes	0.83395
692	206560482	32,249	930	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	46.62	38.96	36.61	Yes	39.96	39.04	39.04	Yes	0.70276
693	206342201	42,090	958	1.087	8,562,798	856,280	488,000	9,050,798	3,511,709	45.91	39.81	35.91	Yes	40.81		40.81	Yes	0.73451
694	206190075	64,304	905	1.032	13,327,110	1,332,711	800,000	14,127,110	5,481,319	50.45	44.33	40.44	Yes	45.33		45.33	Yes	0.81595
695	206342204	39,438	958	1.087	8,492,611	849,261	484,000	8,976,611	3,482,925	46.87	40.30	36.86	Yes	41.30		41.30	Yes	0.74341
696	206070896	33,402	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	45.04	43.21		No	44.21		44.21	Yes	0.79570
697	206190875	31,257	900	1.072	6,437,304	643,730	372,000	6,809,304	2,642,010	49.60	40.86	39.60	Yes	41.86		41.86	Yes	0.75347
698	206190086	48,688	913	1.059	9,914,944	991,494	580,000	10,494,944	4,072,038	46.25	39.19	36.24	Yes	40.19		40.19	Yes	0.72342
699	206501094	31,831	953	1.073	6,859,007	685,901	396,000	7,255,007	2,814,943	48.19	42.07	38.18	Yes	43.07		43.07	Yes	0.77533
700	206301381	32,458	928	1.062	6,788,691	678,869	396,000	7,184,691	2,787,660	49.83	43.83	39.83	Yes	44.83		44.83	Yes	0.80694
701	206364097	24,601	917	1.055	4,768,445	476,845	280,000	5,048,445	1,958,797	23.60	18.64	13.60	No	19.64	19.26	19.26	No	0.34668
702	206410896	48,672	940	1.227	11,091,720	1,109,172	560,000	11,651,720	4,520,867	46.30	40.19	36.30	Yes	41.19		41.19	Yes	0.74139
703	206190367	29,797	902	1.072	6,091,213	609,121	352,000	6,443,213	2,499,967	48.94	42.83	38.93	Yes	43.83		43.83	Yes	0.78885
704	206190656	52,545	906	1.040	10,341,424	1,034,142	616,000	10,957,424	4,251,481	49.63	41.13	39.62	Yes	42.13		42.13	Yes	0.75826
705	206370678	24,114	921	1.045	5,060,622	506,062	300,000	5,360,622	2,079,921	54.04	38.69	44.03	Yes	39.69		39.69	Yes	0.71449
706	206190331	35,405	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	51.35	32.62	41.34	Yes	33.62		33.62	No	0.60519
707	206010797	37,915	945	1.119	8,309,105	830,910	460,000	8,769,105	3,402,413	47.70	41.59	37.70	Yes	42.59		42.59	Yes	0.76667
708	206190173	80,062	917	1.055	16,417,076	1,641,708	964,000	17,381,076	6,743,857	42.78	35.37	32.78	Yes	36.37		36.37	Yes	0.65471
709	206304010	48,550	927	1.034	10,081,468	1,008,147	604,000	10,685,468	4,145,962	27.15	24.44	17.15	No	25.44	25.26	25.26	No	0.45461
710	206190613	46,299	904	1.032	9,595,519	959,552	576,000	10,171,519	3,946,550	50.20	49.19		No	50.19	49.20	49.20	Yes	0.88554
711	206481084	34,021	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	52.05	44.24	42.04	Yes	45.24		45.24	Yes	0.81437
712	206190055	25,836	905	1.032	5,330,844	533,084	320,000	5,650,844	2,192,528	56.78	45.18	46.78	Yes	46.18		46.18	Yes	0.83130
713	206190823	34,204	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	51.83	44.05	41.82	Yes	45.05	43.86	43.86	Yes	0.78948
714	206301190	31,187	928	1.062	6,651,545	665,155	388,000	7,039,545	2,731,344	47.52	38.80	37.51	Yes	39.80		39.80	Yes	0.71646
715	206144006	31,831	935	1.025	6,552,173	655,217	396,000	6,948,173	2,695,891	14.38	13.36	4.38	No	14.36		14.36	No	0.25849
716	206434001	34,268	950	1.120	7,159,448	715,945	396,000	7,555,448	2,931,514	28.89	27.83	18.88	No	28.83		28.83	No	0.51895
717	206190602	32,361	911	1.043	6,667,236	666,724	396,000	7,063,236	2,740,535	49.35	47.85		No	48.85	48.37	48.37	Yes	0.87072
718	206100820	31,852	937	1.067	6,820,652	682,065	396,000	7,216,652	2,800,061	45.35	36.34	35.35	Yes	37.34		37.34	Yes	0.67214
719	206301185	18,970	928	1.062	4,045,785	404,579	236,000	4,281,785	1,661,333	53.17	42.76	43.17	Yes	43.76		43.76	Yes	0.78765
720	206370692	28,980	921	1.045	5,870,321	587,032	348,000	6,218,321	2,412,709	59.22	47.72	49.22	Yes	48.72		48.72	Yes	0.87691
721	206190649	33,487	913	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	47.88	39.37	37.87	Yes	40.37		40.37	Yes	0.72670
722	206394041	32,152	952	1.080	6,973,488	697,349	400,000	7,373,488	2,860,913	18.39	17.39		No	18.39		18.39	No	0.33095
723	206190545	33,276	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	51.25	38.97	41.25	Yes	39.97		39.97	Yes	0.71938
724	206190141	45,576	900	1.072	9,067,601	906,760	524,000	9,591,601	3,721,541	46.91	40.80	36.90	Yes	41.80		41.80	Yes	0.75241
725	206190799	51,765	905	1.032	10,728,324	1,072,832	644,000	11,372,324	4,412,462	44.26	38.16	34.26	Yes	39.16	38.83	38.83	Yes	0.69885
726	206301754	30,544	927	1.034	6,342,646	634,265	380,000	6,722,646	2,608,386	40.28	27.16	30.27	Yes	28.16	26.75	26.75	No	0.48148
727	206190884	55,769	908	1.040	10,945,793	1,094,579	652,000	11,597,793	4,499,944	45.68	36.87	35.68	Yes	37.87		37.87	Yes	0.68163
728	206105014	61,601	937	1.067	12,401,186	1,240,119	720,000	13,121,186	5,091,020	15.69	14.69	5.69	No	15.69		15.69	No	0.28248
729	206190012	43,336	900	1.072	8,375,417	837,542	484,000	8,859,417	3,437,454	51.76	45.25	41.75	Yes	46.25	45.92	45.92	Yes	0.82647
730	206190792	32,807	917	1.055	6,607,703	660,770	388,000	6,995,703	2,714,333	54.00	42.71	43.99	Yes	43.71		43.71	Yes	0.78679
731	206190282	31,831	908	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	52.39	46.26	42.38	Yes	47.26		47.26	Yes	0.85072
732	206010974	31,831	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	46.45	40.02	36.44	Yes	41.02		41.02	Yes	0.73840
733	206190236	41,074	910	1.043	8,148,844	814,884	484,000	8,632,844	3,349,543	52.58	45.66	42.58	Yes	46.66		46.66	Yes	0.83990
734	206304012	46,620	928	1.062	9,943,032	994,303	580,000	10,523,032	4,082,936	28.30	27.24	18.29	No	28.24	27.97	27.97	No	0.50351
735	206190088	51,443	906	1.040	10,744,337	1,074,434	640,000	11,384,337	4,417,123	51.42	43.60	41.42	Yes	44.60		44.60	Yes	0.80272

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
690	206100731	0.30239	2,667,198	3,422,297	4,255,932	297,915	7.66	187,448	187,448	24,471			
691	206190350	0.16605	1,382,326	3,230,021	4,015,701	281,099	7.30	172,098	172,098	23,575	5352	5352	39,070
692	206560482	0.29724	2,131,765	2,782,699	3,460,290	242,220	7.51	114,445	114,445	15,239			
693	206342201	0.26549	2,402,913	3,511,709	4,367,989	305,759	7.26	237,235	237,235	32,677			
694	206190075	0.18405	2,600,083	5,481,319	6,814,030	476,982	7.42	332,119	332,119	44,760			
695	206342204	0.25659	2,303,336	3,482,925	4,332,186	303,253	7.69	246,195	246,195	32,015			
696	206070896	0.20430	1,542,248	2,929,033	3,644,339	255,104	7.64	173,894	173,894	22,761			
697	206190875	0.24653	1,678,730	2,642,010	3,285,740	230,002	7.36	153,235	153,235	20,820			
698	206190086	0.27658	2,902,682	4,072,038	5,063,533	354,447	7.28	230,405	230,405	31,649			
699	206501094	0.22467	1,629,998	2,814,943	3,500,843	245,059	7.70	179,579	179,579	23,322			
700	206301381	0.19306	1,387,059	2,787,660	3,466,529	242,657	7.48	145,411	145,411	19,440			
701	206364097	0.65332	3,298,272	3,298,272	3,775,116	264,258	10.74	95,060	95,060	8,851			
702	206410896	0.25861	3,013,211	4,520,867	5,630,039	394,103	8.10	363,083	363,083	44,825			
703	206190367	0.21115	1,360,469	2,499,967	3,109,088	217,636	7.30	142,956	142,956	19,583			
704	206190656	0.24174	2,648,894	4,251,481	5,285,623	369,994	7.04	263,500	263,500	37,429			
705	206370678	0.28551	1,530,531	2,079,921	2,585,983	181,019	7.51	24,265	24,265	3,231			
706	206190331	0.39481	2,781,041	2,781,041	3,445,847	241,209	6.81	78,390	78,390	11,511	5178	5178	35,262
707	206010797	0.23333	2,046,077	3,402,413	4,233,323	296,333	7.82	211,859	211,859	27,092			
708	206190173	0.34529	6,001,481	6,743,857	8,385,565	586,990	7.33	357,792	357,792	48,812	17243	17243	126,391
709	206304010	0.54539	5,827,730	5,827,730	6,835,876	478,511	9.86	201,282	201,282	20,414			
710	206190613	0.11446	1,164,256	3,946,550	4,906,102	343,427	7.42	197,357	197,357	26,598			
711	206481084	0.18563	1,401,316	2,929,033	3,644,339	255,104	7.50	130,343	130,343	17,379			
712	206190055	0.16870	953,284	2,192,528	2,725,612	190,793	7.38	116,169	116,169	15,741			
713	206190823	0.21052	1,526,000	2,812,462	3,497,724	244,841	7.16	152,880	152,880	21,352			
714	206301190	0.28354	1,995,960	2,731,344	3,396,498	237,755	7.62	69,624	69,624	9,137			
715	206144006	0.74151	5,152,127	5,152,127	5,807,345	406,514	12.77	281,029	281,029	22,007			
716	206434001	0.48105	3,634,542	3,634,542	4,350,487	304,534	8.89	149,308	149,308	16,795			
717	206190602	0.12928	913,121	2,740,535	3,407,259	238,508	7.37	146,331	146,331	19,855			
718	206100820	0.32786	2,366,085	2,800,061	3,482,126	243,749	7.65	189,705	189,705	24,798			
719	206301185	0.21235	909,250	1,661,333	2,065,911	144,614	7.62	60,472	60,472	7,936			
720	206370692	0.12309	765,420	2,412,709	2,999,741	209,982	7.25	155,600	155,600	21,462			
721	206190649	0.27330	1,958,349	2,780,219	3,457,171	242,002	7.23	143,024	143,024	19,782			
722	206394041	0.66905	4,933,207	4,933,207	5,630,556	394,139	12.26	81,468	81,468	6,645			
723	206190545	0.28062	1,976,679	2,733,095	3,397,901	237,853	7.15	147,669	147,669	20,653			
724	206190141	0.24759	2,374,786	3,721,541	4,628,301	323,981	7.11	251,353	251,353	35,352			
725	206190799	0.30115	3,424,761	4,412,462	5,485,294	383,971	7.42	235,756	235,756	31,773			
726	206301754	0.51852	3,485,810	3,485,810	4,120,075	288,405	$ 9.44	$ 82,005	$ 82,005	8,687			
727	206190884	0.31837	3,692,407	4,499,944	5,594,523	391,617	7.02	289,940	289,940	41,302			
728	206105014	0.71752	9,414,757	9,414,757	10,654,875	745,841	12.11	349,543	349,543	28,864	10007	10007	121,185
729	206190012	0.17353	1,537,354	3,437,454	4,274,996	299,250	6.91	241,187	241,187	34,904			
730	206190792	0.21321	1,491,572	2,714,333	3,375,103	236,257	7.20	152,035	152,035	21,116			
731	206190282	0.14928	1,051,528	2,733,095	3,397,901	237,853	7.47	168,449	168,449	22,550			
732	206010974	0.26160	1,974,822	2,929,033	3,644,339	255,104	8.01	171,366	171,366	21,394			
733	206190236	0.16010	1,382,138	3,349,543	4,164,428	291,510	7.10	166,957	166,957	23,515			
734	206304012	0.49649	5,224,572	5,224,572	6,218,875	435,321	9.34	56,965	56,965	6,099	13947	13947	130,265
735	206190088	0.19728	2,245,884	4,417,123	5,491,556	384,409	7.47	259,680	259,680	34,763			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
736	206364036	1/1/2013	12/31/2013	20636403641639	3/16/1989	BRASWELL'S COLONIAL CARE	REDLANDS	92373	243	70,563	365	1.00000	70,563	88,695	55,220	55,220	70,563	79.56%	78,129	78,129
737	206190112	1/1/2013	12/31/2013	20619011241639	6/11/1965	MONTE VISTA HEALTHCARE CENTER	DUARTE	91010	69	23,282	365	1.00000	23,282	25,185	17,144	17,144	23,282	92.44%	22,185	22,185
738	206300039	1/1/2013	12/31/2013	20630003941639	12/27/1978	FRENCH PARK CARE CENTER	SANTA ANA	92701	202	66,920	365	1.00000	66,920	73,730	45,125	45,125	55,934	90.76%	64,947	64,947
739	206370687	1/1/2013	12/31/2013	20637068741639	3/22/1968	WINDSOR GARDENS CONVALESCENT CENTEI	NATIONAL CITY	91950	98	33,270	365	1.00000	33,270	35,770	21,795	21,795	33,270	93.01%	31,509	31,509
740	206090983	1/1/2013	12/31/2013	20609098341639	4/8/1963	THE PINES AT PLACERVILLE HEALTHCARE CE	PLACERVILLE	95667	99	29,736	365	1.00000	29,736	36,135	20,840	20,840	29,736	82.29%	31,831	31,831
741	206312834	1/1/2013	12/31/2013	20631283441639	3/6/1986	AUBURN OAKS CARE CENTER	AUBURN	95603	99	33,878	365	1.00000	33,878	36,135	24,628	24,628	33,878	93.75%	31,831	31,831
742	206010806	9/1/2012	8/31/2013	20601080641517	1/19/1968	HAYWARD HEALTHCARE CENTER	HAYWARD	94545	99	33,774	365	1.00000	33,774	36,135	25,841	25,841	33,774	93.47%	31,831	31,831
743	206370684	1/1/2013	12/31/2013	20637068441639	1/2/1968	COMMUNITY CONVALESCENT HOSPITAL OF I	LA MESA	91941	119	40,965	365	1.00000	40,965	43,435	18,308	18,308	30,883	94.31%	38,261	38,261
744	206194558	1/1/2013	12/31/2013	20619455841639	11/16/1993	ARARAT HOME NURSING FACILITY	MISSION HILLS	91345	196	67,154	365	1.00000	67,154	71,540	65,506	65,506	67,154	93.87%	63,018	63,018
745	206190188	6/1/2012	5/31/2013	20619018841425	1/1/1959	COLONIAL GARDENS NURSING HOME	PICO RIVERA	90660	99	35,294	365	1.00000	35,294	36,135	26,493	26,493	35,294	97.67%	31,831	31,831
746	206301210	1/1/2013	12/31/2013	20630121041639	1/31/1968	HUNTINGTON VALLEY HEALTHCARE CENTEI	HUNTINGTON BEACH	92647	144	44,127	365	1.00000	44,127	52,560	18,816	18,816	35,046	83.96%	46,299	46,299
747	206190165	1/1/2013	12/31/2013	20619016541639	3/4/1970	GOLDSTAR HEALTHCARE CENTER OF CHATSI	CHATSWORTH	91311	132	45,771	365	1.00000	45,771	48,180	34,685	34,685	45,771	95.00%	42,441	42,441
748	206492251	1/1/2013	12/31/2013	20649225141639	7/5/1973	GOLDEN LIVINGCENTER - PETALUMA	PETALUMA	94954	99	33,150	365	1.00000	33,150	36,135	23,562	23,562	33,150	91.74%	31,831	31,831
749	206504002	1/1/2013	12/31/2013	20650400241639	9/25/1986	TURLOCK NURSING AND REHABILITATION CI	TURLOCK	95382	144	49,913	365	1.00000	49,913	52,560	31,688	31,688	49,913	94.96%	46,299	46,299
750	206364064	1/1/2013	12/31/2013	20636406441639	9/5/1990	RECHE CANYON REGIONAL REHAB CENTER	COLTON	92324	156	54,509	365	1.00000	54,509	56,940	29,390	29,390	36,690	95.73%	50,157	50,157
751	206030915	1/1/2013	12/31/2013	20603091541639	2/10/1970	KIT CARSON NURSING AND REHABILITATION	JACKSON	95642	199	42,724	365	1.00000	42,724	72,635	32,220	32,220	42,724	58.82%	63,983	63,983
752	206331159	1/1/2013	12/31/2013	20633115941639	2/25/1965	CYPRESS GARDENS CARE CENTER	RIVERSIDE	92503	120	40,968	365	1.00000	40,968	43,800	29,281	29,281	40,968	93.53%	38,582	38,582
753	206331267	1/1/2013	12/31/2013	20633126741639	10/19/1966	MT. RUBIDOUX CONVALESCENT HOSPITAL	RIVERSIDE	92599	143	46,542	365	1.00000	46,542	52,195	39,384	39,384	46,542	89.17%	45,977	45,977
754	206190011	1/1/2013	12/31/2013	20619001141639	10/14/1969	ALAMITOS - BELMONT REHABILITATION HOS	LONG BEACH	90814	94	28,880	365	1.00000	28,880	34,310	7,900	7,900	28,880	84.17%	30,223	30,223
755	206190441	1/1/2013	12/31/2013	20619044141639	8/21/1968	KENNEDY CARE CENTER	LOS ANGELES	90036	97	32,440	365	1.00000	32,440	35,405	23,115	23,115	32,440	91.63%	31,187	31,187
756	206340958	1/1/2013	12/31/2013	20634095841639	9/22/1969	ROSEWOOD POST-ACUTE REHABILITATION	CARMICHAEL	95608	112	33,949	365	1.00000	33,949	40,880	18,950	18,950	33,961	83.05%	36,010	36,010
757	206540075	1/1/2013	12/31/2013	20654007541639	8/26/1985	WESTGATE GARDENS CARE CENTER	VISALIA	93277	140	49,283	365	1.00000	49,283	51,100	35,431	35,431	49,283	96.44%	45,013	45,013
758	206190637	1/1/2013	12/31/2013	20619063741639	3/19/1971	WINDSOR GARDENS OF CHEVIOT HILLS	LOS ANGELES	90064	99	32,914	365	1.00000	32,914	36,135	18,956	18,956	32,920	91.09%	31,831	31,831
759	206294002	1/1/2013	12/31/2013	20629400241639	8/12/1987	CRYSTAL RIDGE CARE CENTER	GRASS VALLEY	95945	99	32,979	365	1.00000	32,979	36,135	22,011	22,011	32,979	91.27%	31,831	31,831
760	206491000	1/1/2013	12/31/2013	20649100041639	11/3/1967	GOLDEN LIVINGCENTER - SANTA ROSA	SANTA ROSA	95407	99	33,213	365	1.00000	33,213	36,135	23,409	23,409	33,213	91.91%	31,831	31,831
761	206392343	1/1/2013	12/31/2013	20639234341639	10/2/1970	CRESTWOOD MANOR - STOCKTON	STOCKTON	95207	190	67,744	365	1.00000	67,744	69,350	39,172	39,172	41,639	97.68%	61,089	61,089
762	206010774	1/1/2013	12/31/2013	20601077441639	9/2/1960	CASTRO VALLEY HEALTHCARE AND REHABII	CASTRO VALLEY	94546	91	26,733	365	1.00000	26,733	33,215	21,936	21,936	26,733	80.48%	29,258	29,258
763	206421102	1/1/2013	12/31/2013	20642110241639	11/9/1962	ALTO LUCERO TRANSITIONAL CARE	SANTA BARBARA	93110	156	44,934	365	1.00000	44,934	56,940	39,728	39,728	44,934	78.91%	50,157	50,157
764	206190463	1/1/2013	12/31/2013	20619046341639	1/24/1969	LAS FLORES CONVALESCENT HOSPITAL	GARDENA	90249	99	33,731	365	1.00000	33,731	36,135	22,440	22,440	33,720	93.35%	31,831	31,831
765	206190448	1/1/2013	12/31/2013	20619044841639	4/29/1966	VERDUGO VALLEY SKILLED NURSING & WELL	MONTROSE	91020	138	47,248	365	1.00000	47,248	50,370	30,448	30,448	47,248	93.80%	44,370	44,370
766	206270871	1/1/2013	12/31/2013	20627087141639	7/19/1962	WINDSOR GARDENS REHABILITATION CENTE	SALINAS	93901	99	31,611	365	1.00000	31,611	36,135	18,358	18,358	26,437	87.48%	31,831	31,831
767	206420534	10/1/2012	9/30/2013	20642053441547	2/21/1967	VALLE VERDE HEALTH FACILITY	SANTA BARBARA	93105	80	23,190	365	1.00000	23,190	29,200	686	686	23,190	79.42%	25,722	25,722
768	206154002	6/1/2012	5/31/2013	20615400241425	12/10/1986	THE REHABILITATION CENTER OF BAKERSFIE	BAKERSFIELD	93306	160	56,303	365	1.00000	56,303	58,400	33,015	33,015	56,303	96.41%	51,443	51,443
769	206370769	1/1/2013	12/31/2013	20637076941639	2/1/1961	LA MESA HEALTHCARE CENTER	LA MESA	91941	94	31,374	365	1.00000	31,374	34,310	20,593	20,593	31,374	91.44%	30,223	30,223
770	206301170	1/1/2013	12/31/2013	20630117041639	5/11/1970	ST. EDNA SUBACUTE AND REHABILITATION C	SANTA ANA	92706	144	46,317	365	1.00000	46,317	52,560	29,685	29,685	46,317	88.12%	46,299	46,299
771	206190824	1/1/2013	12/31/2013	20619082441639	6/10/1968	WINDSOR GARDENS CONVALESCENT CENTEI	NORTH HOLLYWOOD	91606	99	33,288	365	1.00000	33,288	36,135	18,583	18,583	33,288	92.12%	31,831	31,831
772	206190596	1/1/2013	12/31/2013	20619059641639	5/25/1965	PANORAMA GARDENS	PANORAMA CITY	91402	149	50,920	365	1.00000	50,920	54,385	40,714	40,714	50,922	93.63%	47,907	47,907
773	206190885	1/1/2013	12/31/2013	20619088541639	5/26/1970	WINDSOR GARDENS CONVALESCENT HOSPIT	LOS ANGELES	90019	99	33,264	365	1.00000	33,264	36,135	18,662	18,662	33,264	92.05%	31,831	31,831
774	206301289	1/1/2013	12/31/2013	20630128941639	8/22/1966	FLAGSHIP HEALTHCARE CENTER	NEWPORT BEACH	92663	167	36,986	365	1.00000	36,986	60,955	24,406	24,406	36,986	60.68%	53,694	53,694
775	206190253	1/1/2013	12/31/2013	20619025341639	8/10/1961	THE EARLWOOD	TORRANCE	90503	87	27,032	365	1.00000	27,032	31,755	15,668	15,668	27,035	85.13%	27,972	27,972
776	206490956	1/1/2013	12/31/2013	20649095641639	4/17/1968	APPLE VALLEY POST-ACUTE REHAB	SEBASTOPOL	95472	95	30,331	365	1.00000	30,331	34,675	16,404	16,404	30,331	87.47%	30,544	30,544
777	206361351	11/1/2012	10/31/2013	20636135141578	4/25/1966	REDLANDS HEALTHCARE CENTER	REDLANDS	92373	78	26,886	365	1.00000	26,886	28,470	8,727	8,727	26,886	94.44%	25,079	25,079
778	206450798	1/1/2013	12/31/2013	20645079841639	9/1/1963	GOLDEN LIVINGCENTER - REDDING	REDDING	96001	89	26,492	365	1.00000	26,492	32,485	21,004	21,004	26,492	81.55%	28,615	28,615
779	206010734	1/1/2013	12/31/2013	20601073441639	9/16/1969	CROWN BAY NURSING AND REHABILITATION	ALAMEDA	94501	151	42,097	365	1.00000	42,097	55,115	33,169	33,169	42,097	76.38%	48,550	48,550
780	206190275	1/1/2013	12/31/2013	20619027541639	3/21/1963	ELMCREST CARE CENTER	EL MONTE	91733	96	30,078	365	1.00000	30,078	35,040	17,736	17,736	30,082	85.84%	30,866	30,866
781	206211048	6/1/2012	5/31/2013	20621104841425	5/27/1953	RAFAEL CONVALESCENT HOSPITAL	SAN RAFAEL	94903	168	48,718	365	1.00000	48,718	61,320	30,886	30,886	48,718	79.45%	54,015	54,015

s to Update Cost Per Sq Ft				13
d (Z2)				400
Cost Per Sq Ft [1]	1/1/2015			$ 158.00
ually, or .16667/mo. (Z4)	0.166667	2.16667		$ 161.42

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: Effective Age After Improvements and Bed Additions	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
736	206364036	78,129	923	1.021	16,019,845	1,601,985	972,000	16,991,845	6,592,836	26.90	25.84	16.89	No	26.84		26.84	No	0.48320
737	206190112	23,282	910	1.043	4,646,861	464,686	276,000	4,922,861	1,910,070	50.68	44.56	40.67	Yes	45.56		45.56	Yes	0.82003
738	206300039	66,920	927	1.034	13,486,468	1,348,647	808,000	14,294,468	5,546,253	37.12	33.84	27.12	No	34.84		34.84	Yes	0.62715
739	206370687	33,270	919	1.045	6,612,545	661,255	392,000	7,004,545	2,717,764	47.90	41.78	37.89	Yes	42.78		42.78	Yes	0.77011
740	206090983	31,831	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	52.85	43.87	42.85	Yes	44.87		44.87	Yes	0.80763
741	206312834	33,878	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	29.93	28.65	19.92	No	29.65		29.65	No	0.53362
742	206010806	33,774	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	48.07	42.07	38.06	Yes	43.07		43.07	Yes	0.77523
743	206370684	40,965	919	1.045	8,029,519	802,952	476,000	8,505,519	3,300,142	48.12	38.39	38.11	Yes	39.39		39.39	Yes	0.70903
744	206194558	67,154	913	1.059	13,402,269	1,340,227	784,000	14,186,269	5,504,272	22.22	21.18	12.22	No	22.18		22.18	No	0.39930
745	206190188	35,294	906	1.040	6,648,059	664,806	396,000	7,044,059	2,733,095	57.12	48.18	47.12	Yes	49.18	48.77	48.77	Yes	0.87779
746	206301210	46,299	926	1.034	9,614,115	961,412	576,000	10,190,115	3,953,765	48.04	37.46	38.03	Yes	38.46		38.46	Yes	0.69219
747	206190165	45,771	913	1.059	9,026,018	902,602	528,000	9,554,018	3,706,959	45.95	39.35	35.94	Yes	40.35		40.35	Yes	0.72633
748	206492251	33,150	949	1.180	7,542,990	754,299	396,000	7,938,990	3,080,328	42.61	34.48	32.60	Yes	35.48		35.48	Yes	0.63863
749	206504002	49,913	953	1.073	9,976,737	997,674	576,000	10,552,737	4,094,462	29.37	28.31	19.37	No	29.31		29.31	No	0.52761
750	206364064	54,509	923	1.021	10,284,345	1,028,435	624,000	10,908,345	4,232,438	25.42	22.67	15.42	No	23.67		23.67	No	0.42605
751	206030915	63,983	956	1.087	13,967,186	1,396,719	796,000	14,763,186	5,728,116	46.01	39.90	36.00	Yes	40.90		40.90	Yes	0.73618
752	206331159	40,968	925	1.060	8,213,219	821,322	480,000	8,693,219	3,372,969	50.97	44.85	40.96	Yes	45.85	45.16	45.16	Yes	0.81296
753	206331267	46,542	925	1.060	9,787,420	978,742	572,000	10,359,420	4,019,455	49.32	43.20	39.32	Yes	44.20		44.20	Yes	0.79569
754	206190011	30,223	908	1.040	6,312,298	631,230	376,000	6,688,298	2,595,060	46.33	38.01	36.33	Yes	39.01		39.01	Yes	0.70214
755	206190441	32,440	900	1.072	6,714,178	671,418	388,000	7,102,178	2,755,645	47.48	40.56	37.47	Yes	41.56		41.56	Yes	0.74799
756	206340958	36,010	956	1.087	7,860,929	786,093	448,000	8,308,929	3,223,864	46.39	38.14	36.39	Yes	39.14		39.14	Yes	0.70446
757	206540075	49,283	932	1.063	9,609,208	960,921	560,000	10,169,208	3,945,653	30.45	29.39	20.45	No	30.39		30.39	No	0.54703
758	206190637	32,914	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	44.90	38.90	34.90	Yes	39.90		39.90	Yes	0.71827
759	206294002	32,979	959	1.077	6,884,576	688,458	396,000	7,280,576	2,824,863	28.49	27.10	18.49	No	28.10	27.69	27.69	No	0.49838
760	206491000	33,213	954	1.156	7,389,573	738,957	396,000	7,785,573	3,020,802	48.28	40.28	38.27	Yes	41.28		41.28	Yes	0.74306
761	206392343	67,744	952	1.080	13,249,627	1,324,963	760,000	14,009,627	5,435,735	45.36	44.36		No	45.36		45.36	Yes	0.81646
762	206010774	29,258	945	1.119	6,575,031	657,503	364,000	6,939,031	2,692,344	55.45	47.94	45.45	Yes	48.94	47.58	47.58	Yes	0.85636
763	206421102	50,157	931	1.060	10,677,185	1,067,718	624,000	11,301,185	4,384,860	53.27	47.12	43.26	Yes	48.12		48.12	Yes	0.86621
764	206190463	33,731	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	47.05	40.66	37.05	Yes	41.66		41.66	Yes	0.74984
765	206190448	47,248	910	1.043	9,293,722	929,372	552,000	9,845,722	3,820,140	49.79	43.37	39.79	Yes	44.37	43.63	43.63	Yes	0.78543
766	206270871	31,831	939	1.095	6,999,639	699,964	396,000	7,395,639	2,869,508	53.58	47.57	43.57	Yes	48.57		48.57	Yes	0.87431
767	206420534	25,722	931	1.060	5,475,479	547,548	320,000	5,795,479	2,248,646	48.98	39.66	38.97	Yes	40.66		40.66	Yes	0.73183
768	206154002	56,303	933	1.063	10,981,952	1,098,195	640,000	11,621,952	4,509,317	29.16	28.16	19.16	No	29.16	28.72	28.72	No	0.51690
769	206370769	31,374	919	1.045	6,342,646	634,265	376,000	6,718,646	2,606,834	55.04	43.55	45.03	Yes	44.55		44.55	Yes	0.80195
770	206301170	46,317	927	1.034	9,614,115	961,412	576,000	10,190,115	3,953,765	45.76	38.37	35.75	Yes	39.37		39.37	Yes	0.70874
771	206190824	33,288	916	1.059	6,769,513	676,951	396,000	7,165,513	2,780,219	47.68	41.57	37.67	Yes	42.57		42.57	Yes	0.76618
772	206190596	50,920	914	1.059	10,188,460	1,018,846	596,000	10,784,460	4,184,370	50.72	41.20	40.72	Yes	42.20	41.81	41.81	Yes	0.75262
773	206190885	33,264	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	45.72	39.61	35.71	Yes	40.61		40.61	Yes	0.73102
774	206301289	53,694	926	1.034	11,149,703	1,114,970	668,000	11,817,703	4,585,269	49.48	43.48	39.47	Yes	44.48		44.48	Yes	0.80058
775	206190253	27,972	905	1.032	5,797,293	579,729	348,000	6,145,293	2,384,374	54.52	44.47	44.51	Yes	45.47		45.47	Yes	0.81840
776	206490956	30,544	954	1.156	7,091,004	709,100	380,000	7,471,004	2,898,750	47.82	39.39	37.82	Yes	40.39		40.39	Yes	0.72698
777	206361351	26,886	923	1.021	5,142,173	514,217	312,000	5,454,173	2,116,219	49.81	43.05	39.80	Yes	44.05	43.13	43.13	Yes	0.77641
778	206450798	28,615	960	1.121	6,442,018	644,202	356,000	6,798,018	2,637,631	52.45	45.70	42.45	Yes	46.70		46.70	Yes	0.84055
779	206010734	48,550	945	1.119	10,910,216	1,091,022	604,000	11,514,216	4,467,516	46.41	38.53	36.40	Yes	39.53		39.53	Yes	0.71154
780	206190275	30,866	917	1.055	6,539,582	653,958	384,000	6,923,582	2,686,350	52.90	43.18	42.90	Yes	44.18		44.18	Yes	0.79524
781	206211048	54,015	949	1.180	12,800,225	1,280,022	672,000	13,472,225	5,227,223	62.73	56.57	52.72	Yes	57.57		57.57	Yes	1.03633

Dep
Max

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
736	206364036	0.51680	8,781,441	8,781,441	10,383,426	726,840	9.30	513,546	513,546	55,220			
737	206190112	0.17997	885,954	1,910,070	2,374,756	166,233	7.14	122,408	122,408	17,144			
738	206300039	0.37285	5,329,663	5,546,253	6,894,900	482,643	7.21	325,351	325,351	45,125	9788	9788	70,571
739	206370687	0.22989	1,610,242	2,717,764	3,379,018	236,531	7.11	154,962	154,962	21,795			
740	206090983	0.19237	1,412,879	2,849,666	3,544,516	248,116	7.79	162,344	162,344	20,840			
741	206312834	0.46638	3,425,328	3,425,328	4,120,178	288,412	8.51	209,584	209,584	24,628			
742	206010806	0.22477	1,696,779	2,929,033	3,644,339	255,104	7.55	195,100	195,100	25,841			
743	206370684	0.29097	2,474,823	3,300,142	4,103,093	287,217	7.01	128,339	128,339	18,308	8718	8718	61,113
744	206194558	0.60070	8,521,762	8,521,762	9,861,989	690,339	10.28	673,402	673,402	65,506			
745	206190188	0.12221	860,832	2,733,095	3,397,901	237,853	6.74	178,563	178,563	26,493			
746	206301210	0.30781	3,136,596	3,953,765	4,915,176	344,062	7.43	139,803	139,803	18,816	7354	7354	54,640
747	206190165	0.27367	2,614,619	3,706,959	4,609,561	322,669	7.05	244,529	244,529	34,685			
748	206492251	0.36137	2,868,946	3,080,328	3,834,627	268,424	8.10	190,852	190,852	23,562			
749	206504002	0.47239	4,985,044	4,985,044	5,982,717	418,790	8.39	265,862	265,862	31,688			
750	206364064	0.57395	6,260,799	6,260,799	7,289,234	510,246	9.36	275,090	275,090	29,390	17762	17762	166,252
751	206030915	0.26382	3,894,819	5,728,116	7,124,835	498,738	7.79	250,994	250,994	32,220			
752	206331159	0.18704	1,626,012	3,372,969	4,194,291	293,600	7.17	209,945	209,945	29,281			
753	206331267	0.20431	2,116,548	4,019,455	4,998,197	349,874	7.52	296,168	296,168	39,384			
754	206190011	0.29786	1,992,189	2,595,060	3,226,289	225,840	7.47	59,013	59,013	7,900			
755	206190441	0.25201	1,789,807	2,755,645	3,427,063	239,894	7.40	171,051	171,051	23,115			
756	206340958	0.29554	2,455,595	3,223,864	4,009,957	280,697	7.79	147,621	147,621	18,950			
757	206540075	0.45297	4,606,318	4,606,318	5,567,239	389,707	7.91	280,259	280,259	35,431			
758	206190637	0.28173	2,042,123	2,812,462	3,497,724	244,841	7.44	141,033	141,033	18,956			
759	206294002	0.50162	3,652,054	3,652,054	4,340,511	303,836	9.21	202,721	202,721	22,011			
760	206491000	0.25694	2,000,462	3,020,802	3,759,760	263,183	7.92	185,399	185,399	23,409			
761	206392343	0.18354	2,571,323	5,435,735	6,760,698	473,249	6.99	273,812	273,812	39,172			
762	206010774	0.14364	996,756	2,692,344	3,349,847	234,489	8.01	175,707	175,707	21,936			
763	206421102	0.13379	1,511,950	4,384,860	5,452,578	381,680	7.61	302,330	302,330	39,728			
764	206190463	0.25016	1,813,304	2,812,462	3,497,724	244,841	$ 7.26	$ 162,914	$ 162,914	22,440			
765	206190448	0.21457	2,112,602	3,820,140	4,749,513	332,466	7.04	214,354	214,354	30,448			
766	206270871	0.12569	929,581	2,869,508	3,569,472	249,863	7.85	144,110	144,110	18,358	3787	3787	29,728
767	206420534	0.26817	1,554,192	2,248,646	2,796,194	195,734	7.61	5,220	5,220	686			
768	206154002	0.48310	5,614,517	5,614,517	6,712,713	469,890	8.35	275,675	275,675	33,015			
769	206370769	0.19805	1,330,648	2,606,834	3,241,099	226,877	7.23	148,887	148,887	20,593			
770	206301170	0.29126	2,967,969	3,953,765	4,915,176	344,062	7.43	220,560	220,560	29,685			
771	206190824	0.23382	1,675,438	2,780,219	3,457,171	242,002	7.27	135,098	135,098	18,583			
772	206190596	0.24738	2,667,851	4,184,370	5,203,216	364,225	7.15	291,105	291,105	40,714			
773	206190885	0.26898	1,949,758	2,812,462	3,497,724	244,841	7.36	137,352	137,352	18,662			
774	206301289	0.19942	2,356,677	4,585,269	5,700,239	399,017	7.43	181,337	181,337	24,406			
775	206190253	0.18160	1,116,013	2,384,374	2,964,103	207,487	7.42	116,257	116,257	15,668			
776	206490956	0.27302	2,039,734	2,898,750	3,607,850	252,550	8.27	135,661	135,661	16,404			
777	206361351	0.22359	1,219,476	2,116,219	2,630,436	184,131	6.85	59,780	59,780	8,727			
778	206450798	0.15945	1,083,930	2,637,631	3,281,833	229,728	8.03	168,662	168,662	21,004			
779	206010734	0.28846	3,321,405	4,467,516	5,558,537	389,098	8.01	265,684	265,684	33,169			
780	206190275	0.20476	1,417,661	2,686,350	3,340,308	233,822	7.58	134,439	134,439	17,736			
781	206211048	(0.03633)	(489,417)	5,227,223	6,507,246	455,507	8.43	260,369	260,369	30,886			

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:		Number of Month
Statewide Average NF-B Occupancy (*T2*):	88.09%	Square Feet Per Be
		RS Means Median
		Updated at 2% anr

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
782	206331151	1/1/2013	12/31/2013	20633115141639	3/20/1965	COMMUNITY CARE AND REHABILITATION CE	RIVERSIDE	92506	162	51,984	365	1.00000	51,984	59,130	36,094	36,094	51,984	87.91%	52,086	52,086
783	206010917	1/1/2013	12/31/2013	20601091741639	3/20/1969	PARKVIEW HEALTHCARE CENTER	HAYWARD	94544	121	40,182	365	1.00000	40,182	44,165	33,846	33,846	40,182	90.98%	38,904	38,904
784	206500827	1/1/2013	12/31/2013	20650082741639	3/22/1965	GARDEN CITY HEALTHCARE CENTER	MODESTO	95350	104	35,957	365	1.00000	35,957	37,960	16,088	16,088	35,957	94.72%	33,438	33,438
785	206390910	1/1/2013	12/31/2013	20639091041639	3/25/1963	GOLDEN LIVINGCENTER - HY-PANA	STOCKTON	95207	119	38,507	365	1.00000	38,507	43,435	32,808	32,808	38,507	88.65%	38,261	38,261
786	206304002	1/1/2013	12/31/2013	20630400241639	3/18/1987	PALM TERRACE HEALTHCARE CENTER	LAGUNA WOODS	92637	99	32,077	365	1.00000	32,077	36,135	10,092	10,092	32,069	88.77%	31,831	31,831
787	206370770	1/1/2013	12/31/2013	20637077041639	10/25/1963	JACOB HEALTH CARE CENTER, LP	SAN DIEGO	92105	128	45,855	365	1.00000	45,855	46,720	16,024	16,024	31,292	98.15%	41,155	41,155
788	206190709	1/1/2013	12/31/2013	20619070941639	11/30/1970	SHERMAN OAKS HEALTH AND REHABILITATI	SHERMAN OAKS	91423	120	40,150	365	1.00000	40,150	43,800	26,243	26,243	40,150	91.67%	38,582	38,582
789	206370710	1/1/2013	12/31/2013	20637071041639	8/22/1968	FRIENDSHIP MANOR NURSING AND REHABIL	NATIONAL CITY	91950	104	33,332	365	1.00000	33,332	37,960	18,720	18,720	33,332	87.81%	33,438	33,438
790	206270756	1/1/2013	12/31/2013	20627075641639	7/3/1968	WINDSOR MONTEREY CARE CENTER	MONTEREY	93940	78	27,150	365	1.00000	27,150	28,470	18,146	18,146	27,150	95.36%	25,079	25,079
791	206100778	1/1/2013	12/31/2013	20610077841639	3/8/1998	PALM VILLAGE RETIREMENT COMMUNITY HI	REEDLEY	93654	120	41,524	365	1.00000	41,524	43,800	27,763	27,763	41,935	94.80%	38,582	38,582
792	206400699	1/1/2013	12/31/2013	20640069941639	6/5/1970	BELLA VISTA TRANSITIONAL CARE CENTER	SAN LUIS OBISPO	93401	156	37,410	365	1.00000	37,410	56,940	17,041	17,041	37,412	65.70%	50,157	50,157
793	206190111	1/1/2013	12/31/2013	20619011141639	3/2/1967	BUENA VENTURA CARE CENTER	LOS ANGELES	90023	99	31,890	365	1.00000	31,890	36,135	22,662	22,662	31,890	88.25%	31,831	31,831
794	206440764	1/1/2013	12/31/2013	20644076441639	7/21/1965	PACIFIC COAST MANOR	CAPITOLA	95010	99	34,115	365	1.00000	34,115	36,135	17,863	17,863	34,115	94.41%	31,831	31,831
795	206361198	1/1/2013	12/31/2013	20636119841639	1/7/1969	HIGHLAND PALMS HEALTHCARE CENTER	HIGHLAND	92346	99	32,722	365	1.00000	32,722	36,135	17,361	17,361	32,722	90.55%	31,831	31,831
796	206374014	1/1/2013	12/31/2013	20637401441639	6/19/1987	CASTLE MANOR NURSING AND REHABILITAT	NATIONAL CITY	91950	99	32,878	365	1.00000	32,878	36,135	20,761	20,761	32,878	90.99%	31,831	31,831
797	206301290	1/1/2013	12/31/2013	20630129041639	5/27/1968	CRYSTAL COVE CARE CENTER	NEWPORT BEACH	92663	96	27,780	365	1.00000	27,780	35,040	9,602	9,602	27,780	79.28%	30,866	30,866
798	206430863	1/1/2013	12/31/2013	20643086341639	12/18/1967	PLUM TREE CARE CENTER	SAN JOSE	95124	76	20,318	365	1.00000	20,318	27,740	1	1	1	73.24%	24,436	24,436
799	206314005	1/1/2013	12/31/2013	20631400541639	4/7/1987	PINE CREEK CARE CENTER	ROSEVILLE	95661	99	34,236	365	1.00000	34,236	36,135	17,239	17,239	34,236	94.74%	31,831	31,831
800	206340953	1/1/2013	12/31/2013	20634095341639	1/3/1972	MISSION CARMICHAEL HEALTHCARE CENTEI	CARMICHAEL	95608	135	40,623	365	1.00000	40,623	49,275	23,746	23,746	40,623	82.44%	43,405	43,405
801	206361114	1/1/2013	12/31/2013	20636111441639	1/18/1960	HIGHLAND CARE CENTER OF REDLANDS	REDLANDS	92374	80	26,601	365	1.00000	26,601	29,200	21,830	21,830	26,601	91.10%	25,722	25,722
802	206502207	1/1/2013	12/31/2013	20650220741639	4/12/1971	CRESTWOOD MANOR - MODESTO	MODESTO	95355	194	61,953	365	1.00000	61,953	70,810	33,321	33,321	34,702	87.49%	62,375	62,375
803	206190085	1/1/2013	12/31/2013	20619008541639	10/11/1968	WEST COVINA HEALTHCARE CENTER	WEST COVINA	91790	97	32,919	365	1.00000	32,919	35,405	26,289	26,289	32,919	92.98%	31,187	31,187
804	206090863	1/1/2013	12/31/2013	20609086341639	11/25/1970	WESTERN SLOPE HEALTH CENTER	PLACERVILLE	95667	99	34,879	365	1.00000	34,879	36,135	23,673	23,673	34,879	96.52%	31,831	31,831
805	206370740	1/1/2013	12/31/2013	20637074041639	11/23/1966	COTTONWOOD CANYON HEALTHCARE CENT	EL CAJON	92021	96	32,827	365	1.00000	32,827	35,040	23,851	23,851	32,827	93.68%	30,866	30,866
806	206344051	1/1/2013	12/31/2013	20634405141639	5/10/1991	GRAMERCY COURT	SACRAMENTO	95825	120	42,290	365	1.00000	42,290	43,800	29,631	29,631	42,290	96.55%	38,582	38,582
807	206190752	1/1/2013	12/31/2013	20619075241639	3/4/1959	PROVIDENCE SAINT ELIZABETH CARE CENTE	NORTH HOLLYWOOD	91601	52	15,700	365	1.00000	15,700	18,980	8,387	8,387	15,700	82.72%	16,719	16,719
808	206210916	10/1/2012	9/30/2013	20621091641547	2/1/1976	THE REDWOODS	MILL VALLEY	94941	58	15,634	365	1.00000	15,634	21,170	6,368	6,368	15,634	73.85%	18,648	18,648
809	206190741	1/1/2013	12/31/2013	20619074141639	6/22/1967	SOUTHLAND CARE	NORWALK	90650	120	40,620	365	1.00000	40,620	43,800	18,707	18,707	40,628	92.74%	38,582	38,582
810	206342229	1/1/2013	12/31/2013	20634222941639	4/30/1962	MCKINLEY PARK CARE CENTER	SACRAMENTO	95816	86	30,282	365	1.00000	30,282	31,390	12,280	12,280	30,282	96.47%	27,651	27,651
811	206370736	1/1/2013	12/31/2013	20637073641639	2/10/1964	LEMON GROVE CARE AND REHABILITATION (	LEMON GROVE	91945	158	49,460	365	1.00000	49,460	57,670	37,417	37,417	49,460	85.76%	50,800	50,800
812	206410820	1/1/2013	12/31/2013	20641082041639	7/20/1970	ATHERTON HEALTHCARE	MENLO PARK	94025	160	49,453	365	1.00000	49,453	58,400	36,912	36,912	49,453	84.68%	51,443	51,443
813	206160724	6/1/2012	5/31/2013	20616072441425	1/25/1965	HACIENDA REHABILIATION AND HEALTH CA	HANFORD	93230	133	41,430	365	1.00000	41,430	48,545	33,093	33,093	41,430	85.34%	42,762	42,762
814	206392202	1/1/2013	12/31/2013	20639220241639	6/7/1972	WINDSOR HAMPTON CARE CENTER	STOCKTON	95204	120	36,587	365	1.00000	36,587	43,800	25,317	25,317	36,587	83.53%	38,582	38,582
815	206194202	1/1/2013	12/31/2013	20619420241639	12/31/1990	ANTELOPE VALLEY CARE CENTER	LANCASTER	93534	199	43,508	365	1.00000	43,508	72,635	28,249	28,249	43,508	59.90%	63,983	63,983
816	206431815	1/1/2013	12/31/2013	20643181541639	2/20/1962	GRANT CUESTA SUB-ACUTE AND REHABILITA	MOUNTAIN VIEW	94040	102	33,860	365	1.00000	33,860	37,230	17,808	17,808	33,860	90.95%	32,795	32,795
817	206190084	1/1/2013	12/31/2013	20619008441639	6/19/1963	MONROVIA GARDENS HEALTHCARE CENTER	MONROVIA	91016	95	29,585	365	1.00000	29,585	34,675	22,381	22,381	29,585	85.32%	30,544	30,544
818	206190744	1/1/2013	12/31/2013	20619074441639	2/22/1971	WINDSOR GARDENS CONVALESCENT CENTEI	HAWTHORNE	90250	99	32,174	365	1.00000	32,174	36,135	21,826	21,826	32,174	89.04%	31,831	31,831
819	206361131	1/1/2013	12/31/2013	20636113141639	10/21/1971	WESTERN HEALTHCARE CENTER	COLTON	92324	99	31,949	365	1.00000	31,949	36,135	30,743	30,743	31,949	88.42%	31,831	31,831
820	206431686	1/1/2013	12/31/2013	20643168641639	4/8/1968	CEDAR CREST NURSING AND REHABILITATIO	SUNNYVALE	94087	99	28,451	365	1.00000	28,451	36,135	13,234	13,234	28,451	78.74%	31,831	31,831
821	206190158	1/1/2013	12/31/2013	20619015841639	8/4/1970	GRAND PARK CONVALESCENT HOSPITAL	LOS ANGELES	90057	151	54,519	365	1.00000	54,519	55,115	37,008	37,008	54,519	98.92%	48,550	48,550
822	206190309	5/1/2012	4/30/2013	20619030941394	4/2/1962	LAKEWOOD HEALTHCARE CENTER	DOWNEY	90242	290	104,504	365	1.00000	104,504	105,850	66,248	66,248	99,548	98.73%	93,241	93,241
823	206571828	1/1/2013	12/31/2013	20657182841639	12/23/1966	DAVIS HEALTHCARE CENTER	DAVIS	95616	132	41,355	365	1.00000	41,355	48,180	29,048	29,048	41,355	85.83%	42,441	42,441
824	206010876	1/1/2013	12/31/2013	20601087641639	12/11/1963	WINDSOR GARDENS CARE CENTER OF HAYW.	HAYWARD	94541	75	24,296	365	1.00000	24,296	27,375	16,064	16,064	24,300	88.75%	24,114	24,114
825	206010904	1/1/2013	12/31/2013	20601090441639	11/19/1969	WINDSOR HEALTHCARE CENTER OF OAKLAN	OAKLAND	94602	98	28,999	365	1.00000	28,999	35,770	21,984	21,984	28,999	81.07%	31,509	31,509
826	206434026	6/1/2012	5/31/2013	20643402641425	11/29/1990	MANORCARE HEALTH SERVICES (SUNNYVAL	SUNNYVALE	94087	140	39,702	365	1.00000	39,702	51,100	6,377	6,377	39,767	77.69%	45,013	45,013
827	206190201	1/1/2013	12/31/2013	20619020141639	2/23/1967	LYNWOOD HEALTHCARE CENTER	LYNWOOD	90262	99	35,123	365	1.00000	35,123	36,135	28,739	28,739	35,123	97.20%	31,831	31,831

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
782	206331151	52,086	925	1.060	11,087,846	1,108,785	648,000	11,735,846	4,553,508	50.90	44.90	40.90	Yes	45.90		45.90	Yes	0.82627
783	206010917	40,182	945	1.119	8,742,623	874,262	484,000	9,226,623	3,579,930	46.90	40.79	36.90	Yes	41.79		41.79	Yes	0.75226
784	206500827	35,957	953	1.073	7,205,421	720,542	416,000	7,621,421	2,957,111	50.90	38.70	40.89	Yes	39.70	38.94	38.94	Yes	0.70086
785	206390910	38,507	952	1.080	8,298,451	829,845	476,000	8,774,451	3,404,487	52.89	44.30	42.89	Yes	45.30		45.30	Yes	0.81545
786	206304002	32,077	926	1.034	6,609,704	660,970	396,000	7,005,704	2,718,213	28.90	21.34	18.89	No	22.34		22.34	No	0.40221
787	206370770	45,855	921	1.045	8,636,794	863,679	512,000	9,148,794	3,549,732	52.31	45.06	42.30	Yes	46.06		46.06	Yes	0.82906
788	206190709	40,150	914	1.059	8,205,471	820,547	480,000	8,685,471	3,369,963	45.20	37.64	35.20	Yes	38.64		38.64	Yes	0.69544
789	206370710	33,438	919	1.045	7,017,395	701,740	416,000	7,433,395	2,884,157	47.48	40.72	37.47	Yes	41.72		41.72	Yes	0.75095
790	206270756	27,150	939	1.095	5,514,867	551,487	312,000	5,826,867	2,260,824	47.61	41.50	37.61	Yes	42.50		42.50	Yes	0.76505
791	206100778	41,524	936	1.067	8,267,457	826,746	480,000	8,747,457	3,394,013	17.92	16.89	7.91	No	17.89		17.89	No	0.32193
792	206400699	50,157	934	1.049	10,566,384	1,056,638	624,000	11,190,384	4,341,869	45.69	39.58	35.68	Yes	40.58	40.24	40.24	Yes	0.72438
793	206190111	31,890	900	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	48.95	42.84	38.95	Yes	43.84		43.84	Yes	0.78910
794	206440764	34,115	950	1.120	7,159,448	715,945	396,000	7,555,448	2,931,514	50.57	43.10	40.56	Yes	44.10	43.67	43.67	Yes	0.78603
795	206361198	32,722	923	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	47.10	36.54	37.09	Yes	37.54		37.54	Yes	0.67572
796	206374014	32,878	919	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	28.64	27.18	18.64	No	28.18		28.18	No	0.50716
797	206301290	30,866	926	1.034	6,409,410	640,941	384,000	6,793,410	2,635,843	47.72	26.08	37.71	Yes	27.08		27.08	No	0.48741
798	206430863	24,436	951	1.174	5,761,134	576,113	304,000	6,065,134	2,353,272	48.16	41.36	38.15	Yes	42.36	41.02	41.02	Yes	0.73835
799	206314005	34,236	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	28.84	26.70	18.84	No	27.70		27.70	No	0.49859
800	206340953	43,405	956	1.087	9,475,227	947,523	540,000	10,015,227	3,885,908	44.11	37.62	34.10	Yes	38.62	38.32	38.32	Yes	0.68974
801	206361114	26,601	923	1.021	5,274,023	527,402	320,000	5,594,023	2,170,481	56.08	49.94	46.07	Yes	50.94		50.94	Yes	0.91697
802	206502207	62,375	953	1.073	13,440,882	1,344,088	776,000	14,216,882	5,516,150	44.84	43.49		No	44.49		44.49	Yes	0.80078
803	206190085	32,919	917	1.055	6,607,703	660,770	388,000	6,995,703	2,714,333	47.34	41.23	37.33	Yes	42.23	41.04	41.04	Yes	0.73873
804	206090863	34,879	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	45.22	38.36	35.21	Yes	39.36		39.36	Yes	0.70845
805	206370740	32,827	920	1.045	6,477,596	647,760	384,000	6,861,596	2,662,299	49.22	35.83	39.22	Yes	36.83		36.83	Yes	0.66285
806	206344051	42,290	958	1.087	8,422,424	842,242	480,000	8,902,424	3,454,140	24.75	23.70	14.74	No	24.70		24.70	No	0.44459
807	206190752	16,719	916	1.059	3,555,704	355,570	208,000	3,763,704	1,460,317	56.95	42.62	46.95	Yes	43.62		43.62	Yes	0.78507
808	206210916	18,648	949	1.180	4,419,125	441,913	232,000	4,651,125	1,804,637	40.03	30.35	30.02	Yes	31.35		31.35	No	0.56426
809	206190741	40,620	906	1.040	8,058,253	805,825	480,000	8,538,253	3,312,842	48.65	37.70	38.64	Yes	38.70	38.42	38.42	Yes	0.69159
810	206342229	30,282	958	1.087	6,036,070	603,607	344,000	6,380,070	2,475,467	53.79	46.42	43.79	Yes	47.42	44.46	44.46	Yes	0.80030
811	206370736	50,800	919	1.045	10,661,043	1,066,104	632,000	11,293,043	4,381,701	52.01	40.54	42.01	Yes	41.54		41.54	Yes	0.74774
812	206410820	51,443	940	1.227	12,676,252	1,267,625	640,000	13,316,252	5,166,706	45.57	39.56	35.56	Yes	40.56		40.56	Yes	0.73011
813	206160724	42,762	932	1.063	9,128,748	912,875	532,000	9,660,748	3,748,370	51.05	44.61	41.05	Yes	45.61		45.61	Yes	0.82098
814	206392202	38,582	952	1.080	8,368,186	836,819	480,000	8,848,186	3,433,096	43.68	37.58	33.68	Yes	38.58		38.58	Yes	0.69448
815	206194202	63,983	935	1.025	13,170,530	1,317,053	796,000	13,966,530	5,419,014	25.10	24.05	15.10	No	25.05	24.77	24.77	No	0.44593
816	206431815	33,860	940	1.227	8,081,110	808,111	408,000	8,489,110	3,293,775	53.98	45.31	43.98	Yes	46.31		46.31	Yes	0.83360
817	206190084	30,544	910	1.043	6,397,852	639,785	380,000	6,777,852	2,629,807	52.66	46.53	42.65	Yes	47.53		47.53	Yes	0.85559
818	206190744	32,174	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	44.97	38.87	34.97	Yes	39.87		39.87	Yes	0.71764
819	206361131	31,949	923	1.021	6,526,604	652,660	396,000	6,922,604	2,685,970	44.31	38.21	34.31	Yes	39.21		39.21	Yes	0.70579
820	206431686	31,831	940	1.227	7,843,431	784,343	396,000	8,239,431	3,196,899	47.85	41.16	37.84	Yes	42.16	41.02	41.02	Yes	0.73828
821	206190158	54,519	900	1.072	10,451,967	1,045,197	604,000	11,055,967	4,289,715	45.53	39.42	35.52	Yes	40.42		40.42	Yes	0.72757
822	206190309	104,504	902	1.072	20,073,314	2,007,331	1,160,000	21,233,314	8,238,526	53.87	47.74	43.87	Yes	48.74		48.74	Yes	0.87738
823	206571828	42,441	956	1.087	9,264,666	926,467	528,000	9,792,666	3,799,554	49.14	43.01	39.14	Yes	44.01		44.01	Yes	0.79220
824	206010876	24,296	945	1.119	5,418,981	541,898	300,000	5,718,981	2,218,965	52.18	46.18	42.17	Yes	47.18		47.18	Yes	0.84916
825	206010904	31,509	946	1.167	7,384,536	738,454	392,000	7,776,536	3,017,296	46.23	40.23	36.23	Yes	41.23		41.23	Yes	0.74219
826	206434026	45,013	940	1.227	11,091,720	1,109,172	560,000	11,651,720	4,520,867	25.19	23.56	15.19	No	24.56	23.50	23.50	No	0.42293
827	206190201	35,123	902	1.072	6,852,614	685,261	396,000	7,248,614	2,812,462	48.97	42.86	38.97	Yes	43.86		43.86	Yes	0.78944

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
782	206331151	0.17373	2,038,822	4,553,508	5,662,293	396,360	7.61	274,675	274,675	36,094			
783	206010917	0.24774	2,285,782	3,579,930	4,454,192	311,793	7.76	262,645	262,645	33,846			
784	206500827	0.29914	2,279,866	2,957,111	3,677,653	257,436	7.16	115,190	115,190	16,088			
785	206390910	0.18455	1,619,314	3,404,487	4,234,332	296,403	7.70	252,622	252,622	32,808			
786	206304002	0.59779	4,187,964	4,187,964	4,848,934	339,425	10.58	106,773	106,773	10,092			
787	206370770	0.17094	1,563,918	3,549,732	4,413,411	308,939	6.74	108,002	108,002	16,024	11727	11727	79,040
788	206190709	0.30456	2,645,247	3,369,963	4,190,510	293,336	7.31	191,836	191,836	26,243			
789	206370710	0.24905	1,851,281	2,884,157	3,585,897	251,013	7.51	140,587	140,587	18,720			
790	206270756	0.23495	1,369,027	2,260,824	2,812,311	196,862	7.25	131,559	131,559	18,146			
791	206100778	0.67807	5,931,350	5,931,350	6,758,095	473,067	11.39	316,221	316,221	27,763			
792	206400699	0.27562	3,084,297	4,341,869	5,398,507	377,896	7.53	128,319	128,319	17,041			
793	206190111	0.21090	1,528,745	2,812,462	3,497,724	244,841	7.68	174,044	174,044	22,662			
794	206440764	0.21397	1,616,602	2,931,514	3,647,458	255,322	7.48	133,615	133,615	17,863			
795	206361198	0.32428	2,244,837	2,685,970	3,338,631	233,704	7.14	123,958	123,958	17,361			
796	206374014	0.49284	3,487,326	3,487,326	4,155,328	290,873	8.85	183,735	183,735	20,761			
797	206301290	0.51259	3,482,202	3,482,202	4,123,143	288,620	9.35	89,779	89,779	9,602			
798	206430863	0.26165	1,586,925	2,353,272	2,929,385	205,057	8.39	8	8	1			
799	206314005	0.50141	3,682,602	3,682,602	4,377,452	306,422	8.95	154,289	154,289	17,239			
800	206340953	0.31026	3,107,290	3,885,908	4,833,431	338,340	7.79	184,981	184,981	23,746			
801	206361114	0.08303	464,487	2,170,481	2,697,883	188,852	7.10	154,993	154,993	21,830			
802	206502207	0.19922	2,832,291	5,516,150	6,860,238	480,217	7.70	256,572	256,572	33,321			
803	206190085	0.26127	1,827,788	2,714,333	3,375,103	236,257	7.18	188,755	188,755	26,289			
804	206090863	0.29155	2,141,260	2,849,666	3,544,516	248,116	7.11	168,315	168,315	23,673			
805	206370740	0.33715	2,313,384	2,662,299	3,310,059	231,704	7.06	168,388	168,388	23,851			
806	206344051	0.55541	4,944,494	4,944,494	5,786,736	405,072	9.58	283,865	283,865	29,631			
807	206190752	0.21493	808,914	1,460,317	1,815,888	127,112	7.60	63,741	63,741	8,387			
808	206210916	0.43574	2,026,688	2,026,688	2,468,601	172,802	9.27	59,031	59,031	6,368			
809	206190741	0.30841	2,633,273	3,312,842	4,118,667	288,307	7.10	132,820	132,820	18,707			
810	206342229	0.19970	1,274,110	2,475,467	3,079,074	215,535	7.12	87,434	87,434	12,280			
811	206370736	0.25226	2,848,830	4,381,701	5,447,805	381,346	7.51	281,002	281,002	37,417			
812	206410820	0.26989	3,593,929	5,166,706	6,434,331	450,403	8.76	323,349	323,349	36,912			
813	206160724	0.17902	1,729,478	3,748,370	4,661,245	326,287	7.63	252,500	252,500	33,093			
814	206392202	0.30552	2,703,338	3,433,096	4,269,915	298,894	7.75	196,207	196,207	25,317			
815	206194202	0.55407	7,738,482	7,738,482	9,055,535	633,887	9.91	279,948	279,948	28,249			
816	206431815	0.16640	1,412,577	3,293,775	4,101,886	287,132	8.48	151,012	151,012	17,808			
817	206190084	0.14441	978,789	2,629,807	3,269,592	228,871	7.49	167,634	167,634	22,381			
818	206190744	0.28236	2,046,723	2,812,462	3,497,724	244,841	7.61	166,096	166,096	21,826			
819	206361131	0.29421	2,036,721	2,685,970	3,338,631	233,704	7.31	224,731	224,731	30,743			
820	206431686	0.26172	2,156,465	3,196,899	3,981,242	278,687	8.76	115,930	115,930	13,234			
821	206190158	0.27243	3,011,935	4,289,715	5,334,912	373,444	6.85	253,505	253,505	37,008			
822	206190309	0.12262	2,603,692	8,238,526	10,245,857	717,210	6.86	454,461	454,461	66,248			
823	206571828	0.20780	2,034,948	3,799,554	4,726,021	330,821	7.79	226,284	226,284	29,048			
824	206010876	0.15084	862,673	2,218,965	2,760,863	193,260	7.95	127,709	127,709	16,064			
825	206010904	0.25781	2,004,855	3,017,296	3,755,750	262,902	8.34	183,347	183,347	21,984			
826	206434026	0.57707	6,723,835	6,723,835	7,833,007	548,310	12.18	77,672	77,672	6,377			
827	206190201	0.21056	1,526,249	2,812,462	3,497,724	244,841	6.97	200,311	200,311	28,739			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
828	206430760	1/1/2013	12/31/2013	20643076041639	7/14/1967	GILROY HEALTHCARE AND REHABILITATION	GILROY	95020	134	45,656	365	1.00000	45,656	48,910	33,758	33,758	45,656	93.35%	43,084	43,084
829	206340890	1/1/2013	12/31/2013	20634089041639	3/14/1974	WINDSOR CARE CENTER OF SACRAMENTO	SACRAMENTO	95838	128	42,042	365	1.00000	42,042	46,720	37,037	37,037	42,042	89.99%	41,155	41,155
830	206010920	10/1/2012	9/30/2013	20601092041547	7/7/1969	PIEDMONT GARDENS HEALTH FACILITY	OAKLAND	94611	94	22,693	365	1.00000	22,693	34,310	10,140	10,140	22,713	66.14%	30,223	30,223
831	206013647	1/1/2013	12/31/2013	20601364741639	6/2/1969	GATEWAY CARE AND REHABILIATION CENTE	HAYWARD	94541	99	31,074	365	1.00000	31,074	36,135	20,540	20,540	31,074	85.99%	31,831	31,831
832	206364001	1/1/2013	12/31/2013	20636400141639	2/19/1987	KNOLLS WEST CONVALESCENT HOSPITAL	VICTORVILLE	92395	116	40,623	365	1.00000	40,623	42,340	20,758	20,758	40,623	95.94%	37,296	37,296
833	206390929	1/1/2013	12/31/2013	20639092941639	9/15/1970	MANTECA CARE AND REHABILITATION CENT	MANTECA	95336	176	56,174	365	1.00000	56,174	64,240	37,815	37,815	56,174	87.44%	56,588	56,588
834	206212036	1/1/2013	12/31/2013	20621203641639	1/1/1966	COUNTRY VILLA SAN RAFAEL HEALTHCARE (	SAN RAFAEL	94903	99	30,104	365	1.00000	30,104	36,135	22,655	22,655	30,104	83.31%	31,831	31,831
835	206370719	1/1/2013	12/31/2013	20637071941639	9/17/1969	BALBOA NURSING AND REHABILITATION CE	SAN DIEGO, CA	92103	194	59,566	365	1.00000	59,566	70,810	38,566	38,566	60,202	84.12%	62,375	62,375
836	206190781	1/1/2013	12/31/2013	20619078141639	10/16/1969	TARZANA HEALTH AND REHABILITATION CE	TARZANA	91356	180	48,531	365	1.00000	48,531	65,700	38,855	38,855	48,531	73.87%	57,874	57,874
837	206370781	1/1/2013	12/31/2013	20637078141639	2/4/1964	LA PALOMA HEALTHCARE CENTER	OCEANSIDE, CA	92056	93	31,644	365	1.00000	31,644	33,945	18,727	18,727	31,644	93.22%	29,901	29,901
838	206010915	1/1/2013	12/31/2013	20601091541639	9/3/1963	WINDSOR PARK CENTER OF FREMONT	FREMONT	94536	85	28,517	365	1.00000	28,517	31,025	17,122	17,122	28,517	91.92%	27,329	27,329
839	206270898	1/1/2013	12/31/2013	20627089841639	1/3/1966	CYPRESS RIDGE CARE CENTER	MONTEREY	93940	99	34,212	365	1.00000	34,212	36,135	24,638	24,638	34,212	94.68%	31,831	31,831
840	206100772	1/1/2013	12/31/2013	20610077241639	6/30/1970	PACIFIC GARDENS NURSING AND REHABILIT	FRESNO, CA	93727	180	61,837	365	1.00000	61,837	65,700	43,673	43,673	61,837	94.12%	57,874	57,874
841	206490931	1/1/2013	12/31/2013	20649093141639	3/30/1964	WINDSOR CARE CENTER OF PETALUMA	PETALUMA	94952	79	24,921	365	1.00000	24,921	28,835	18,440	18,440	24,921	86.43%	25,400	25,400
842	206514003	7/1/2012	6/30/2013	20651400341455	7/11/1990	THE FOUNTAINS	YUBA CITY, CA	95991	145	47,920	365	1.00000	47,920	52,925	27,413	27,413	47,920	90.54%	46,620	46,620
843	206380814	1/1/2013	12/31/2013	20638081441639	7/16/1968	KINDRED NURSING & REHAB - NINETEENTH /	SAN FRANCISCO	94116	140	50,814	365	1.00000	50,814	51,100	47,341	47,341	50,814	99.44%	45,013	45,013
844	206274018	7/1/2012	6/30/2013	20627401841455	1/4/1993	EDEN VALLEY CARE CENTER	SOLEDAD	93960	59	16,483	365	1.00000	16,483	21,535	8,767	8,767	16,483	76.54%	18,970	18,970
845	206331193	1/1/2013	12/31/2013	20633119341639	9/5/1969	DEVONSHIRE CARE CENTER	HEMET	92544	99	31,538	365	1.00000	31,538	36,135	14,558	14,558	31,547	87.28%	31,831	31,831
846	206344022	6/1/2012	5/31/2013	20634402241425	12/13/1988	MANOR CARE HEALTH SERVICES CITRUS HEI	CITRUS HEIGHTS	95610	158	45,559	365	1.00000	45,559	57,670	16,874	16,874	45,578	79.00%	50,800	50,800
847	206390865	1/1/2013	12/31/2013	20639086541639	2/1/1963	WINDSOR ELMHAVEN CARE CENTER	STOCKTON	95207	128	43,656	365	1.00000	43,656	46,720	19,435	19,435	31,887	93.44%	41,155	41,155
848	206190577	1/1/2013	12/31/2013	20619057741639	10/29/1971	OLYMPIA CONVALESCENT HOSPITAL	LOS ANGELES	90006	135	46,955	365	1.00000	46,955	49,275	37,639	37,639	47,123	95.29%	43,405	43,405
849	206410904	1/1/2013	12/31/2013	20641090441639	9/1/1968	ST FRANCIS HEIGHTS CONVALESCENT HOSPI	DALY CITY	94015	102	35,246	365	1.00000	35,246	37,230	20,488	20,488	35,246	94.67%	32,795	32,795
850	206074024	6/1/2012	5/31/2013	20607402441425	11/14/1990	MANOR CARE HEALTH SERVICES (WALNUT C	WALNUT CREEK	94595	155	48,409	365	1.00000	48,409	56,575	7,639	7,639	48,462	85.57%	49,836	49,836
851	206374060	7/1/2012	6/30/2013	20637406041455	2/23/1990	KINDRED TRANSITIONAL & REHAB-VILLAGE S	SAN MARCOS	92078	118	34,786	365	1.00000	34,786	43,070	20,233	20,233	34,779	80.77%	37,939	37,939
852	206010848	9/1/2012	8/31/2013	20601084841517	11/16/1959	OAKLAND HEALTHCARE AND WELLNESS CE	OAKLAND	94609	98	32,069	365	1.00000	32,069	35,770	21,486	21,486	32,069	89.65%	31,509	31,509
853	206370735	1/1/2013	12/31/2013	20637073541639	5/24/1966	ARBOR HILLS NURSING AND REHABILITATIO	LA MESA	91942	106	35,231	365	1.00000	35,231	38,690	21,055	21,055	35,231	91.06%	34,081	34,081
854	206374019	1/1/2013	12/31/2013	20637401941639	10/28/1987	STANFORD COURT OF SANTEE NURSING CEN	SANTEE	92071	105	35,139	365	1.00000	35,139	38,325	16,563	16,563	35,149	91.69%	33,760	33,760
855	206441702	1/1/2013	12/31/2013	20644170241639	8/9/1968	COUNTRY VILLA WATSONVILLE WEST NURSI	WATSONVILLE	95076	95	30,808	365	1.00000	30,808	34,675	24,113	24,113	30,808	88.85%	30,544	30,544
856	206491035	1/1/2013	12/31/2013	20649103541639	4/11/1969	PETALUMA POST-ACUTE REHABILITATION	PETALUMA	94952	90	28,113	365	1.00000	28,113	32,850	13,514	13,514	28,117	85.58%	28,937	28,937
857	206190666	1/1/2013	12/31/2013	20619066641639	6/21/1965	ROYALWOOD CARE CENTER	TORRANCE	90505	110	36,825	365	1.00000	36,825	40,150	20,669	20,669	37,287	91.72%	35,367	35,367
858	206270757	1/1/2013	12/31/2013	20627075741639	6/17/1965	WINDSOR THE RIDGE REHABILITATION CENT	SALINAS	93906	103	35,629	365	1.00000	35,629	37,595	21,286	21,286	35,629	94.77%	33,117	33,117
859	206301089	1/1/2013	12/31/2013	20630108941639	2/6/1970	ALAMITOS WEST HEALTH CARE CENTER	LOS ALAMITOS	90720	194	46,552	365	1.00000	46,552	70,810	27,980	27,980	46,552	65.74%	62,375	62,375
860	206010824	1/1/2013	12/31/2013	20601082441639	9/19/1962	WINDSOR POST ACUTE CARE CENTER OF HAY	HAYWARD	94541	99	32,770	365	1.00000	32,770	36,135	22,989	22,989	32,770	90.69%	31,831	31,831
861	206071069	1/1/2013	12/31/2013	20607106941639	6/16/1965	SHEILDS/RICHMOND NURSING CENTER	RICHMOND	94804	84	26,119	365	1.00000	26,119	30,660	23,191	23,191	26,119	85.19%	27,008	27,008
862	206554007	1/1/2013	12/31/2013	20655400741639	5/4/1999	AVALON CARE CENTER - SONORA	SONORA	95370	210	68,636	365	1.00000	68,636	76,650	54,559	54,559	68,653	89.54%	67,519	67,519
863	206190699	1/1/2013	12/31/2013	20619069941639	5/11/1967	SHARON CARE CENTER	LOS ANGELES	90048	86	27,708	365	1.00000	27,708	31,390	15,013	15,013	28,011	88.27%	27,651	27,651
864	206370667	1/1/2013	12/31/2013	20637066741639	12/27/1966	SHEA FAMILY CARE GROSSMONT	LA MESA	91942	90	26,925	365	1.00000	26,925	32,850	3,059	3,059	26,925	81.96%	28,937	28,937
865	206301208	1/1/2013	12/31/2013	20630120841639	7/1/1970	SEACLIFF HEALTHCARE CENTER	HUNTINGTON BEACH	92648	182	54,135	365	1.00000	54,135	66,430	27,862	27,862	49,942	81.49%	58,517	58,517
866	206331364	1/1/2013	12/31/2013	20633136441639	5/22/1972	ORANGETREE CONVALESCENT HOSPITAL	RIVERSIDE	92503	146	47,916	365	1.00000	47,916	53,290	38,597	38,597	48,006	89.92%	46,942	46,942
867	206074076	6/1/2012	5/31/2013	20607407641425	6/16/1997	MANORCARE HEALTH SERVICES-TICE VALLE	WALNUT CREEK	94595	120	40,559	365	1.00000	40,559	43,800	7,439	7,439	40,619	92.60%	38,582	38,582
868	206342207	1/1/2013	12/31/2013	20634220741639	3/2/1978	ESKATON CARE CENTER MANZANITA	CARMICHAEL	95608	99	32,144	365	1.00000	32,144	36,135	16,333	16,333	32,144	88.96%	31,831	31,831
869	206380921	7/1/2012	6/30/2013	20638092141455	2/19/1970	KINDRED NURSING AND REHAB - GOLDEN G/	SAN FRANCISCO	94115	120	43,450	365	1.00000	43,450	43,800	40,958	40,958	43,450	99.20%	38,582	38,582
870	206394003	7/1/2012	6/30/2013	20639400341455	4/19/1988	KINDRED TRANSITIONAL CARE AND REHAB -	STOCKTON	95210	120	38,815	365	1.00000	38,815	43,800	18,945	18,945	38,815	88.62%	38,582	38,582
871	206334012	6/1/2012	5/31/2013	20633401241425	1/11/1988	MANORCARE HEALTH SERVICES (HEMET)	HEMET	92545	178	59,061	365	1.00000	59,061	64,970	20,311	20,311	59,122	90.91%	57,231	57,231
872	206340864	1/1/2013	12/31/2013	20634086441639	4/7/1964	WINDSOR ELK GROVE CARE AND REHABILITA	ELK GROVE	95624	136	43,587	365	1.00000	43,587	49,640	26,141	26,141	43,587	87.81%	43,727	43,727
873	206074002	1/1/2013	12/31/2013	20607400241639	8/24/1987	DIAMOND RIDGE HEALTHCARE CENTER	PITTSBURG	94565	120	41,201	365	1.00000	41,201	43,800	29,072	29,072	41,201	94.07%	38,582	38,582

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
828	206430760	45,656	950	1.120	9,690,566	969,057	536,000	10,226,566	3,967,907	48.59	42.19	38.58	Yes	43.19		43.19	Yes	0.77745
829	206340890	42,042	958	1.087	8,983,919	898,392	512,000	9,495,919	3,684,416	41.92	35.82	31.91	Yes	36.82		36.82	Yes	0.66275
830	206010920	30,223	946	1.167	7,083,127	708,313	376,000	7,459,127	2,894,141	46.60	39.23	36.60	Yes	40.23		40.23	Yes	0.72423
831	206013647	31,831	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	46.70	40.03	36.69	Yes	41.03		41.03	Yes	0.73855
832	206364001	40,623	923	1.021	7,647,334	764,733	464,000	8,111,334	3,147,197	28.97	24.99	18.96	No	25.99		25.99	No	0.46782
833	206390929	56,588	953	1.073	12,193,789	1,219,379	704,000	12,897,789	5,004,342	45.41	37.48	35.41	Yes	38.48		38.48	Yes	0.69264
834	206212036	31,831	949	1.180	7,542,990	754,299	396,000	7,938,990	3,080,328	50.12	44.00	40.11	Yes	45.00		45.00	Yes	0.81000
835	206370719	62,375	921	1.045	13,090,141	1,309,014	776,000	13,866,141	5,380,063	46.41	40.40	36.40	Yes	41.40		41.40	Yes	0.74525
836	206190781	57,874	913	1.059	12,308,206	1,230,821	720,000	13,028,206	5,054,944	46.33	40.32	36.32	Yes	41.32		41.32	Yes	0.74382
837	206370781	31,644	920	1.045	6,275,171	627,517	372,000	6,647,171	2,579,102	52.03	38.43	42.02	Yes	39.43		39.43	Yes	0.70973
838	206010915	28,517	945	1.119	6,141,512	614,151	340,000	6,481,512	2,514,827	52.45	46.45	42.44	Yes	47.45		47.45	Yes	0.85404
839	206270898	34,212	939	1.095	6,999,639	699,964	396,000	7,395,639	2,869,508	50.11	31.45		No	32.45	32.12	32.12	No	0.57824
840	206100772	61,837	937	1.067	12,401,186	1,240,119	720,000	13,121,186	5,091,020	45.62	39.52	35.62	Yes	40.52	38.83	38.83	Yes	0.69885
841	206490931	25,400	949	1.180	6,019,153	601,915	316,000	6,335,153	2,458,039	51.88	41.90	41.87	Yes	42.90		42.90	Yes	0.77213
842	206514003	47,920	959	1.077	10,083,470	1,008,347	580,000	10,663,470	4,137,426	25.58	24.53	15.57	No	25.53		25.53	No	0.45949
843	206380814	50,814	941	1.227	11,091,720	1,109,172	560,000	11,651,720	4,520,867	47.58	39.97	37.57	Yes	40.97	40.22	40.22	Yes	0.72399
844	206274018	18,970	939	1.095	4,171,502	417,150	236,000	4,407,502	1,710,111	23.09	21.88	13.08	No	22.88		22.88	No	0.41182
845	206331193	31,831	925	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	46.44	33.69	36.43	Yes	34.69		34.69	Yes	0.62436
846	206344022	50,800	956	1.087	11,089,525	1,108,952	632,000	11,721,525	4,547,952	27.15	24.06	17.15	No	25.06	19.06	19.06	No	0.34305
847	206390865	43,656	952	1.080	8,926,065	892,606	512,000	9,438,065	3,661,969	53.04	46.91	43.03	Yes	47.91		47.91	Yes	0.86238
848	206190577	46,955	900	1.072	9,344,474	934,447	540,000	9,884,474	3,835,176	44.29	38.19	34.28	Yes	39.19		39.19	Yes	0.70539
849	206410904	35,246	940	1.227	8,081,110	808,111	408,000	8,489,110	3,293,775	47.45	38.06	37.44	Yes	39.06		39.06	Yes	0.70316
850	206074024	49,836	945	1.119	11,199,228	1,119,923	620,000	11,819,228	4,585,860	25.23	20.14	15.23	No	21.14	21.01	21.01	No	0.37815
851	206374060	37,939	920	1.045	7,962,044	796,204	472,000	8,434,044	3,272,409	25.96	24.29	15.95	No	25.29		25.29	No	0.45520
852	206010848	32,069	946	1.167	7,384,536	738,454	392,000	7,776,536	3,017,296	56.25	50.11	46.24	Yes	51.11		51.11	Yes	0.92007
853	206370735	35,231	919	1.045	7,152,345	715,235	424,000	7,576,345	2,939,622	49.73	35.82	39.72	Yes	36.82	36.43	36.43	Yes	0.65582
854	206374019	35,139	920	1.045	7,084,870	708,487	420,000	7,504,870	2,911,890	28.28	26.18	18.28	No	27.18	26.76	26.76	No	0.48171
855	206441702	30,808	950	1.120	6,870,177	687,018	380,000	7,250,177	2,813,069	47.51	41.40	37.51	Yes	42.40		42.40	Yes	0.76323
856	206491035	28,937	949	1.180	6,857,263	685,726	360,000	7,217,263	2,800,298	46.84	35.86	36.84	Yes	36.86		36.86	Yes	0.66347
857	206190666	36,825	905	1.032	7,329,911	732,991	440,000	7,769,911	3,014,725	50.65	39.75	40.64	Yes	40.75		40.75	Yes	0.73347
858	206270757	35,629	939	1.095	7,282,452	728,245	412,000	7,694,452	2,985,447	50.66	44.54	40.65	Yes	45.54		45.54	Yes	0.81974
859	206301089	62,375	907	1.040	13,027,509	1,302,751	776,000	13,803,509	5,355,761	46.02	39.57	36.01	Yes	40.57		40.57	Yes	0.73032
860	206010824	32,770	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	53.41	47.28	43.40	Yes	48.28		48.28	Yes	0.86902
861	206071069	27,008	948	1.154	6,259,093	625,909	336,000	6,595,093	2,558,896	50.66	44.27	40.66	Yes	45.27		45.27	Yes	0.81479
862	206554007	68,636	953	1.073	14,549,408	1,454,941	840,000	15,389,408	5,971,090	16.76	10.43	6.75	No	11.43		11.43	No	0.20577
863	206190699	27,708	900	1.072	5,952,776	595,278	344,000	6,296,776	2,443,149	48.76	35.27	38.76	Yes	36.27		36.27	Yes	0.65295
864	206370667	28,937	919	1.045	6,072,746	607,275	360,000	6,432,746	2,495,905	49.13	37.21	39.13	Yes	38.21		38.21	Yes	0.68778
865	206301208	58,517	926	1.034	12,151,174	1,215,117	728,000	12,879,174	4,997,119	45.62	36.79	35.61	Yes	37.79	37.52	37.52	Yes	0.67531
866	206331364	47,916	925	1.060	9,992,750	999,275	584,000	10,576,750	4,103,779	43.73	37.63	33.72	Yes	38.63		38.63	Yes	0.69526
867	206074076	40,559	945	1.119	8,670,370	867,037	480,000	9,150,370	3,550,344	18.64	16.83	8.64	No	17.83		17.83	No	0.32091
868	206342207	32,144	956	1.087	6,948,500	694,850	396,000	7,344,500	2,849,666	37.95	34.11	27.94	No	35.11	34.35	34.35	Yes	0.61836
869	206380921	43,450	941	1.227	9,507,189	950,719	480,000	9,987,189	3,875,029	45.98	39.00	35.98	Yes	40.00		40.00	Yes	0.72005
870	206394003	38,815	952	1.080	8,368,186	836,819	480,000	8,848,186	3,433,096	27.81	25.89	17.80	No	26.89		26.89	No	0.48394
871	206334012	59,061	925	1.060	12,182,942	1,218,294	712,000	12,894,942	5,003,237	28.08	22.79	18.07	No	23.79		23.79	No	0.42829
872	206340864	43,727	956	1.087	9,545,414	954,541	544,000	10,089,414	3,914,693	51.85	45.40	41.85	Yes	46.40		46.40	Yes	0.83525
873	206074002	41,201	945	1.119	8,670,370	867,037	480,000	9,150,370	3,550,344	28.46	27.22	18.45	No	28.22		28.22	No	0.50797

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
828	206430760	0.22255	2,275,959	3,967,907	4,936,964	345,587	7.57	255,548	255,548	33,758			
829	206340890	0.33725	3,202,460	3,684,416	4,582,808	320,797	7.63	282,592	282,592	37,037			
830	206010920	0.27577	2,057,023	2,894,141	3,602,454	252,172	8.34	84,568	84,568	10,140			
831	206013647	0.26145	1,973,724	2,929,033	3,644,339	255,104	8.01	164,525	164,525	20,540			
832	206364001	0.53218	4,316,668	4,316,668	5,081,401	355,698	8.76	181,840	181,840	20,758			
833	206390929	0.30736	3,964,216	5,004,342	6,223,721	435,660	7.70	291,176	291,176	37,815			
834	206212036	0.19000	1,508,408	3,080,328	3,834,627	268,424	8.43	190,982	190,982	22,655			
835	206370719	0.25475	3,532,409	5,380,063	6,689,077	468,235	7.51	289,631	289,631	38,566			
836	206190781	0.25618	3,337,577	5,054,944	6,285,765	440,004	7.60	295,298	295,298	38,855			
837	206370781	0.29027	1,929,457	2,579,102	3,206,619	224,463	7.09	132,774	132,774	18,727			
838	206010915	0.14596	946,052	2,514,827	3,128,978	219,028	7.68	131,497	131,497	17,122			
839	206270898	0.42176	3,119,160	3,119,160	3,819,124	267,339	7.81	192,423	192,423	24,638			
840	206100772	0.30115	3,951,412	5,091,020	6,331,139	443,180	7.17	313,135	313,135	43,673			
841	206490931	0.22787	1,443,585	2,458,039	3,059,955	214,197	8.43	155,449	155,449	18,440			
842	206514003	0.54051	5,763,693	5,763,693	6,772,040	474,043	9.89	271,115	271,115	27,413			
843	206380814	0.27601	3,216,048	4,520,867	5,630,039	394,103	7.76	367,366	367,366	47,341			
844	206274018	0.58818	2,592,414	2,592,414	3,009,564	210,670	11.11	97,401	97,401	8,767			
845	206331193	0.37564	2,694,082	2,782,699	3,460,290	242,220	7.61	110,786	110,786	14,558			
846	206344022	0.65695	7,700,403	7,700,403	8,809,356	616,655	12.14	204,850	204,850	16,874			
847	206390865	0.13762	1,298,894	3,661,969	4,554,576	318,820	7.30	141,876	141,876	19,435	9701	9701	70,817
848	206190577	0.29461	2,912,031	3,835,176	4,769,623	333,874	7.11	267,613	267,613	37,639			
849	206410904	0.29684	2,519,878	3,293,775	4,101,886	287,132	8.15	166,977	166,977	20,488			
850	206074024	0.62185	7,349,733	7,349,733	8,469,655	592,876	11.90	90,904	90,904	7,639			
851	206374060	0.54480	4,594,875	4,594,875	5,391,080	377,376	9.95	201,318	201,318	20,233			
852	206010848	0.07993	621,613	3,017,296	3,755,750	262,902	8.20	176,185	176,185	21,486			
853	206370735	0.34418	2,607,626	2,939,622	3,654,856	255,840	7.26	152,859	152,859	21,055			
854	206374019	0.51829	3,889,712	3,889,712	4,598,199	321,874	9.16	151,717	151,717	16,563			
855	206441702	0.23677	1,716,628	2,813,069	3,500,086	245,006	7.95	191,698	191,698	24,113			
856	206491035	0.33653	2,428,808	2,800,298	3,486,024	244,022	8.43	113,923	113,923	13,514			
857	206190666	0.26653	2,070,895	3,014,725	3,747,716	262,340	7.12	147,163	147,163	20,669			
858	206270757	0.18026	1,387,020	2,985,447	3,713,693	259,958	7.30	155,388	155,388	21,286			
859	206301089	0.26968	3,722,564	5,355,761	6,658,512	466,096	7.47	209,011	209,011	27,980			
860	206010824	0.13098	988,802	2,929,033	3,644,339	255,104	7.78	178,854	178,854	22,989			
861	206071069	0.18521	1,221,488	2,558,896	3,184,805	222,936	8.25	191,326	191,326	23,191			
862	206554007	0.79423	12,222,719	12,222,719	13,677,660	957,436	13.95	761,098	761,098	54,559			
863	206190699	0.34705	2,185,323	2,443,149	3,038,427	212,690	7.68	115,300	115,300	15,013			
864	206370667	0.31222	2,008,424	2,495,905	3,103,180	217,223	7.51	22,973	22,973	3,059			
865	206301208	0.32469	4,181,711	4,997,119	6,212,237	434,857	7.43	207,015	207,015	27,862			
866	206331364	0.30474	3,223,135	4,103,779	5,103,054	357,214	7.46	287,934	287,934	38,597			
867	206074076	0.67909	6,213,908	6,213,908	7,080,945	495,666	12.22	90,905	90,905	7,439			
868	206342207	0.38164	2,802,930	2,849,666	3,544,516	248,116	7.72	126,091	126,091	16,333			
869	206380921	0.27995	2,795,891	3,875,029	4,825,748	337,802	7.77	318,244	318,244	40,958			
870	206394003	0.51606	4,566,216	4,566,216	5,403,034	378,212	9.74	184,524	184,524	18,945			
871	206334012	0.57171	7,372,148	7,372,148	8,590,442	601,331	10.18	206,766	206,766	20,311			
872	206340864	0.16475	1,662,237	3,914,693	4,869,234	340,846	7.79	203,638	203,638	26,141			
873	206074002	0.49203	4,502,231	4,502,231	5,369,268	375,849	9.12	265,137	265,137	29,072			

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
874	206014077	7/1/2012	6/30/2013	20601407741455	7/26/1993	SALEM CARE CENTER	OAKLAND	94606	48	15,861	365	1.00000	15,861	17,520	4,525	4,525	15,861	90.53%	15,433	15,433
875	206194139	7/1/2012	6/30/2013	20619413941455	3/27/1990	KINDRED TRANSITIONAL & REHAB-FOOTHILI	GLENDORA	91741	120	39,285	365	1.00000	39,285	43,800	11,589	11,589	39,365	89.69%	38,582	38,582
876	206491058	1/1/2013	12/31/2013	20649105841639	5/15/1969	PARK VIEW GARDENS AT MONTGOMERY	SANTA ROSA	95405	116	32,015	365	1.00000	32,015	42,340	19,947	19,947	32,020	75.61%	37,296	37,296
877	206392330	1/1/2013	12/31/2013	20639233041639	2/17/1984	ARBOR NURSING CENTER	LODI	95240	149	48,222	365	1.00000	48,222	54,385	34,782	34,782	48,222	88.67%	47,907	47,907
878	206301287	1/1/2013	12/31/2013	20630128741639	1/25/1965	ALTA CARE CENTER	GARDEN GROVE	92643	129	41,965	365	1.00000	41,965	47,085	31,121	31,121	41,965	89.13%	41,476	41,476
879	206374058	1/1/2013	12/31/2013	20637405841639	2/5/1990	VISTA KNOLL SPECIALIZED CARE	VISTA	92083	119	40,934	365	1.00000	40,934	43,435	25,707	25,707	40,938	94.24%	38,261	38,261
880	206271712	1/1/2013	12/31/2013	20627171241639	4/12/1978	KINDRED NURSING AND TRANS - PACIFIC CO	SALINAS	93901	149	51,537	365	1.00000	51,537	54,385	34,300	34,300	51,537	94.76%	47,907	47,907
881	206430823	1/1/2013	12/31/2013	20643082341639	11/16/1961	MISSION SKILLED NURSING AND SUBACUTE (	SANTA CLARA	95050	133	45,843	365	1.00000	45,843	48,545	28,792	28,792	45,843	94.43%	42,762	42,762
882	206340788	1/1/2013	12/31/2013	20634078841639	11/7/1967	ARDEN REHAB AND HEALTH CENTER	SACRAMENTO	95825	177	42,383	365	1.00000	42,383	64,605	31,306	31,306	42,399	65.60%	56,909	56,909
883	206560509	1/1/2013	12/31/2013	20656050941639	1/22/1970	SHORELINE CARE CENTER	OXNARD	93033	193	67,762	365	1.00000	67,762	70,445	52,350	52,350	67,762	96.19%	62,053	62,053
884	206190301	1/1/2013	12/31/2013	20619030141639	4/8/1968	LIGHTHOUSE HEALTHCARE CENTER	LOS ANGELES	90059	149	52,963	365	1.00000	52,963	54,385	37,984	37,984	52,963	97.39%	47,907	47,907
885	206073366	1/1/2013	12/31/2013	20607336641639	6/1/1972	KINDRED TRANSITIONAL CARE AND REHAB -	WALNUT CREEK	94595	180	55,769	365	1.00000	55,769	65,700	33,038	33,038	45,554	84.88%	57,874	57,874
886	206190420	1/1/2013	12/31/2013	20619042041639	3/14/1967	INTERCOMMUNITY CARE CENTER	LONG BEACH	90815	147	51,907	365	1.00000	51,907	53,655	50,115	50,115	51,907	96.74%	47,263	47,263
887	206190399	1/1/2013	12/31/2013	20619039941639	10/15/1963	HUNGTINGTON DRIVE HEALTH AND REHABI	ARCADIA	91007	99	32,690	365	1.00000	32,690	36,135	14,415	14,415	32,690	90.47%	31,831	31,831
888	206190166	1/1/2013	12/31/2013	20619016641639	1/1/1956	CHATSWORTH PARK HEALTH CARE CENTER	CHATSWORTH	91311	128	38,509	365	1.00000	38,509	46,720	19,676	19,676	38,509	82.43%	41,155	41,155
889	206370670	1/1/2013	12/31/2013	20637067041639	3/1/1971	VILLA LAS PALMAS HEALTHCARE CENTER	EL CAJON	92020	151	51,367	365	1.00000	51,367	55,115	27,311	27,311	46,164	93.20%	48,550	48,550
890	206361165	1/1/2013	12/31/2013	20636116541639	3/10/1964	DESERT KNOLLS CONVALESCENT HOSPITAL	VICTORVILLE	92392	126	41,104	365	1.00000	41,104	45,990	22,239	22,239	41,104	89.38%	40,512	40,512
891	206190089	1/1/2013	12/31/2013	20619008941639	3/14/1967	THE ORCHARD POST ACUTE CARE	WHITTIER, CA 90606	90606	162	50,621	365	1.00000	50,621	59,130	30,199	30,199	50,621	85.61%	52,086	52,086
892	206540828	1/1/2013	12/31/2013	20654082841639	1/7/1963	REDWOOD SPRINGS HEALTHCARE CENTER	VISALIA , CA	93292	176	59,662	365	1.00000	59,662	64,240	47,889	47,889	59,662	92.87%	56,588	56,588
893	206190378	7/1/2012	6/30/2013	20619037841455	5/13/1958	HOLLENBECK PALMS	LOS ANGELES	90033	106	30,293	365	1.00000	30,293	38,690	12,343	12,343	30,293	78.30%	34,081	34,081
894	206190161	1/1/2013	12/31/2013	20619016141639	5/22/1968	FOUR SEASONS HEALTHCARE AND WELLNES	NORTH HOLLYWOOD	91607	201	68,768	365	1.00000	68,768	73,365	46,637	46,637	68,768	93.73%	64,626	64,626
895	206196069	1/1/2013	12/31/2013	20619606941639	5/6/1999	WINDSOR TERRACE HEALTHCARE CENTER	VAN NUYS	91405	133	45,406	365	1.00000	45,406	48,545	18,643	18,643	45,406	93.53%	42,762	42,762
896	206301243	1/1/2013	12/31/2013	20630124341639	5/5/1969	ANAHEIM TERRACE CARE CENTER	ANAHEIM	92804	99	30,656	365	1.00000	30,656	36,135	2,296	2,296	30,656	84.84%	31,831	31,831
897	206440809	7/1/2012	6/30/2013	20644080941455	5/21/1969	KINDRED NURSING AND TRANSITIONAL CAR	SANTA CRUZ	95062	149	49,970	365	1.00000	49,970	54,385	32,691	32,691	49,970	91.88%	47,907	47,907
898	206190268	1/1/2013	12/31/2013	20619026841639	2/1/1965	RAMONA NURSING AND REHABILITATION CI	EL MONTE	91732	148	51,178	365	1.00000	51,178	54,020	36,541	36,541	51,180	94.74%	47,585	47,585
899	206341076	1/1/2013	12/31/2013	20634107641639	10/17/1973	WHITNEY OAKS CARE CENTER	CARMICHAEL	95608	126	44,170	365	1.00000	44,170	45,990	23,071	23,071	44,170	96.04%	40,512	40,512
900	206331100	1/1/2013	12/31/2013	20633110041639	5/21/1963	ARLINGTON GARDENS CARE CENTER	RIVERSIDE	92505	99	34,660	365	1.00000	34,660	36,135	11,576	11,576	34,660	95.92%	31,831	31,831
901	206450841	1/1/2013	12/31/2013	20645084141639	2/5/1971	WINDSOR REDDING CARE CENTER	REDDING	96001	113	27,303	365	1.00000	27,303	41,245	19,566	19,566	27,303	66.20%	36,332	36,332
902	206410844	1/1/2013	12/31/2013	20641084441639	5/14/1970	PACIFICA NURSING AND REHAB CENTER	PACIFICA	94044	68	22,576	365	1.00000	22,576	24,820	452	452	22,576	90.96%	21,863	21,863
903	206394006	1/1/2013	12/31/2013	20639400641639	12/7/1988	WAGNER HEIGHTS NURSING AND REHABILIT	STOCKTON	95209	152	51,979	365	1.00000	51,979	55,480	34,234	34,234	51,979	93.69%	48,871	48,871
904	206074025	1/1/2013	12/31/2013	20607402541639	5/11/1990	STONEBROOK HEALTHCARE CENTER	CONCORD	94521	120	40,623	365	1.00000	40,623	43,800	16,562	16,562	40,655	92.75%	38,582	38,582
905	206282278	1/1/2013	12/31/2013	20628227841639	1/23/1984	NAPA VALLEY CARE CENTER	NAPA	94558	130	44,381	365	1.00000	44,381	47,450	28,437	28,437	44,381	93.53%	41,798	41,798
906	206430909	1/1/2013	12/31/2013	20643090941639	10/27/1969	SUNNYVALE HEALTH CARE CENTER	SUNNYVALE	94087	99	31,059	365	1.00000	31,059	36,135	19,286	19,286	31,059	85.95%	31,831	31,831
907	206332173	1/1/2013	12/31/2013	20633217341639	12/30/1986	RANCHO MIRAGE HEALTH AND REHABILITA	RANCHO MIRAGE	92270	99	31,094	365	1.00000	31,094	36,135	11,702	11,702	31,094	86.05%	31,831	31,831
908	206490940	1/1/2013	12/31/2013	20649094041639	8/12/1969	CREEKSIDE CONVALESCENT AND MENTAL RI	SANTA ROSA	95404	181	58,621	365	1.00000	58,621	66,065	30,882	30,882	39,172	88.73%	58,195	58,195
909	206190181	1/1/2013	12/31/2013	20619018141639	1/1/1966	CLEAR VIEW SANITARIUM AND CLEAR VIEW (	GARDENA	90247	172	61,793	365	1.00000	61,793	62,780	46,405	46,405	61,793	98.43%	55,302	55,302
910	206190022	1/1/2013	12/31/2013	20619002241639	11/15/1966	LEISURE GLEN CARE CENTER	GLENDALE	91205	117	34,861	365	1.00000	34,861	42,705	18,392	18,392	34,861	81.63%	37,618	37,618
911	206301316	1/1/2013	12/31/2013	20630131641639	11/15/1965	ROYALE HEALTH CARE CENTER	SANTA ANA	92707	255	85,649	365	1.00000	85,649	93,075	35,297	35,297	44,288	92.02%	81,988	81,988
912	206361378	1/1/2013	12/31/2013	20636137841639	9/4/1964	WATERMAN CONVALESCENT HOSPITAL	SAN BERNADINO	92404	146	48,466	365	1.00000	48,466	53,290	36,228	36,228	48,468	90.95%	46,942	46,942
913	206200749	1/1/2013	12/31/2013	20620074941639	4/14/1965	COUNTRY VILLA MADERA REHABILITATION ,	MADERA	93638	176	61,863	365	1.00000	61,863	64,240	44,733	44,733	61,863	96.30%	56,588	56,588
914	206301327	1/1/2013	12/31/2013	20630132741639	11/10/1962	COUNTRY VILLA PLAZA NURSING CENTER	SANTA ANA, CA	92707	145	45,075	365	1.00000	45,075	52,925	34,285	34,285	45,075	85.17%	46,620	46,620
915	206420901	1/1/2013	12/31/2013	20642090141639	11/10/1967	BUENA VISTA CARE CENTER	SANTA BARBARA	93111	150	48,657	365	1.00000	48,657	54,750	39,561	39,561	48,657	88.87%	48,228	48,228
916	206361365	1/1/2013	12/31/2013	20636136541639	6/18/1964	UPLAND REHABILITATION AND CARE CENTE	UPLAND	91768	206	67,614	365	1.00000	67,614	75,190	33,737	33,737	55,470	89.92%	66,233	66,233
917	206073644	1/1/2013	12/31/2013	20607364441639	7/16/1968	VALE HEALTHCARE CENTER	SAN PABLO	94806	202	68,134	365	1.00000	68,134	73,730	53,775	53,775	68,134	92.41%	64,947	64,947
918	206190334	1/1/2013	12/31/2013	20619033441639	11/1/1968	WINDSOR CONVALESCENT CENTER OF NORT	LONG BEACH	90805	120	41,602	365	1.00000	41,602	43,800	30,984	30,984	41,602	94.98%	38,582	38,582
919	206361299	1/1/2013	12/31/2013	20636129941639	1/1/1946	PLOTT NURSING HOME	ONTARIO	91764	216	64,699	365	1.00000	64,699	78,840	49,748	49,748	64,699	82.06%	69,448	69,448

s to Update Cost Per Sq Ft			13	
d (Z2)			400	
Cost Per Sq Ft [1]	1/1/2015		$ 158.00	
ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42	

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

Fully Depreciated Minimum Value (AD3): 38.800%

Dep Max

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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
874	206014077	15,861	946	1.167	3,616,916	361,692	192,000	3,808,916	1,477,859	22.53	19.30	12.53	No	20.30		20.30	No	0.36542
875	206194139	39,285	917	1.055	8,174,478	817,448	480,000	8,654,478	3,357,937	25.87	23.99	15.86	No	24.99	24.09	24.09	No	0.43369
876	206491058	37,296	954	1.156	8,658,489	865,849	464,000	9,122,489	3,539,526	46.75	39.53	36.74	Yes	40.53		40.53	Yes	0.72956
877	206392330	48,222	952	1.080	10,390,497	1,039,050	596,000	10,986,497	4,262,761	31.98	30.69	21.97	No	31.69		31.69	No	0.57036
878	206301287	41,965	926	1.034	8,612,645	861,265	516,000	9,128,645	3,541,914	51.05	37.92	41.05	Yes	38.92		38.92	Yes	0.70048
879	206374058	40,934	920	1.045	8,029,519	802,952	476,000	8,505,519	3,300,142	26.01	22.28	16.00	No	23.28	22.90	22.90	No	0.41215
880	206271712	51,537	939	1.095	10,534,810	1,053,481	596,000	11,130,810	4,318,754	37.83	32.58	27.83	No	33.58	32.89	32.89	No	0.59206
881	206430823	45,843	950	1.120	9,618,248	961,825	532,000	10,150,248	3,938,296	54.25	46.77	44.24	Yes	47.77	47.19	47.19	Yes	0.84935
882	206340788	56,909	958	1.087	12,423,075	1,242,308	708,000	13,131,075	5,094,857	48.27	42.16	38.26	Yes	43.16		43.16	Yes	0.77680
883	206560509	67,762	930	1.060	13,209,594	1,320,959	772,000	13,981,594	5,424,859	46.06	39.95	36.05	Yes	40.95		40.95	Yes	0.73711
884	206190301	52,963	900	1.072	10,313,530	1,031,353	596,000	10,909,530	4,232,898	47.85	41.74	37.84	Yes	42.74		42.74	Yes	0.76928
885	206073366	57,874	945	1.119	13,005,555	1,300,556	720,000	13,725,555	5,325,515	43.70	30.79	33.69	Yes	31.79	31.58	31.58	No	0.56845
886	206190420	51,907	908	1.040	9,871,360	987,136	588,000	10,459,360	4,058,232	48.92	42.32	38.92	Yes	43.32		43.32	Yes	0.77972
887	206190399	32,690	910	1.043	6,667,236	666,724	396,000	7,063,236	2,740,535	52.33	46.21	42.33	Yes	47.21	46.86	46.86	Yes	0.84340
888	206190166	41,155	913	1.059	8,752,502	875,250	512,000	9,264,502	3,594,627	60.13	47.68	50.12	Yes	48.68		48.68	Yes	0.87620
889	206370670	51,367	920	1.045	10,188,718	1,018,872	604,000	10,792,718	4,187,575	44.95	35.52	34.95	Yes	36.52		36.52	Yes	0.65729
890	206361165	41,104	923	1.021	8,306,586	830,659	504,000	8,810,586	3,418,508	51.93	43.73	41.93	Yes	44.73		44.73	Yes	0.80522
891	206190089	52,086	906	1.040	10,878,641	1,087,864	648,000	11,526,641	4,472,337	48.92	35.31	38.92	Yes	36.31		36.31	Yes	0.65357
892	206540828	59,662	932	1.063	12,080,147	1,208,015	704,000	12,784,147	4,960,249	53.10	41.96	43.10	Yes	42.96	42.63	42.63	Yes	0.76728
893	206190378	34,081	900	1.072	7,337,142	733,714	424,000	7,761,142	3,011,323	57.76	51.62	47.76	Yes	52.62		52.62	Yes	0.94721
894	206190161	68,768	916	1.059	13,744,164	1,374,416	804,000	14,548,164	5,644,688	47.73	41.28	37.72	Yes	42.28		42.28	Yes	0.76106
895	206196069	45,406	914	1.059	9,094,397	909,440	532,000	9,626,397	3,735,042	16.75	15.73	6.75	No	16.73		16.73	No	0.30108
896	206301243	31,831	928	1.062	6,788,691	678,869	396,000	7,184,691	2,787,660	46.78	34.44	36.77	Yes	35.44		35.44	Yes	0.63783
897	206440809	49,970	950	1.120	10,775,330	1,077,533	596,000	11,371,330	4,412,076	46.73	37.23	36.73	Yes	38.23		38.23	Yes	0.68821
898	206190268	51,178	917	1.055	10,081,856	1,008,186	592,000	10,673,856	4,141,456	51.03	40.04	41.03	Yes	41.04		41.04	Yes	0.73877
899	206341076	44,170	956	1.087	8,843,545	884,355	504,000	9,347,545	3,626,847	42.32	34.16	32.32	Yes	35.16	34.91	34.91	Yes	0.62837
900	206331100	34,660	925	1.060	6,775,906	677,591	396,000	7,171,906	2,782,699	52.74	46.61	42.73	Yes	47.61		47.61	Yes	0.85702
901	206450841	36,332	960	1.121	8,179,191	817,919	452,000	8,631,191	3,348,902	45.02	38.64	35.01	Yes	39.64		39.64	Yes	0.71358
902	206410844	22,576	940	1.227	5,387,407	538,741	272,000	5,659,407	2,195,850	45.75	32.47	35.75	Yes	33.47		33.47	No	0.60239
903	206394006	51,979	952	1.080	10,599,702	1,059,970	608,000	11,207,702	4,348,588	27.17	25.86	17.16	No	26.86	26.56	26.56	No	0.47815
904	206074025	40,623	945	1.119	8,670,370	867,037	480,000	9,150,370	3,550,344	25.75	24.69	15.74	No	25.69		25.69	No	0.46249
905	206282278	44,381	945	1.119	9,392,901	939,290	520,000	9,912,901	3,846,206	32.05	29.57	22.04	No	30.57	30.25	30.25	No	0.54450
906	206430909	31,831	940	1.227	7,843,431	784,343	396,000	8,239,431	3,196,899	46.30	40.19	36.29	Yes	41.19		41.19	Yes	0.74139
907	206332173	31,831	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	29.11	26.54	19.10	No	27.54		27.54	No	0.49577
908	206490940	58,621	954	1.156	13,510,229	1,351,023	724,000	14,234,229	5,522,881	46.50	39.61	36.50	Yes	40.61		40.61	Yes	0.73105
909	206190181	61,793	902	1.072	11,905,552	1,190,555	688,000	12,593,552	4,886,298	50.12	44.00	40.11	Yes	45.00		45.00	Yes	0.81000
910	206190022	37,618	912	1.043	7,879,460	787,946	468,000	8,347,460	3,238,815	49.25	43.13	39.24	Yes	44.13		44.13	Yes	0.79436
911	206301316	85,649	927	1.034	17,024,996	1,702,500	1,020,000	18,044,996	7,001,458	50.25	44.13	40.24	Yes	45.13		45.13	Yes	0.81231
912	206361378	48,466	924	1.021	9,625,092	962,509	584,000	10,209,092	3,961,128	51.44	45.32	41.44	Yes	46.32		46.32	Yes	0.83380
913	206200749	61,863	936	1.067	12,125,604	1,212,560	704,000	12,829,604	4,977,886	50.84	44.72	40.83	Yes	45.72		45.72	Yes	0.82289
914	206301327	46,620	927	1.034	9,680,880	968,088	580,000	10,260,880	3,981,221	53.26	47.14	43.26	Yes	48.14		48.14	Yes	0.86646
915	206420901	48,657	931	1.060	10,266,524	1,026,652	600,000	10,866,524	4,216,211	48.26	40.28	38.25	Yes	41.28		41.28	Yes	0.74304
916	206361365	67,614	917	1.055	14,032,853	1,403,285	824,000	14,856,853	5,764,459	51.66	41.68	41.65	Yes	42.68		42.68	Yes	0.76827
917	206073644	68,134	948	1.154	15,051,628	1,505,163	808,000	15,859,628	6,153,536	47.58	40.62	37.57	Yes	41.62		41.62	Yes	0.74913
918	206190334	41,602	908	1.040	8,058,253	805,825	480,000	8,538,253	3,312,842	47.28	41.17	37.28	Yes	42.17		42.17	Yes	0.75910
919	206361299	69,448	917	1.055	14,714,060	1,471,406	864,000	15,578,060	6,044,287	70.13	63.96	60.13	Yes	64.96		64.96	Yes	1.16926

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
874	206014077	0.63458	2,417,044	2,417,044	2,778,736	194,511	12.26	55,477	55,477	4,525			
875	206194139	0.56631	4,901,143	4,901,143	5,718,591	400,301	10.19	118,092	118,092	11,589			
876	206491058	0.27044	2,467,057	3,539,526	4,405,375	308,376	8.27	164,962	164,962	19,947			
877	206392330	0.42964	4,720,202	4,720,202	5,759,252	403,148	8.36	290,778	290,778	34,782			
878	206301287	0.29952	2,734,167	3,541,914	4,403,179	308,223	7.34	228,428	228,428	31,121			
879	206374058	0.58785	4,999,987	4,999,987	5,802,939	406,206	9.92	255,013	255,013	25,707			
880	206271712	0.40794	4,540,742	4,540,742	5,594,223	391,596	7.60	260,680	260,680	34,300			
881	206430823	0.15065	1,529,176	3,938,296	4,900,121	343,008	7.48	215,364	215,364	28,792			
882	206340788	0.22320	2,930,813	5,094,857	6,337,165	443,602	7.79	243,874	243,874	31,306			
883	206560509	0.26289	3,675,555	5,424,859	6,745,818	472,207	6.97	364,880	364,880	52,350			
884	206190301	0.23072	2,517,061	4,232,898	5,264,251	368,498	6.96	264,369	264,369	37,984			
885	206073366	0.43155	5,923,306	5,923,306	7,223,861	505,670	8.74	288,752	288,752	33,038	6779	6779	59,248
886	206190420	0.22028	2,303,938	4,058,232	5,045,368	353,176	6.80	340,782	340,782	50,115			
887	206190399	0.15660	1,106,084	2,740,535	3,407,259	238,508	7.30	105,230	105,230	14,415			
888	206190166	0.12380	1,146,975	3,594,627	4,469,877	312,891	7.60	149,538	149,538	19,676			
889	206370670	0.34271	3,698,775	4,187,575	5,206,446	364,451	7.10	193,908	193,908	27,311	3365	3365	23,892
890	206361165	0.19478	1,716,146	3,418,508	4,249,166	297,442	7.24	161,010	161,010	22,239			
891	206190089	0.34643	3,993,211	4,472,337	5,560,201	389,214	7.47	225,587	225,587	30,199			
892	206540828	0.23272	2,975,101	4,960,249	6,168,264	431,778	7.24	346,716	346,716	47,889			
893	206190378	0.05279	409,687	3,011,323	3,745,038	262,153	7.69	94,918	94,918	12,343			
894	206190161	0.23894	3,476,132	5,644,688	7,019,104	491,337	7.14	332,988	332,988	46,637			
895	206196069	0.69892	6,728,062	6,728,062	7,637,502	534,625	11.77	219,428	219,428	18,643			
896	206301243	0.36217	2,602,048	2,787,660	3,466,529	242,657	7.62	17,496	17,496	2,296			
897	206440809	0.31179	3,545,447	4,412,076	5,489,609	384,273	7.69	251,394	251,394	32,691			
898	206190268	0.26123	2,788,284	4,141,456	5,149,642	360,475	7.04	257,249	257,249	36,541			
899	206341076	0.37163	3,473,809	3,626,847	4,511,202	315,784	7.15	164,958	164,958	23,071			
900	206331100	0.14298	1,025,465	2,782,699	3,460,290	242,220	6.99	80,916	80,916	11,576			
901	206450841	0.28642	2,472,121	3,348,902	4,166,821	291,677	8.03	157,115	157,115	19,566			
902	206410844	0.39761	2,250,217	2,250,217	2,788,958	195,227	8.65	3,910	3,910	452			
903	206394006	0.52185	5,848,750	5,848,750	6,908,720	483,610	9.30	318,376	318,376	34,234			
904	206074025	0.53751	4,918,399	4,918,399	5,785,436	404,981	9.97	165,123	165,123	16,562			
905	206282278	0.45550	4,515,306	4,515,306	5,454,596	381,822	8.60	244,558	244,558	28,437			
906	206430909	0.25861	2,130,771	3,196,899	3,981,242	278,687	8.76	168,945	168,945	19,286			
907	206332173	0.50423	3,538,937	3,538,937	4,201,186	294,083	9.24	108,126	108,126	11,702			
908	206490940	0.26895	3,828,313	5,522,881	6,873,904	481,173	8.21	253,541	253,541	30,882			
909	206190181	0.19000	2,392,775	4,886,298	6,076,853	425,380	6.88	319,266	319,266	46,405			
910	206190022	0.20564	1,716,566	3,238,815	4,026,761	281,873	7.49	137,756	137,756	18,392			
911	206301316	0.18769	3,386,839	7,001,458	8,703,958	609,277	7.11	250,962	250,962	35,297			
912	206361378	0.16620	1,696,718	3,961,128	4,923,637	344,655	7.11	257,581	257,581	36,228			
913	206200749	0.17711	2,272,312	4,977,886	6,190,447	433,331	7.00	313,131	313,131	44,733			
914	206301327	0.13354	1,370,248	3,981,221	4,949,310	346,452	7.43	254,738	254,738	34,285			
915	206420901	0.25696	2,792,299	4,216,211	5,242,864	367,000	7.54	298,290	298,290	39,561			
916	206361365	0.23173	3,442,743	5,764,459	7,167,744	501,742	7.42	250,329	250,329	33,737	10172	10172	75,476
917	206073644	0.25087	3,978,757	6,153,536	7,658,699	536,109	7.87	423,209	423,209	53,775			
918	206190334	0.24090	2,056,879	3,312,842	4,118,667	288,307	6.93	214,719	214,719	30,984			
919	206361299	(0.16926)	(2,636,778)	6,044,287	7,515,693	526,099	7.58	377,090	377,090	49,748			

Days in Calendar Year (*M2*) 365
Rate Period Mid-Point (*M3*) 2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
920	206430862	9/1/2012	8/31/2013	20643086241517	2/15/1965	CUPERTINO HEALTHCARE AND WELLNESS CI	CUPERTINO	95014	170	58,653	365	1.00000	58,653	62,050	45,805	45,805	58,653	94.53%	54,658	54,658
921	206210969	1/1/2013	12/31/2013	20621096941639	8/20/1970	NOVATO HEALTHCARE CENTER	NOVATO	94947	181	59,307	365	1.00000	59,307	66,065	4,261	4,261	59,307	89.77%	58,195	58,195
922	206150682	1/1/2013	12/31/2013	20615068241639	3/4/1970	BAKERSFIELD HEALTHCARE CENTER	BAKERSFIELD	93301	150	39,669	365	1.00000	39,669	54,750	31,722	31,722	39,669	72.45%	48,228	48,228
923	206370669	1/1/2013	12/31/2013	20637066941639	11/13/1974	SHEA FAMILY CARE VICTORIA	EL CAJON	92020	120	38,866	365	1.00000	38,866	43,800	23,037	23,037	38,866	88.74%	38,582	38,582
924	206370779	1/1/2013	12/31/2013	20637077941639	7/21/1969	LA JOLLA NURSING AND REHABILITATION CI	LA JOLLA	92037	161	46,077	365	1.00000	46,077	58,765	25,946	25,946	46,077	78.41%	51,765	51,765
925	206190375	1/1/2013	12/31/2013	20619037541639	11/2/1965	COUNTRY VILLA NURSING AND REHABILITAT	LOS ANGELES, CA	90057	180	58,595	365	1.00000	58,595	65,700	32,937	32,937	50,103	89.19%	57,874	57,874
926	206301094	1/1/2013	12/31/2013	20630109441639	10/4/1968	ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	250	70,776	365	1.00000	70,776	91,250	49,628	49,628	70,776	77.56%	80,380	80,380
927	206010912	1/1/2013	12/31/2013	20601091241639	9/24/1971	PARK CENTRAL CARE AND REHABILITATION	FREMONT	94536	99	34,592	365	1.00000	34,592	36,135	21,043	21,043	34,592	95.73%	31,831	31,831
928	206371658	1/1/2013	12/31/2013	20637165841639	9/3/1984	AVIARA HEALTHCARE CENTER	ENCINITAS	92024	120	41,192	365	1.00000	41,192	43,800	24,309	24,309	41,192	94.05%	38,582	38,582
929	206013696	7/1/2012	6/30/2013	20601369641455	1/15/1985	MERCY RETIREMENT AND CARE CENTER	OAKLAND	94601	59	19,225	365	1.00000	19,225	21,535	5,385	5,385	19,225	89.27%	18,970	18,970
930	206331238	1/1/2013	12/31/2013	20633123841639	8/1/1967	LIFEHOUSE OF RIVERSIDE HEALTHCARE CEN	RIVERSIDE	92509	188	37,320	365	1.00000	37,320	68,620	32,902	32,902	37,320	54.39%	60,446	60,446
931	206361158	1/1/2013	12/31/2013	20636115841639	10/9/1964	VISTA COVE CARE CENTER AT RIALTO	RIALTO	92376	177	56,501	365	1.00000	56,501	64,605	45,093	45,093	55,696	87.46%	56,909	56,909
932	206370741	1/1/2013	12/31/2013	20637074141639	2/16/1968	SHEA FAMILY CARE MAGNOLIA	EL CAJON	92020	99	30,185	365	1.00000	30,185	36,135	17,022	17,022	30,185	83.53%	31,831	31,831
933	206452301	1/1/2013	12/31/2013	20645230141639	6/7/1982	OAK RIVER REHAB	ANDERSON	96007	143	47,263	365	1.00000	47,263	52,195	43,022	43,022	47,263	90.55%	45,977	45,977
934	206564024	1/1/2013	12/31/2013	20656402441639	7/24/1991	VICTORIA CARE CENTER	VENTURA	93003	188	58,598	365	1.00000	58,598	68,620	36,487	36,487	58,601	85.39%	60,446	60,446
935	206190510	1/1/2013	12/31/2013	20619051041639	1/1/1970	MAYWOOD SKILLED NURSING AND WELLNES	MAYWOOD	90270	133	45,818	365	1.00000	45,818	48,545	27,026	27,026	45,818	94.38%	42,762	42,762
936	206190738	1/1/2013	12/31/2013	20619073841639	5/23/1968	SOUTH PASADENA CONVALESCENT HOSPITA	SOUTH PASADENA	91030	156	54,772	365	1.00000	54,772	56,940	40,180	40,180	54,772	96.19%	50,157	50,157
937	206310904	1/1/2013	12/31/2013	20631090441639	8/22/1973	WESTVIEW HEALTHCARE CENTER	AUBURN	95602	205	56,647	365	1.00000	56,647	74,825	46,971	46,971	56,647	75.71%	65,912	65,912
938	206340789	1/1/2013	12/31/2013	20634078941639	3/1/1967	NORWOOD PINES CARE CENTER	SACRAMENTO	95838	161	56,319	365	1.00000	56,319	58,765	48,195	48,195	56,319	95.84%	51,765	51,765
939	206190617	1/1/2013	12/31/2013	20619061741639	8/23/1951	PILGRIM PLACE HEALTH SERVICES CENTER	CLAREMONT	91711	62	19,569	365	1.00000	19,569	22,630	5,807	5,807	19,569	86.47%	19,934	19,934
940	206431468	1/1/2013	12/31/2013	20643146841639	5/3/1968	VISTA MANOR NURSING CENTER	SAN JOSE	95116	99	34,300	365	1.00000	34,300	36,135	20,814	20,814	34,300	94.92%	31,831	31,831
941	206454002	1/1/2013	12/31/2013	20645400241639	9/6/1988	COPPER RIDGE CARE CENTER	REDDING	96002	125	41,550	365	1.00000	41,550	45,625	32,805	32,805	41,550	91.07%	40,190	40,190
942	206342212	1/1/2013	12/31/2013	20634221241639	9/20/1978	ESKATON CARE CENTER GREENHAVEN	SACRAMENTO	95831	148	50,680	365	1.00000	50,680	54,020	33,058	33,058	50,693	93.82%	47,585	47,585
943	206013570	1/1/2013	12/31/2013	20601357041639	3/11/1968	WINDSOR COUNTRY DRIVE CARE CENTER	FREMONT	94536	126	40,980	365	1.00000	40,980	45,990	25,912	25,912	40,980	89.11%	40,512	40,512
944	206270722	1/1/2013	12/31/2013	20627072241639	4/21/1969	CARMEL HILLS CENTER	MONTEREY	93940	99	31,048	365	1.00000	31,048	36,135	18,095	18,095	31,048	85.92%	31,831	31,831
945	206104078	1/1/2013	12/31/2013	20610407841639	1/3/1996	WILLOW CREEK HEALTHCARE CENTER	CLOVIS	93611	159	52,664	365	1.00000	52,664	58,035	35,731	35,731	53,045	90.75%	51,122	51,122
946	206042208	1/1/2013	12/31/2013	20604220841639	6/2/1969	WINDSOR CHICO CREEK CARE AND REHABIL	CHICO	95926	184	54,005	365	1.00000	54,005	67,160	39,434	39,434	54,005	80.41%	59,160	59,160
947	206370660	1/1/2013	12/31/2013	20637066041639	3/22/1968	COUNTRY MANOR LA MESA HEALTHCARE CE	LA MESA	91942	99	33,591	365	1.00000	33,591	36,135	18,493	18,493	33,591	92.96%	31,831	31,831
948	206311001	1/1/2013	12/31/2013	20631100141639	2/19/1968	ROSEVILLE CARE CENTER	ROSEVILLE	95661	210	61,233	365	1.00000	61,233	76,650	38,464	38,464	61,233	79.89%	67,519	67,519
949	206334502	1/1/2013	12/31/2013	20633450241639	8/18/1999	MURRIETA HEALTH AND REHABILITATION CI	MURRIETA	92562	145	33,882	365	1.00000	33,882	52,925	14,885	14,885	33,882	64.02%	46,620	46,620
950	206041943	1/1/2013	12/31/2013	20604194341639	9/16/1946	CYPRESS HEALTHCARE CENTER	PARADISE	95969	136	35,404	365	1.00000	35,404	49,640	24,791	24,791	35,404	71.32%	43,727	43,727
951	206431865	4/1/2012	3/31/2013	20643186541364	6/8/1983	LYTTON GARDENS HEALTH CARE CENTER	PALO ALTO	94301	145	47,330	365	1.00000	47,330	52,925	26,003	26,003	47,330	89.43%	46,620	46,620
952	206342258	1/1/2013	12/31/2013	20634225841639	1/11/1983	ESKATON CARE CENTER FAIR OAKS	FAIR OAKS	95628	149	52,095	365	1.00000	52,095	54,385	30,506	30,506	52,095	95.79%	47,907	47,907
953	206190042	1/1/2013	12/31/2013	20619004241639	6/17/1969	ASTORIA NURSING AND REHAB CENTER	SYLMAR	91342	218	70,155	365	1.00000	70,155	79,570	45,744	45,744	70,155	88.17%	70,091	70,091
954	206190573	1/1/2013	12/31/2013	20619057341639	5/12/1969	GLENDORA GRAND	GLENDORA	91740	342	114,994	365	1.00000	114,994	124,830	96,578	96,578	115,024	92.12%	109,960	109,960
955	206370659	1/1/2013	12/31/2013	20637065941639	2/4/1969	ESCONDIDO CARE CENTER	ESCONDIDO	92025	180	58,250	365	1.00000	58,250	65,700	44,392	44,392	58,250	88.66%	57,874	57,874
956	206010926	1/1/2013	12/31/2013	20601092641639	7/18/1973	PLEASANTON NURSING AND REHABILITATIO	PLEASANTON	94566	139	48,628	365	1.00000	48,628	50,735	25,272	25,272	48,628	95.85%	44,691	44,691
957	206190910	1/1/2013	12/31/2013	20619091041639	2/11/1975	MACLAY HEALTHCARE CENTER	SYLMAR	91342	141	44,966	365	1.00000	44,966	51,465	35,552	35,552	44,966	87.37%	45,334	45,334
958	206430721	1/1/2013	12/31/2013	20643072141639	10/19/1969	LOS ALTOS SUBACUTE AND REHABILITATION	LOS ALTOS	94024	152	47,788	365	1.00000	47,788	55,480	28,338	28,338	47,788	86.14%	48,871	48,871
959	206330223	1/1/2013	12/31/2013	20633022341639	6/6/1985	VISTA COVE CARE CENTER AT CORONA	CORONA	92882	176	57,796	365	1.00000	57,796	64,240	39,260	39,260	57,796	89.97%	56,588	56,588
960	206340862	1/1/2013	12/31/2013	20634086241639	3/30/1962	WINDSOR EL CAMINO CARE CENTER	CARMICHAEL	95608	178	58,625	365	1.00000	58,625	64,970	45,380	45,380	58,625	90.23%	57,231	57,231
961	206010972	1/1/2013	12/31/2013	20601097241639	6/15/1964	KINDRED NURSING & REHAB-MEDICAL HILL	OAKLAND	94609	124	42,451	365	1.00000	42,451	45,260	35,387	35,387	42,451	93.79%	39,869	39,869
962	206190131	1/1/2013	12/31/2013	20619013141639	9/19/1968	CANYON OAKS NURSING AND REHABILITATI	CANOGA PARK	91303	185	54,076	365	1.00000	54,076	67,525	31,012	31,012	54,091	80.08%	59,481	59,481
963	206370756	1/1/2013	12/31/2013	20637075641639	7/11/1972	REO VISTA HEALTHCARE CENTER	SAN DIEGO	92139	162	56,100	365	1.00000	56,100	59,130	35,876	35,876	56,100	94.88%	52,086	52,086
964	206430716	1/1/2013	12/31/2013	20643071641639	6/12/1969	SAN JOSE HEALTHCARE CENTER	SAN JOSE	95116	199	62,333	365	1.00000	62,333	72,635	52,922	52,922	62,333	85.82%	63,983	63,983
965	206190287	1/1/2013	12/31/2013	20619028741639	7/24/1970	WINDSOR GARDENS OF LONG BEACH	LONG BEACH	90805	200	66,623	365	1.00000	66,623	73,000	50,548	50,548	66,623	91.26%	64,304	64,304

		s to Update Cost Per Sq Ft				13				Fully Depreciated											Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)											Max
		Cost Per Sq Ft [1]	1/1/2015		$ 158.00		10%	4,000		38.800%											
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$ 161.42																
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
920	206430862	58,653	950	1.120	12,294,001	1,229,400	680,000	12,974,001	5,033,912	50.99	44.99	40.99	Yes	45.99	45.62	45.62	Yes	0.82113
921	206210969	59,307	949	1.180	13,790,718	1,379,072	724,000	14,514,718	5,631,711	45.48	37.33	35.48	Yes	38.33	37.66	37.66	Yes	0.67784
922	206150682	48,228	933	1.063	10,295,580	1,029,558	600,000	10,895,580	4,227,485	45.95	39.18	35.94	Yes	40.18	39.12	39.12	Yes	0.70412
923	206370669	38,866	920	1.045	8,096,994	809,699	480,000	8,576,994	3,327,874	41.25	35.15	31.24	Yes	36.15		36.15	Yes	0.65075
924	206370779	51,765	920	1.045	10,863,467	1,086,347	644,000	11,507,467	4,464,897	46.56	37.02	36.56	Yes	38.02	37.59	37.59	Yes	0.67669
925	206190375	58,595	900	1.072	12,459,299	1,245,930	720,000	13,179,299	5,113,568	50.28	42.05	40.28	Yes	43.05		43.05	Yes	0.77490
926	206301094	80,380	928	1.062	17,143,158	1,714,316	1,000,000	18,143,158	7,039,545	47.36	40.39	37.35	Yes	41.39	40.96	40.96	Yes	0.73728
927	206010912	34,592	945	1.119	7,153,055	715,306	396,000	7,549,055	2,929,033	44.39	38.03	34.38	Yes	39.03		39.03	Yes	0.70251
928	206371658	41,192	920	1.045	8,096,994	809,699	480,000	8,576,994	3,327,874	31.43	24.83	21.43	No	25.83		25.83	No	0.46488
929	206013696	19,225	946	1.167	4,445,792	444,579	236,000	4,681,792	1,816,535	31.07	24.16	21.06	No	25.16	24.52	24.52	No	0.44130
930	206331238	60,446	925	1.060	12,867,377	1,286,738	752,000	13,619,377	5,284,318	48.54	42.42	38.53	Yes	43.42	40.53	40.53	Yes	0.72962
931	206361158	56,909	923	1.021	11,668,776	1,166,878	708,000	12,376,776	4,802,189	51.35	45.35	41.34	Yes	46.35		46.35	Yes	0.83426
932	206370741	31,831	920	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	47.99	35.58	37.99	Yes	36.58		36.58	Yes	0.65841
933	206452301	47,263	960	1.121	10,350,658	1,035,066	572,000	10,922,658	4,237,991	33.68	27.64	23.67	No	28.64		28.64	No	0.51559
934	206564024	60,446	930	1.060	12,867,377	1,286,738	752,000	13,619,377	5,284,318	24.54	23.03	14.54	No	24.03		24.03	No	0.43249
935	206190510	45,818	902	1.072	9,206,037	920,604	532,000	9,738,037	3,778,358	46.12	39.36	36.11	Yes	40.36	39.33	39.33	Yes	0.70788
936	206190738	54,772	910	1.043	10,505,947	1,050,595	624,000	11,129,947	4,318,419	47.73	41.61	37.72	Yes	42.61		42.61	Yes	0.76707
937	206310904	65,912	956	1.087	14,388,307	1,438,831	820,000	15,208,307	5,900,823	42.47	35.73	32.47	Yes	36.73		36.73	Yes	0.66116
938	206340789	56,319	958	1.087	11,300,085	1,130,009	644,000	11,944,085	4,634,305	48.96	33.90	38.95	Yes	34.90		34.90	Yes	0.62815
939	206190617	19,934	917	1.055	4,223,480	422,348	248,000	4,471,480	1,734,934	64.49	58.33	54.48	Yes	59.33		59.33	Yes	1.06795
940	206431468	34,300	951	1.174	7,504,635	750,464	396,000	7,900,635	3,065,447	47.78	37.21	37.78	Yes	38.21		38.21	Yes	0.68773
941	206454002	41,550	960	1.121	9,047,778	904,778	500,000	9,547,778	3,704,538	27.42	23.48	17.42	No	24.48		24.48	No	0.44066
942	206342212	50,680	958	1.087	10,387,656	1,038,766	592,000	10,979,656	4,260,107	37.39	34.29	27.39	No	35.29	34.39	34.39	Yes	0.61909
943	206013570	40,980	945	1.119	9,103,889	910,389	504,000	9,607,889	3,727,861	47.93	41.13	37.92	Yes	42.13		42.13	Yes	0.75829
944	206270722	31,831	939	1.095	6,999,639	699,964	396,000	7,395,639	2,869,508	46.81	40.29	36.81	Yes	41.29	41.02	41.02	Yes	0.73828
945	206104078	52,664	936	1.067	10,954,381	1,095,438	636,000	11,590,381	4,497,068	20.09	17.62	10.09	No	18.62		18.62	No	0.33523
946	206042208	59,160	959	1.077	12,795,576	1,279,558	736,000	13,531,576	5,250,251	46.70	40.59	36.69	Yes	41.59		41.59	Yes	0.74862
947	206370660	33,591	919	1.045	6,680,020	668,002	396,000	7,076,020	2,745,496	47.90	41.78	37.89	Yes	42.78		42.78	Yes	0.77011
948	206311001	67,519	956	1.087	14,739,242	1,473,924	840,000	15,579,242	6,044,746	47.98	37.62	37.98	Yes	38.62	38.00	38.00	Yes	0.68403
949	206334502	46,620	925	1.060	9,924,307	992,431	580,000	10,504,307	4,075,671	16.47	15.09	6.46	No	16.09		16.09	No	0.28971
950	206041943	43,727	959	1.077	9,457,599	945,760	544,000	10,001,599	3,880,621	69.42	62.73	59.42	Yes	63.73	62.73	62.73	Yes	1.12922
951	206431865	47,330	943	1.144	10,710,761	1,071,076	580,000	11,290,761	4,380,815	32.67	30.50	22.67	No	31.50	29.38	29.38	No	0.52876
952	206342258	52,095	956	1.087	10,457,843	1,045,784	596,000	11,053,843	4,288,891	33.08	27.84	23.07	No	28.84		28.84	No	0.51905
953	206190042	70,155	913	1.059	14,906,605	1,490,661	872,000	15,778,605	6,122,099	46.66	40.55	36.65	Yes	41.55		41.55	Yes	0.74789
954	206190573	114,994	917	1.055	23,297,261	2,329,726	1,368,000	24,665,261	9,570,121	46.76	40.64	36.75	Yes	41.64		41.64	Yes	0.74951
955	206370659	58,250	920	1.045	12,145,492	1,214,549	720,000	12,865,492	4,991,811	47.02	40.91	37.02	Yes	41.91		41.91	Yes	0.75443
956	206010926	48,628	945	1.119	10,043,179	1,004,318	556,000	10,599,179	4,112,481	42.57	34.73	32.56	Yes	35.73	35.39	35.39	Yes	0.63704
957	206190910	45,334	913	1.059	9,641,428	964,143	564,000	10,205,428	3,959,706	41.00	34.55	30.99	Yes	35.55	33.92	33.92	No	0.61055
958	206430721	48,871	940	1.227	12,042,439	1,204,244	608,000	12,650,439	4,908,370	46.32	40.21	36.31	Yes	41.21	40.81	40.81	Yes	0.73463
959	206330223	57,796	928	1.062	12,068,783	1,206,878	704,000	12,772,783	4,955,840	30.68	28.63		No	29.63		29.63	No	0.53338
960	206340862	58,625	956	1.087	12,493,262	1,249,326	712,000	13,205,262	5,123,642	53.88	45.28	43.87	Yes	46.28		46.28	Yes	0.83304
961	206010972	42,451	946	1.167	9,343,699	934,370	496,000	9,839,699	3,817,803	51.67	43.69	41.66	Yes	44.69		44.69	Yes	0.80442
962	206190131	59,481	913	1.059	12,650,101	1,265,010	740,000	13,390,101	5,195,359	47.40	29.19	37.39	Yes	30.19		30.19	No	0.54341
963	206370756	56,100	921	1.045	10,930,942	1,093,094	648,000	11,578,942	4,492,630	43.59	33.46	33.58	Yes	34.46		34.46	Yes	0.62033
964	206430716	63,983	951	1.174	15,085,075	1,508,508	796,000	15,881,075	6,161,857	46.67	40.56	36.67	Yes	41.56	40.80	40.80	Yes	0.73439
965	206190287	66,623	908	1.040	13,430,421	1,343,042	800,000	14,230,421	5,521,403	45.56	39.45	35.55	Yes	40.45		40.45	Yes	0.72811

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

Rental Factor Calculation

T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
920	206430862	0.17887	2,320,646	5,033,912	6,263,313	438,432	7.48	342,621	342,621	45,805			
921	206210969	0.32216	4,676,117	5,631,711	7,010,782	490,755	8.27	35,238	35,238	4,261			
922	206150682	0.29588	3,223,759	4,227,485	5,257,043	367,993	7.63	242,039	242,039	31,722			
923	206370669	0.34925	2,995,480	3,327,874	4,137,573	289,630	7.45	171,626	171,626	23,037			
924	206370779	0.32331	3,720,422	4,464,897	5,551,244	388,587	7.51	194,854	194,854	25,946			
925	206190375	0.22510	2,966,715	5,113,568	6,359,498	445,165	7.60	250,321	250,321	32,937	8184	8184	62,198
926	206301094	0.26272	4,766,594	7,039,545	8,753,861	612,770	7.62	378,165	378,165	49,628			
927	206010912	0.29749	2,245,750	2,929,033	3,644,339	255,104	7.37	155,087	155,087	21,043			
928	206371658	0.53512	4,589,704	4,589,704	5,399,403	377,958	9.18	223,157	223,157	24,309			
929	206013696	0.55870	2,615,695	2,615,695	3,060,275	214,219	11.14	59,989	59,989	5,385			
930	206331238	0.27038	3,682,414	5,284,318	6,571,056	459,974	7.61	250,384	250,384	32,902			
931	206361158	0.16574	2,051,290	4,802,189	5,969,067	417,835	7.34	330,983	330,983	45,093			
932	206370741	0.34159	2,417,070	2,745,496	3,413,498	238,945	7.51	127,835	127,835	17,022			
933	206452301	0.48441	5,290,990	5,290,990	6,326,056	442,824	9.37	403,116	403,116	43,022			
934	206564024	0.56751	7,729,192	7,729,192	9,015,930	631,115	10.44	380,924	380,924	36,487			
935	206190510	0.29212	2,844,683	3,778,358	4,698,962	328,927	7.18	194,047	194,047	27,026			
936	206190738	0.23293	2,592,548	4,318,419	5,369,014	375,831	6.86	275,635	275,635	40,180			
937	206310904	0.33884	5,153,209	5,900,823	7,339,654	513,776	7.79	365,904	365,904	46,971			
938	206340789	0.37185	4,441,391	4,634,305	5,764,314	403,502	7.16	345,076	345,076	48,195			
939	206190617	(0.06795)	(303,841)	1,734,934	2,157,282	151,010	7.58	44,017	44,017	5,807			
940	206431468	0.31227	2,467,163	3,065,447	3,815,910	267,114	7.79	162,141	162,141	20,814			
941	206454002	0.55934	5,340,458	5,340,458	6,245,236	437,167	10.52	345,109	345,109	32,805			
942	206342212	0.38091	4,182,285	4,260,107	5,298,872	370,921	7.32	241,985	241,985	33,058			
943	206013570	0.24171	2,322,344	3,727,861	4,638,250	324,677	7.92	205,223	205,223	25,912			
944	206270722	0.26172	1,935,623	2,869,508	3,569,472	249,863	7.85	142,046	142,046	18,095			
945	206104078	0.66477	7,704,982	7,704,982	8,800,420	616,029	11.70	418,053	418,053	35,731			
946	206042208	0.25138	3,401,528	5,250,251	6,529,809	457,087	7.73	304,825	304,825	39,434			
947	206370660	0.22989	1,626,673	2,745,496	3,413,498	238,945	7.11	131,485	131,485	18,493			
948	206311001	0.31597	4,922,538	6,044,746	7,518,670	526,307	7.79	299,635	299,635	38,464			
949	206334502	0.71029	7,461,149	7,461,149	8,453,579	591,751	12.69	188,891	188,891	14,885			
950	206041943	(0.12922)	(1,292,358)	3,880,621	4,826,381	337,847	7.73	191,634	191,634	24,791			
951	206431865	0.47124	5,320,662	5,320,662	6,391,739	447,422	9.45	245,728	245,728	26,003			
952	206342258	0.48095	5,316,351	5,316,351	6,362,135	445,349	8.55	260,826	260,826	30,506			
953	206190042	0.25211	3,978,019	6,122,099	7,612,759	532,893	7.60	347,654	347,654	45,744			
954	206190573	0.25049	6,178,446	9,570,121	11,899,847	832,989	7.24	699,225	699,225	96,578			
955	206370659	0.24557	3,159,427	4,991,811	6,206,360	434,445	7.46	331,164	331,164	44,392			
956	206010926	0.36296	3,847,026	4,112,481	5,116,799	358,176	7.37	186,255	186,255	25,272			
957	206190910	0.38945	3,974,504	3,974,504	4,938,647	345,705	7.63	271,262	271,262	35,552			
958	206430721	0.26537	3,357,025	4,908,370	6,112,614	427,883	8.76	248,241	248,241	28,338			
959	206330223	0.46662	5,960,013	5,960,013	7,166,891	501,682	8.68	340,777	340,777	39,260			
960	206340862	0.16696	2,204,704	5,123,642	6,372,968	446,108	7.61	345,342	345,342	45,380			
961	206010972	0.19558	1,924,449	3,817,803	4,752,173	332,652	7.84	277,434	277,434	35,387			
962	206190131	0.45659	6,113,767	6,113,767	7,378,777	516,514	8.68	269,184	269,184	31,012			
963	206370756	0.37967	4,396,158	4,492,630	5,585,724	391,001	6.97	250,056	250,056	35,876			
964	206430716	0.26561	4,218,207	6,161,857	7,670,365	536,926	8.39	444,016	444,016	52,922			
965	206190287	0.27189	3,869,042	5,521,403	6,864,446	480,511	7.21	364,451	364,451	50,548			

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:		Number of Month
Statewide Average NF-B Occupancy (*T2*):	88.09%	Square Feet Per Be
		RS Means Median
		Updated at 2% anr

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
966	206190755	10/1/2012	9/30/2013	20619075541547	1/1/1946	ST. JOHN OF GOD RETIRMENT AND CARE CEN	LOS ANGELES	90018	156	54,429	365	1.00000	54,429	56,940	30,988	30,988	54,429	95.59%	50,157	50,157
967	206010889	1/1/2013	12/31/2013	20601088941639	6/1/1973	FRUITVALE HEALTHCARE CENTER	OAKLAND	94601	140	48,645	365	1.00000	48,645	51,100	35,963	35,963	48,645	95.20%	45,013	45,013
968	206374043	1/1/2013	12/31/2013	20637404341639	4/24/1989	VISTA HEALTHCARE CENTER	VISTA	92084	187	61,349	365	1.00000	61,349	68,255	50,913	50,913	61,349	89.88%	60,124	60,124
969	206190124	9/1/2012	8/31/2013	20619012441517	7/24/1962	GRANCELL VILLAGE	RESEDA	91335	105	36,928	365	1.00000	36,928	38,325	16,025	16,025	36,928	96.35%	33,760	33,760
970	206304066	4/1/2012	3/31/2013	20630406641364	03/08/1991	WALNUT MANOR CARE CENTER	ANAHEIM	92802	99	29,870	365	1.00000	29,870	36,135	17,827	17,827	30,616	82.66%	31,831	31,831
971	206481011	1/1/2013	12/31/2013	20648101141639	7/29/1970	WINDSOR VALLEJO CARE CENTER	VALLEJO	94590	166	51,033	365	1.00000	51,033	60,590	36,388	36,388	51,137	84.23%	53,372	53,372
972	206190033	1/1/2013	12/31/2013	20619003341639	2/17/1969	ANTELOPE VALLEY HEALTHCARE	LANCASTER	93534	299	70,417	365	1.00000	70,417	109,135	48,187	48,187	70,417	64.52%	96,135	96,135
973	206190087	1/1/2013	12/31/2013	20619008741639	7/14/1972	GOLDSTAR REHAB & NURSING CENTER OF SA	SANTA MONICA	90404	227	72,645	365	1.00000	72,645	82,855	51,719	51,719	61,270	87.68%	72,985	72,985
974	206502364	1/1/2013	12/31/2013	20650236441639	3/7/1985	ENGLISH OAKS NURSING AND REHABILITATI	MODESTO	95350	180	59,146	365	1.00000	59,146	65,700	27,545	27,545	59,146	90.02%	57,874	57,874
975	206150774	1/1/2013	12/31/2013	20615077441639	11/1/1963	LIFEHOUSE PARKVIEW	BAKERSFIELD	93309	184	40,328	365	1.00000	40,328	67,160	31,635	31,635	40,328	60.05%	59,160	59,160
976	206100685	1/1/2013	12/31/2013	20610068541639	6/15/1972	GOLDEN LIVINGCENTER - FRESNO	FRESNO	93721	232	68,066	365	1.00000	68,066	84,680	49,941	49,941	68,066	80.38%	74,593	74,593
977	206190650	1/1/2013	12/31/2013	20619065041639	2/18/1969	RIO HONDO SUBACUTE AND NURSING CENTI	MONTEBELLO	90640	200	65,294	365	1.00000	65,294	73,000	42,913	42,913	58,229	89.44%	64,304	64,304
978	206190210	1/1/2013	12/31/2013	20619021041639	4/28/1969	WOODLAND CARE CENTER	RESEDA	91335	157	50,600	365	1.00000	50,600	57,305	28,170	28,170	50,601	88.30%	50,479	50,479
979	206431125	1/1/2013	12/31/2013	20643112541639	1/6/1966	SKYLINE HEALTHCARE CENTER - SAN JOSE	SAN JOSE	95128	253	90,388	365	1.00000	90,388	92,345	67,893	67,893	90,388	97.88%	81,345	81,345
980	206071095	1/1/2013	12/31/2013	20607109541639	3/3/1950	WINDSOR MANOR REHABILITATION CENTER	CONCORD	94521	190	64,770	365	1.00000	64,770	69,350	44,027	44,027	64,770	93.40%	61,089	61,089
981	206301134	1/1/2013	12/31/2013	20630113441639	8/2/1972	CAREHOUSE HEALTHCARE CENTER	SANTA ANA	92705	174	53,517	365	1.00000	53,517	63,510	35,056	35,056	53,517	84.27%	55,945	55,945
982	206190779	1/1/2013	12/31/2013	20619077941639	9/13/1963	SYCAMORE PARK CARE CENTER	LOS ANGELES	90065	90	27,552	365	1.00000	27,552	32,850	19,352	19,352	27,552	83.87%	28,937	28,937

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

		s to Update Cost Per Sq Ft				13				Fully Depreciated									Dep
		d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)									Max
		Cost Per Sq Ft [1]	1/1/2015		$	158.00	10%	4,000		38.800%									
		ually, or .16667/mo. (Z4)	0.166667	2.16667	$	161.42													
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
966	206190755	54,429	900	1.072	10,798,059	1,079,806	624,000	11,422,059	4,431,759	70.13	63.05	60.13	Yes	64.05	61.91	61.91	Yes	1.11443
967	206010889	48,645	946	1.167	10,549,338	1,054,934	560,000	11,109,338	4,310,423	42.70	36.60	32.69	Yes	37.60		37.60	Yes	0.67682
968	206374043	61,349	920	1.045	12,617,816	1,261,782	748,000	13,365,816	5,185,937	26.79	25.51	16.79	No	26.51	26.22	26.22	No	0.47197
969	206190124	36,928	913	1.059	7,179,787	717,979	420,000	7,599,787	2,948,717	53.56	47.01	43.56	Yes	48.01	46.55	46.55	Yes	0.83790
970	206304066	31,831	928	1.062	6,788,691	678,869	396,000	7,184,691	2,787,660	24.92	23.92		No	24.92		24.92	No	0.44852
971	206481011	53,372	945	1.119	11,994,012	1,199,401	664,000	12,658,012	4,911,309	45.54	39.44	35.54	Yes	40.44		40.44	Yes	0.72787
972	206190033	96,135	935	1.025	19,788,886	1,978,889	1,196,000	20,984,886	8,142,136	46.99	40.88	36.98	Yes	41.88	41.53	41.53	Yes	0.74758
973	206190087	72,985	904	1.032	15,126,270	1,512,627	908,000	16,034,270	6,221,297	43.58	34.05	33.58	Yes	35.05		35.05	Yes	0.63092
974	206502364	59,146	953	1.073	12,470,921	1,247,092	720,000	13,190,921	5,118,077	30.93	27.47	20.92	No	28.47		28.47	No	0.51248
975	206150774	59,160	933	1.063	12,629,245	1,262,925	736,000	13,365,245	5,185,715	52.29	45.77	42.28	Yes	46.77	46.13	46.13	Yes	0.83027
976	206100685	74,593	937	1.067	15,983,751	1,598,375	928,000	16,911,751	6,561,759	43.66	36.63	33.65	Yes	37.63		37.63	Yes	0.67727
977	206190650	65,294	906	1.040	13,430,421	1,343,042	800,000	14,230,421	5,521,403	46.98	34.71	36.98	Yes	35.71		35.71	Yes	0.64281
978	206190210	50,600	913	1.059	10,735,491	1,073,549	628,000	11,363,491	4,409,035	46.79	34.56	36.79	Yes	35.56		35.56	Yes	0.64000
979	206431125	90,388	951	1.174	19,178,513	1,917,851	1,012,000	20,190,513	7,833,919	50.10	42.54	40.10	Yes	43.54		43.54	Yes	0.78369
980	206071095	64,770	945	1.119	13,728,086	1,372,809	760,000	14,488,086	5,621,377	65.96	59.96	55.96	Yes	60.96		60.96	Yes	1.09726
981	206301134	55,945	927	1.034	11,617,056	1,161,706	696,000	12,313,056	4,777,466	43.53	33.06	33.52	Yes	34.06		34.06	Yes	0.61301
982	206190779	28,937	900	1.072	6,229,649	622,965	360,000	6,589,649	2,556,784	52.42	43.32	42.42	Yes	44.32		44.32	Yes	0.79781

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
966	206190755	(0.11443)	(1,306,976)	4,431,759	5,511,565	385,810	7.09	219,705	219,705	30,988			
967	206010889	0.32318	3,590,319	4,310,423	5,365,357	375,575	7.72	277,634	277,634	35,963			
968	206374043	0.52803	7,057,544	7,057,544	8,319,326	582,353	9.49	483,164	483,164	50,913			
969	206190124	0.16210	1,231,958	2,948,717	3,666,696	256,669	6.95	111,374	111,374	16,025			
970	206304066	0.55148	3,962,209	3,962,209	4,641,078	324,875	10.21	182,014	182,014	17,827			
971	206481011	0.27213	3,444,639	4,911,309	6,110,710	427,750	8.01	291,468	291,468	36,388			
972	206190033	0.25242	5,297,068	8,142,136	10,121,025	708,472	7.37	355,138	355,138	48,187			
973	206190087	0.36908	5,917,919	6,221,297	7,733,924	541,375	7.42	383,755	383,755	51,719	10825	10825	80,322
974	206502364	0.48752	6,430,815	6,430,815	7,677,907	537,453	9.09	250,384	250,384	27,545			
975	206150774	0.16973	2,268,497	5,185,715	6,448,640	451,405	7.63	241,375	241,375	31,635			
976	206100685	0.32273	5,457,925	6,561,759	8,160,135	571,209	7.66	382,548	382,548	49,941			
977	206190650	0.35719	5,083,003	5,521,403	6,864,446	480,511	7.36	315,840	315,840	42,913	6782	6782	49,916
978	206190210	0.36000	4,090,892	4,409,035	5,482,584	383,781	7.58	213,529	213,529	28,170			
979	206431125	0.21631	4,367,434	7,833,919	9,751,770	682,624	7.55	512,592	512,592	67,893			
980	206071095	(0.09726)	(1,409,115)	5,621,377	6,994,186	489,593	7.56	332,844	332,844	44,027			
981	206301134	0.38699	4,765,040	4,777,466	5,939,171	415,742	7.43	260,466	260,466	35,056			
982	206190779	0.20219	1,332,381	2,556,784	3,179,749	222,582	7.69	148,817	148,817	19,352			

Fair Rental Value System (FRVS) Model - 2014-15 Rate Year

Days in Calendar Year (*M2*)	365
Rate Period Mid-Point (*M3*)	2/1/16

FRVS Variables:
Statewide Average NF-B Occupancy (*T2*): 88.09%

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

Count	OSHPD ID	OSHPD Begin Date	OSHPD End Date	Unique ID	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	concatenate (OSHPD_ID, End_Date)	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
983	206190015	1/1/2013	12/31/2013	20619001541639	9/11/1969	ALEXANDRIA CARE CENTER	BURBANK	90027	177	61,707	365	1.00000	61,707	64,605	43,368	43,368	61,711	95.51%	56,909	56,909
984	206190795	1/1/2013	12/31/2013	20619079541639	4/1/1957	WINDSOR PALMS CARE CENTER OF ARTESIA	ARTESIA	90701	296	106,169	365	1.00000	106,169	108,040	80,999	80,999	106,169	98.27%	95,170	95,170
985	206374029	1/1/2013	12/31/2013	20637402941639	10/12/1988	VILLA RANCHO BERNARDO CARE CENTER	SAN DIEGO	92127	299	101,353	365	1.00000	101,353	109,135	80,427	80,427	101,353	92.87%	96,135	96,135
986	206431585	1/1/2013	12/31/2013	20643158541639	3/11/1946	VASONA CREEK HEALTHCARE CENTER	LOS GATOS	95030	148	52,007	365	1.00000	52,007	54,020	28,298	28,298	52,007	96.27%	47,585	47,585
987	206301174	1/1/2013	12/31/2013	20630117441639	2/2/1968	FOUNTAIN CARE CENTER	ORANGE	92868	169	50,386	365	1.00000	50,386	61,685	31,106	31,106	50,390	81.68%	54,337	54,337
988	206190105	1/1/2013	12/31/2013	20619010541639	3/21/1969	BRIER OAK ON SUNSET	LOS ANGELES	90027	159	53,315	365	1.00000	53,315	58,035	28,434	28,434	53,318	91.87%	51,122	51,122
989	206431532	1/1/2013	12/31/2013	20643153241639	3/1/1977	WHITE BLOSSOM CARE CENTER	SAN JOSE	95128	153	53,289	365	1.00000	53,289	55,845	30,602	30,602	53,289	95.42%	49,193	49,193
990	206190361	1/1/2013	12/31/2013	20619036141639	6/1/1970	HANCOCK PARK REHABILITATION CENTER	LOS ANGELES	90036	141	44,951	365	1.00000	44,951	51,465	23,654	23,654	44,951	87.34%	45,334	45,334
991	206301113	1/1/2013	12/31/2013	20630111341639	1/3/1969	SEAL BEACH HEALTH & REHABILITATION CE	SEAL BEACH	90740	198	58,586	365	1.00000	58,586	72,270	35,098	35,098	58,586	81.07%	63,661	63,661
992	206301176	1/1/2013	12/31/2013	20630117641639	3/18/1970	WINDSOR GARDENS CONVALESCENT CENTE	ANAHEIM	92804	154	46,855	365	1.00000	46,855	56,210	35,561	35,561	46,855	83.36%	49,514	49,514
993	206430801	1/1/2013	12/31/2013	20643080141639	6/8/1957	IDYLWOOD CARE CENTER	SUNNYVALE	94087	185	58,330	365	1.00000	58,330	67,525	48,055	48,055	58,331	86.38%	59,481	59,481
994	206190732	1/1/2013	12/31/2013	20619073241639	4/5/1963	SUNNYSIDE NURSING CENTER	TORRANCE	90502	299	72,962	365	1.00000	72,962	109,135	46,839	46,839	72,962	66.85%	96,135	96,135
995	206194199	11/1/2012	10/31/2013	20619419941578	9/22/1990	KEIRO NURSING HOME	LOS ANGELES	90031	300	90,636	365	1.00000	90,636	109,500	62,078	62,078	101,481	82.77%	96,456	96,456
996	206301115	1/1/2013	12/31/2013	20630111541639	9/25/1969	LAGUNA HILLS HEALTH AND REHABILITATIC	LAGUNA HILLS	92653	208	66,031	365	1.00000	66,031	75,920	38,703	38,703	66,032	86.97%	66,876	66,876
997	206380938	7/1/2012	6/30/2013	20638093841455	6/8/1970	KINDRED TRANSITIONAL & REHAB-TUNNELL	SAN FRANCISCO	94109	180	60,457	365	1.00000	60,457	65,700	20,645	20,645	60,637	92.02%	57,874	57,874
998	206370853	1/1/2013	12/31/2013	20637085341639	3/23/1962	ELDORADO CARE CENTER, LP	EL CAJON	92020	256	93,066	365	1.00000	93,066	93,440	52,346	52,346	81,356	99.60%	82,309	82,309
999	206410903	1/1/2013	12/31/2013	20641090341639	1/1/1971	ST. FRANCIS CONVALESCENT PAVILION	DALY CITY	94015	239	79,363	365	1.00000	79,363	87,235	11,289	11,289	79,387	90.98%	76,843	76,843
1000	206370712	1/1/2013	12/31/2013	20637071241639	7/1/1968	SAN DIEGO HEALTHCARE CENTER	SAN DIEGO	92123	305	102,330	365	1.00000	102,330	111,325	78,395	78,395	102,330	91.92%	98,064	98,064
1001	206190424	9/1/2012	8/31/2013	20619042441517	4/3/1962	EISENBERG VILLAGE	RESEDA	91335	166	60,143	365	1.00000	60,143	60,590	47,150	47,150	60,143	99.26%	53,372	53,372
1002	206370708	4/1/2012	3/31/2013	20637070841364	7/12/1965	FREDERICKA MANOR CARE CENTER	CHULA VISTA	92010	174	58,515	365	1.00000	58,515	63,510	23,020	23,020	58,515	92.14%	55,945	55,945
1003	206190682	1/1/2013	12/31/2013	20619068241639	1/1/1946	SANTA ANITA CONVALESCENT HOSPITAL	TEMPLE CITY	91780	391	134,966	365	1.00000	134,966	142,715	111,566	111,566	134,966	94.57%	125,714	125,714
1004	206430798	1/1/2013	12/31/2013	20643079841639	5/5/1969	VALLEY HOUSE CARE CENTER	SANTA CLARA	95054	201	62,135	365	1.00000	62,135	73,365	40,702	40,702	62,135	84.69%	64,626	64,626
1005	206190083	1/1/2013	12/31/2013	20619008341639	9/29/1971	BURBANK HEALTHCARE AND REHABILITATIC	BURBANK	91506	188	63,775	365	1.00000	63,775	68,620	33,252	33,252	63,775	92.94%	60,446	60,446
1006	206100806	2/1/2012	1/31/2013	20610080641305	10/1/1966	SUNNYSIDE CONVALESCENT HOSPITAL	FRESNO	93725	107	30,352	366	1.00274	30,269	39,162	28,852	28,773	30,353	77.50%	34,497	34,403
1007	206504035	2/1/2012	1/31/2013	20650403541305	8/3/1999	COVENANT VILLAGE CARE CENTER	TURLOCK	95382	50	17,250	366	1.00274	17,203	18,300	9,445	9,419	17,374	94.26%	16,120	16,076
1008	206370747	2/1/2012	1/31/2013	20637074741305	1/16/1967	MISSION HILLS HEALTH CARE, INC.	SAN DIEGO	92103	96	33,960	366	1.00274	33,867	35,136	29,461	29,381	33,960	96.65%	30,951	30,866
1009	206370750	2/1/2012	1/31/2013	20637075041305	4/11/1972	MOUNT MIGUEL COVENANT VILLAGE	SPRING VALLEY	91977	90	26,712	366	1.00274	26,639	32,940	13,182	13,146	26,822	81.09%	29,016	28,937
1010	206331250	2/1/2012	1/31/2013	20633125041305	1/21/1964	MAGNOLIA REHABILITATION AND NURSING	RIVERSIDE	92504	120	38,608	366	1.00274	38,503	43,920	16,305	16,260	38,608	87.91%	38,688	38,582
1011	206130764	2/1/2012	1/31/2013	20613076441305	5/23/1967	IMPERIAL HEIGHTS HEALTHCARE AND WELL	BRAWLEY	92227	99	33,899	366	1.00274	33,806	36,234	20,179	20,124	33,899	93.56%	31,918	31,831
1012	206420510	2/1/2012	1/31/2013	20642051041305	5/23/1962	SAMARKAND SKILLED NURSING	SANTA BARBARA	93105	63	21,308	366	1.00274	21,250	23,058	5,101	5,087	21,308	92.41%	20,311	20,256
1013	206190505	12/5/2012	12/31/2013	20619050541639	6/27/1969	PASADENA MEADOWS NURSING CENTER	PASADENA	91105	130	46,164	392	1.07397	42,984	50,960	31,493	29,324	49,689	90.59%	44,890	41,798
1014	206424054	12/1/2012	12/31/2013	20642405441639	3/7/2002	LOMPOC SKILLED NURSING AND REHABILITA	LOMPOC	93436	120	42,658	396	1.08493	39,319	47,520	30,376	27,998	42,633	89.77%	41,859	38,582
1015	206010808	11/1/2012	12/31/2013	20601080841639	11/26/1963	BAY AREA HEALTHCARE	OAKLAND	94606	99	30,923	426	1.16712	26,495	42,174	18,438	15,798	27,152	73.32%	37,150	31,831
1016	206190021	7/1/2012	6/30/2013	20619002141455	6/5/1970	ALL SAINTS HEALTHCARE	NORTH HOLLYWOOD	91605	128	42,269	365	1.00000	42,269	46,720	1	1	1	90.47%	41154.60644	41,155
1017	206331203	1/1/2013	12/31/2013	20633120341639	7/2/1959	MISSION CARE CENTER	RIVERSIDE	92504	40	14,035	365	1.00000	14,035	14,600	1	1	1	96.13%	12860.81451	12,861
1018	206301138	1/31/2012	12/31/2013	20630113841639	4/3/1967	HARBOR VILLA CARE CENTER	ANAHEIM	92805	99	31,367	701	1.92055	16,332	69,399	24,782	12,904	31,367	45.20%	61132.03195	31,831

	s to Update Cost Per Sq Ft				13				Fully Depreciated										Dep
	d (Z2)				400	Land % (AA3)	Equip/bed (AB3)		Minimum Value (AD3)										Max
	Cost Per Sq Ft [1]	1/1/2015		$	158.00	10%	4,000		38.800%										
	ually, or .16667/mo. (Z4)	0.166667	2.16667	$	161.42														
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)	Fully Depreciated per FRVS?	Actual Percent Depreciated
	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 = Blank or AD<30 AE = "Yes" when	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in Calendar Year when AE = "Yes"	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1 =1.8%)
983	206190015	61,707	900	1.072	12,251,644	1,225,164	708,000	12,959,644	5,028,342	46.42	38.11	36.42	Yes	39.11		39.11	Yes	0.70399
984	206190795	106,169	907	1.040	19,877,024	1,987,702	1,184,000	21,061,024	8,171,677	58.88	52.87	48.87	Yes	53.87		53.87	Yes	0.96973
985	206374029	101,353	921	1.045	20,175,011	2,017,501	1,196,000	21,371,011	8,291,952	27.32	25.95	17.32	No	26.95		26.95	No	0.48509
986	206431585	52,007	950	1.120	10,703,013	1,070,301	592,000	11,295,013	4,382,465	69.94	51.52	59.94	Yes	52.52		52.52	Yes	0.94544
987	206301174	54,337	928	1.062	11,588,775	1,158,877	676,000	12,264,775	4,758,733	48.03	32.66	38.02	Yes	33.66		33.66	No	0.60588
988	206190105	53,315	900	1.072	11,005,714	1,100,571	636,000	11,641,714	4,516,985	46.90	37.15	36.89	Yes	38.15		38.15	Yes	0.68673
989	206431532	53,289	951	1.174	11,598,073	1,159,807	612,000	12,210,073	4,737,508	38.95	34.80	28.94	No	35.80	33.41	33.41	No	0.60141
990	206190361	45,334	900	1.072	9,759,784	975,978	564,000	10,323,784	4,005,628	45.70	25.35	35.70	Yes	26.35		26.35	No	0.47424
991	206301113	63,661	907	1.040	13,296,117	1,329,612	792,000	14,088,117	5,466,189	47.11	41.00	37.10	Yes	42.00		42.00	Yes	0.75600
992	206301176	49,514	928	1.062	10,560,185	1,056,019	616,000	11,176,185	4,336,360	45.91	39.80	35.90	Yes	40.80		40.80	Yes	0.73441
993	206430801	59,481	940	1.227	14,656,916	1,465,692	740,000	15,396,916	5,974,003	58.69	52.00	48.68	Yes	53.00		53.00	Yes	0.95395
994	206190732	96,135	905	1.032	19,924,030	1,992,403	1,196,000	21,120,030	8,194,572	52.86	44.73	42.86	Yes	45.73		45.73	Yes	0.82320
995	206194199	96,456	900	1.072	20,765,498	2,076,550	1,200,000	21,965,498	8,522,613	25.38	19.70	15.37	No	20.70	19.89	19.89	No	0.35795
996	206301115	66,876	926	1.034	13,887,056	1,388,706	832,000	14,719,056	5,710,994	46.38	40.28	36.38	Yes	41.28		41.28	Yes	0.74297
997	206380938	60,457	941	1.227	14,260,783	1,426,078	720,000	14,980,783	5,812,544	45.68	37.65	35.68	Yes	38.65		38.65	Yes	0.69576
998	206370853	93,066	920	1.045	17,273,588	1,727,359	1,024,000	18,297,588	7,099,464	53.90	43.81	43.89	Yes	44.81		44.81	Yes	0.80660
999	206410903	79,363	940	1.227	18,935,151	1,893,515	956,000	19,891,151	7,717,766	45.12	34.70	35.11	Yes	35.70		35.70	Yes	0.64256
1000	206370712	102,330	921	1.045	20,579,861	2,057,986	1,220,000	21,799,861	8,458,346	47.62	41.14	37.61	Yes	42.14	40.82	40.82	Yes	0.73481
1001	206190424	60,143	913	1.059	11,350,901	1,135,090	664,000	12,014,901	4,661,782	53.87	42.05	43.86	Yes	43.05	40.45	40.45	Yes	0.72813
1002	206370708	58,515	920	1.045	11,740,642	1,174,064	696,000	12,436,642	4,825,417	50.59	44.47	40.59	Yes	45.47	45.03	45.03	Yes	0.81058
1003	206190682	134,966	917	1.055	26,635,173	2,663,517	1,564,000	28,199,173	10,941,279	70.13	63.96	60.13	Yes	64.96		64.96	Yes	1.16926
1004	206430798	64,626	950	1.120	14,535,848	1,453,585	804,000	15,339,848	5,951,861	46.78	40.67	36.77	Yes	41.67		41.67	Yes	0.75000
1005	206190083	63,775	915	1.059	12,855,238	1,285,524	752,000	13,607,238	5,279,608	44.37	37.23	34.37	Yes	38.23		38.23	Yes	0.68811
1006	206100806	34,403	937	1.067	7,371,816	737,182	428,000	7,799,816	3,026,329	49.37	43.25	39.36	Yes	44.25		44.25	Yes	0.79657
1007	206504035	17,203	953	1.073	3,464,145	346,414	200,000	3,664,145	1,421,688	16.51	15.01	6.50	No	16.01	15.81	15.81	No	0.28457
1008	206370747	33,867	921	1.045	6,477,596	647,760	384,000	6,861,596	2,662,299	49.08	42.45	39.07	Yes	43.45		43.45	Yes	0.78216
1009	206370750	28,937	919	1.045	6,072,746	607,275	360,000	6,432,746	2,495,905	43.84	36.96	33.83	Yes	37.96	33.24	33.24	No	0.59835
1010	206331250	38,582	925	1.060	8,213,219	821,322	480,000	8,693,219	3,372,969	52.07	45.94	42.06	Yes	46.94		46.94	Yes	0.84497
1011	206130764	33,806	922	1.036	6,622,489	662,249	396,000	7,018,489	2,723,174	48.73	39.14	38.72	Yes	40.14	39.65	39.65	Yes	0.71366
1012	206420510	21,250	931	1.060	4,311,940	431,194	252,000	4,563,940	1,770,809	53.73	47.60	43.73	Yes	48.60	47.94	47.94	Yes	0.86296
1013	206190505	42,984	911	1.043	8,754,956	875,496	520,000	9,274,956	3,598,683	46.63	40.52	36.62	Yes	41.52		41.52	Yes	0.74739
1014	206424054	39,319	934	1.049	8,127,988	812,799	480,000	8,607,988	3,339,899	13.92	12.91	3.91	No	13.91		13.91	No	0.25037
1015	206010808	31,831	946	1.167	7,459,889	745,989	396,000	7,855,889	3,048,085	52.22	46.09	42.21	Yes	47.09		47.09	Yes	0.84757
1016	206190021	42,269	916	1.059	8,752,502	875,250	512,000	9,264,502	3,594,627	45.69	35.55	35.68	Yes	36.55		36.55	Yes	0.65798
1017	206331203	14,035	925	1.060	2,737,740	273,774	160,000	2,897,740	1,124,323	56.62	47.31	46.62	Yes	48.31		48.31	Yes	0.86964
1018	206301138	31,831	928	1.062	6,788,691	678,869	396,000	7,184,691	2,787,660	48.87	41.93	38.86	Yes	42.93		42.93	Yes	0.77269

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

Rental Factor Calculation	
T-bond rate for CY	3.07%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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	Estimated Fiscal Impact Based on Reported MCal SNF Days	Estimated Fiscal Impact Based on Annualized MCal SNF Days	Annualized Total SNF Days	OSHPD Subacute MCal Days	Annualized Medi-Cal Subacute Days	Estimated Fiscal Impact Based on Annualized MCal Subacute Days
	A	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	AQ = AP*N	AR = AP*O				
983	206190015	0.29601	3,836,146	5,028,342	6,253,506	437,745	7.09	307,479	307,479	43,368			
984	206190795	0.03027	637,485	8,171,677	10,159,380	711,157	6.70	542,693	542,693	80,999			
985	206374029	0.51491	11,004,142	11,004,142	13,021,643	911,515	8.99	723,039	723,039	80,427			
986	206431585	0.05456	616,230	4,382,465	5,452,766	381,694	7.34	207,707	207,707	28,298			
987	206301174	0.39412	4,833,744	4,833,744	5,992,621	419,484	7.72	240,138	240,138	31,106			
988	206190105	0.31327	3,647,033	4,516,985	5,617,556	393,229	7.38	209,843	209,843	28,434			
989	206431532	0.39859	4,866,767	4,866,767	6,026,574	421,860	7.92	242,368	242,368	30,602			
990	206190361	0.52576	5,427,806	5,427,806	6,403,785	448,265	9.89	233,938	233,938	23,654			
991	206301113	0.24400	3,437,501	5,466,189	6,795,801	475,706	7.47	262,182	262,182	35,098			
992	206301176	0.26559	2,968,285	4,336,360	5,392,378	377,466	7.62	270,975	270,975	35,561			
993	206430801	0.04605	709,051	5,974,003	7,439,695	520,779	8.76	420,962	420,962	48,055			
994	206190732	0.17680	3,733,935	8,194,572	10,186,975	713,088	7.42	347,545	347,545	46,839			
995	206194199	0.64205	14,102,948	14,102,948	16,179,498	1,132,565	11.74	728,796	728,796	62,078			
996	206301115	0.25703	3,783,280	5,710,994	7,099,699	496,979	7.43	287,563	287,563	38,703			
997	206380938	0.30424	4,557,739	5,812,544	7,238,622	506,704	8.38	173,005	173,005	20,645			
998	206370853	0.19340	3,538,819	7,099,464	8,826,823	617,878	6.64	347,577	347,577	52,346	8981	8981	59,634
999	206410903	0.35744	7,109,875	7,717,766	9,611,282	672,790	8.48	95,731	95,731	11,289			
1000	206370712	0.26519	5,781,145	8,458,346	10,516,332	736,143	7.19	563,660	563,660	78,395			
1001	206190424	0.27187	3,266,529	4,661,782	5,796,872	405,781	6.75	318,263	318,263	47,150			
1002	206370708	0.18942	2,355,692	4,825,417	5,999,481	419,964	7.18	165,284	165,284	23,020			
1003	206190682	(0.16926)	(4,773,057)	10,941,279	13,604,796	952,336	7.06	787,656	787,656	111,566			
1004	206430798	0.25000	3,834,962	5,951,861	7,405,446	518,381	8.02	326,430	326,430	40,702			
1005	206190083	0.31189	4,243,911	5,279,608	6,565,132	459,559	7.21	239,747	239,747	33,252			
1006	206100806	0.20343	1,586,687	3,026,329	3,763,510	263,446	7.66	221,006	220,402	28,695			
1007	206504035	0.71543	2,621,446	2,621,446	2,967,860	207,750	12.08	114,096	113,784	9,393			
1008	206370747	0.21784	1,494,752	2,662,299	3,310,059	231,704	6.84	201,513	200,963	29,300			
1009	206370750	0.40165	2,583,708	2,583,708	3,190,982	223,369	7.72	101,765	101,487	13,110			
1010	206331250	0.15503	1,347,734	3,372,969	4,194,291	293,600	7.61	124,081	123,742	16,216			
1011	206130764	0.28634	2,009,641	2,723,174	3,385,423	236,980	7.01	141,455	141,068	20,069			
1012	206420510	0.13704	625,456	1,770,809	2,202,003	154,140	7.25	36,982	36,881	5,073			
1013	206190505	0.25261	2,342,915	3,598,683	4,474,178	313,192	7.29	229,584	213,771	27,304			
1014	206424054	0.74963	6,452,783	6,452,783	7,265,582	508,591	12.94	393,065	362,295	25,806			
1015	206010808	0.15243	1,197,444	3,048,085	3,794,074	265,585	8.34	153,773	131,754	13,536	610	522.6525822	4,359
1016	206190021	0.34202	3,168,682	3,594,627	4,469,877	312,891	7.40	7	7	1	18374	18374	135,968
1017	206331203	0.13036	377,737	1,124,323	1,398,097	97,867	6.97	7	7	1	11730	11730	81,758
1018	206301138	0.22731	1,633,171	2,787,660	3,466,529	242,657	7.62	188,839	98,326	6,719			