

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
1	206430789	1/1/2015	12/31/2015	206430789423	11/18/1969	A GRACE SUBACUTE AND SKILLED CARE	SAN JOSE	95128	166	50,015
2	206500855	1/1/2015	12/31/2015	206500855423	1/6/1965	ACACIA PARK NURSING & REHAB CENTER	MODESTO	95355	99	29,481
3	206301202	1/1/2015	12/31/2015	206301202423	12/5/1958	ADVANCED REHAB CENTER OF TUSTIN	SANTA ANA	92705	99	32,788
4	206190090	1/1/2015	12/31/2015	206190090423	11/29/1965	ALAMEDA CARE CENTER	BURBANK	91506	89	31,745
5	206010953	9/1/2014	8/31/2015	206010953422	2/26/1962	ALAMEDA HEALTHCARE & WELLNESS	ALAMEDA	94501	166	55,033
6	206301089	1/1/2015	12/31/2015	206301089423	2/6/1970	ALAMITOS WEST HEALTH CARE CENTER	LOS ALAMITOS	90720	191	45,171
7	206190011	1/1/2015	12/31/2015	206190011423	10/14/1969	ALAMITOS-BELMONT REHABILITATION	LONG BEACH	90814	94	30,539
8	206190012	1/1/2015	12/31/2015	206190012423	5/13/1964	ALCOTT REHABILITATION HOSPITAL	LOS ANGELES	90019	121	43,318
9	206190013	6/1/2014	5/31/2015	206190013421	3/5/1970	ALDEN TERRACE CONVALESCENT HOSPITAL	LOS ANGELES	90006	210	73,651
10	206210891	10/1/2014	9/30/2015	206210891422	7/23/1962	ALDERSLY SKILLED NURSING FACILITY	SAN RAFAEL	94901	20	6,147
11	206572209	10/1/2014	9/30/2015	206572209422	7/9/1946	ALDERSON CONVALESCENT HOSPITAL	WOODLAND	95695	140	45,058
12	206190015	1/1/2015	12/31/2015	206190015423	9/11/1969	ALEXANDRIA CARE CENTER	LOS ANGELES	90027	177	62,228
13	206070892	1/1/2015	12/31/2015	206070892423	5/1/1962	ALHAMBRA CONVALESCENT HOSPITAL	MARTINEZ	94553	44	14,859
14	206190018	1/1/2015	12/31/2015	206190018423	4/30/1960	ALHAMBRA HEALTHCARE & WELLNESS	ALHAMBRA	91801	97	33,616
15	206100744	1/1/2015	12/31/2015	206100744423	7/1/1964	ALICE MANOR CONVALESCENT HOSPITAL	FOWLER	93625	46	16,425
16	206430759	1/1/2015	12/31/2015	206430759423	3/19/1969	ALMADEN HEALTH AND REHABILITATION	SAN JOSE	95124	77	26,563
17	206301287	1/1/2015	12/31/2015	206301287423	1/25/1965	ALTA CARE CENTER	GARDEN GROVE	92843	129	41,879
18	206331091	6/1/2014	5/31/2015	206331091421	1/29/1964	ALTA VISTA HEALTHCARE & WELLNESS	RIVERSIDE	92503	99	34,372
19	206421102	1/1/2015	12/31/2015	206421102423	11/9/1962	ALTO LUCERO TRANSITIONAL CARE	SANTA BARBARA	93110	156	43,735

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	$J = (C-B) + 1$	$K = J/M2$ (M2=Days in CY)	$L = I/K$	$M = H * J$	N	$O = N/K$	P	$Q = I/M$	$R = M * T2$ (T2 = avg. occ.)	$S = R/K$	$T = S$ if $S > L$ $T = L$ if $S < L$
1	206430789	365	1.00000	50,015	60,590	11,968	11,968	13,809	82.55%	53,977	53,977	53,977
2	206500855	365	1.00000	29,481	36,135	632	632	23,551	81.59%	32,191	32,191	32,191
3	206301202	365	1.00000	32,788	36,135	18,320	18,320	1,588	90.74%	32,191	32,191	32,788
4	206190090	365	1.00000	31,745	32,485	19,908	19,908	3,696	97.72%	28,940	28,940	31,745
5	206010953	365	1.00000	55,033	60,590	391	391	34,138	90.83%	53,977	53,977	55,033
6	206301089	365	1.00000	45,171	69,715	20,023	20,023	3,263	64.79%	62,106	62,106	62,106
7	206190011	365	1.00000	30,539	34,310	6,038	6,038	2,204	89.01%	30,565	30,565	30,565
8	206190012	365	1.00000	43,318	44,165	29,074	29,074	4,884	98.08%	39,345	39,345	43,318
9	206190013	365	1.00000	73,651	76,650	24,687	24,687	30,125	96.09%	68,284	68,284	73,651
10	206210891	365	1.00000	6,147	7,300	456	456	6,147	84.21%	6,503	6,503	6,503
11	206572209	365	1.00000	45,058	51,100	35,434	35,434	1,965	88.18%	45,523	45,523	45,523
12	206190015	365	1.00000	62,228	64,605	49,100	49,100	433	96.32%	57,554	57,554	62,228
13	206070892	365	1.00000	14,859	16,060	-	-	12,949	92.52%	14,307	14,307	14,859
14	206190018	365	1.00000	33,616	35,405	17,507	17,507	6,001	94.95%	31,541	31,541	33,616
15	206100744	365	1.00000	16,425	16,790	714	714	14,935	97.83%	14,958	14,958	16,425
16	206430759	365	1.00000	26,563	28,105	5,632	5,632	8,962	94.51%	25,038	25,038	26,563
17	206301287	365	1.00000	41,879	47,085	31,425	31,425	153	88.94%	41,946	41,946	41,946
18	206331091	365	1.00000	34,372	36,135	9,683	9,683	11,718	95.12%	32,191	32,191	34,372
19	206421102	365	1.00000	43,735	56,940	37,592	37,592	1,329	76.81%	50,726	50,726	50,726

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% quip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
1	206430789	951	1.235	14,483,193	1,448,319	664,000	15,147,193	5,877,111	48.24	42.13	36.23
2	206500855	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	53.11	46.98	41.10
3	206301202	927	1.095	7,658,410	765,841	396,000	8,054,410	3,125,111	59.20	42.51	47.19
4	206190090	915	1.122	7,054,596	705,460	356,000	7,410,596	2,875,311	52.21	45.69	40.20
5	206010953	945	1.179	13,826,465	1,382,647	664,000	14,490,465	5,622,301	55.97	48.63	43.96
6	206301089	907	1.115	15,045,184	1,504,518	764,000	15,809,184	6,133,963	48.02	41.92	36.01
7	206190011	908	1.115	7,404,436	740,444	376,000	7,780,436	3,018,809	48.33	32.45	36.33
8	206190012	900	1.134	9,693,658	969,366	484,000	10,177,658	3,948,931	53.76	46.92	41.75
9	206190013	900	1.134	16,823,704	1,682,370	840,000	17,663,704	6,853,517	47.95	41.23	35.94
10	206210891	949	1.240	1,752,028	175,203	80,000	1,832,028	710,827	55.57	40.87	43.56
11	206572209	956	1.134	11,215,803	1,121,580	560,000	11,775,803	4,569,011	71.62	65.43	59.61
12	206190015	900	1.134	14,179,979	1,417,998	708,000	14,887,979	5,776,536	48.42	40.11	36.42
13	206070892	945	1.179	3,664,846	366,485	176,000	3,840,846	1,490,248	55.79	49.00	43.79
14	206190018	918	1.118	7,661,306	766,131	388,000	8,049,306	3,123,131	57.80	47.23	45.79
15	206100744	936	1.113	3,616,948	361,695	184,000	3,800,948	1,474,768	53.62	47.62	41.62
16	206430759	951	1.235	6,718,108	671,811	308,000	7,026,108	2,726,130	48.91	41.68	36.90
17	206301287	928	1.114	10,152,294	1,015,229	516,000	10,668,294	4,139,298	53.05	39.92	41.05
18	206331091	925	1.112	7,777,307	777,731	396,000	8,173,307	3,171,243	54.05	44.32	42.04
19	206421102	931	1.101	12,133,922	1,213,392	624,000	12,757,922	4,950,074	55.27	49.12	43.26

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
1	206430789	Yes	43.13		43.13	Yes	0.77631	0.22369	3,388,253
2	206500855	Yes	47.98		47.98	Yes	0.86370	0.13630	1,127,327
3	206301202	Yes	43.51		43.51	Yes	0.78324	0.21676	1,745,910
4	206190090	Yes	46.69		46.69	Yes	0.84044	0.15956	1,182,406
5	206010953	Yes	49.63		49.63	Yes	0.89338	0.10662	1,544,956
6	206301089	Yes	42.92		42.92	Yes	0.77255	0.22745	3,595,829
7	206190011	Yes	33.45		33.45	No	0.60206	0.39794	3,096,169
8	206190012	Yes	47.92		47.92	Yes	0.86247	0.13753	1,399,709
9	206190013	Yes	42.23		42.23	Yes	0.76022	0.23978	4,235,405
10	206210891	Yes	41.87		41.87	Yes	0.75357	0.24643	451,463
11	206572209	Yes	66.43		66.43	Yes	1.19567	(0.19567)	(2,304,196)
12	206190015	Yes	41.11		41.11	Yes	0.73999	0.26001	3,870,979
13	206070892	Yes	50.00		50.00	Yes	0.89992	0.10008	384,373
14	206190018	Yes	48.23	47.23	47.23	Yes	0.85008	0.14992	1,206,771
15	206100744	Yes	48.62		48.62	Yes	0.87515	0.12485	474,567
16	206430759	Yes	42.68		42.68	Yes	0.76832	0.23168	1,627,843
17	206301287	Yes	40.92		40.92	Yes	0.73648	0.26352	2,811,256
18	206331091	Yes	45.32		45.32	Yes	0.81572	0.18428	1,506,153
19	206421102	Yes	50.12		50.12	Yes	0.90221	0.09779	1,247,557

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	206430789	5,877,111	7,325,430	512,780	9.50	113,696	113,696	11,968
2	206500855	3,209,235	3,996,757	279,773	8.69	5,492	5,492	632
3	206301202	3,125,111	3,890,952	272,367	8.31	152,239	152,239	18,320
4	206190090	2,875,311	3,580,771	250,654	7.90	157,273	157,273	19,908
5	206010953	5,622,301	7,004,947	490,346	8.91	3,484	3,484	391
6	206301089	6,133,963	7,638,482	534,694	8.61	172,398	172,398	20,023
7	206190011	3,096,169	3,836,613	268,563	8.79	53,074	53,074	6,038
8	206190012	3,948,931	4,918,297	344,281	7.95	231,138	231,138	29,074
9	206190013	6,853,517	8,535,888	597,512	8.11	200,212	200,212	24,687
10	206210891	710,827	886,029	62,022	9.54	4,350	4,350	456
11	206572209	4,569,011	5,690,592	398,341	8.75	310,048	310,048	35,434
12	206190015	5,776,536	7,194,534	503,617	8.09	397,219	397,219	49,100
13	206070892	1,490,248	1,856,733	129,971	8.75	-	-	-
14	206190018	3,123,131	3,889,261	272,248	8.10	141,807	141,807	17,507
15	206100744	1,474,768	1,836,463	128,552	7.83	5,591	5,591	714
16	206430759	2,726,130	3,397,941	237,856	8.95	50,406	50,406	5,632
17	206301287	4,139,298	5,154,527	360,817	8.60	270,255	270,255	31,425
18	206331091	3,171,243	3,948,974	276,428	8.04	77,851	77,851	9,683
19	206421102	4,950,074	6,163,466	431,443	8.51	319,908	319,908	37,592

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
20	206370793	1/1/2015	12/31/2015	206370793423	4/14/1958	AMAYA SPRINGS HEALTH CARE CENTE	SPRING VALLEY	91977	50	17,076
21	206431808	1/1/2015	12/31/2015	206431808423	5/8/1967	AMBERWOOD GARDENS	SAN JOSE	95129	258	88,779
22	206344052	1/1/2015	12/31/2015	206344052423	2/22/1991	AMERICAN RIVER CARE CENTER	CARMICHAEL	95608	99	27,338
23	206301120	1/1/2015	12/31/2015	206301120423	6/30/1965	ANAHEIM CREST NURSING CENTER	ANAHEIM	92804	83	25,889
24	206301094	1/1/2015	12/31/2015	206301094423	10/4/1968	ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	250	74,301
25	206301243	1/1/2015	12/31/2015	206301243423	5/5/1969	ANAHEIM TERRACE CARE CENTER	ANAHEIM	92804	99	31,115
26	206242280	1/1/2015	12/31/2015	206242280423	11/11/1986	ANBERRY REHABILITATION HOSPITAL	ATWATER	95301	99	34,128
27	206190032	1/1/2015	12/31/2015	206190032423	3/3/1967	ANGELS NURSING HEALTH CENTER	LOS ANGELES	90017	49	17,279
28	206194202	1/1/2015	12/31/2015	206194202423	12/31/1990	ANTELOPE VALLEY CARE CENTER	LANCASTER	93534	199	44,600
29	206070893	11/1/2014	10/31/2015	206070893423	2/21/1965	ANTIOCH CONVALESCENT HOSPITAL	ANTIOCH	94509	99	31,161
30	206490956	1/1/2015	12/31/2015	206490956423	4/17/1968	APPLE VALLEY POST-ACUTE REHAB	SEBASTOPOL	95472	95	32,042
31	206364080	1/1/2015	12/31/2015	206364080423	9/17/1991	APPLE VALLEY POST-ACUTE CENTER	APPLE VALLEY	92308	99	31,105
32	206340998	4/1/2014	3/31/2015	206340998420	11/22/1960	APPLEWOOD CARE CENTER	SACRAMENTO	95822	51	16,128
33	206190251	1/1/2015	12/31/2015	206190251423	3/22/1963	ARARAT CONVALESCENT HOSPITAL	LOS ANGELES	90041	42	15,168
34	206194558	1/1/2015	12/31/2015	206194558423	11/16/1993	ARARAT HOME NURSING FACILITY	MISSION HILLS	91345	254	92,466
35	206190674	1/1/2015	12/31/2015	206190674423	8/3/1964	ARBOR GLEN CARE CENTER	GLENDORA	91740	96	33,050
36	206370735	1/1/2015	12/31/2015	206370735423	5/24/1966	ARBOR HILLS NURSING AND REHABILITATION	LA MESA	91942	100	34,080
37	206392330	1/1/2015	12/31/2015	206392330423	2/17/1984	ARBOR NURSING CENTER	LODI	95240	149	47,899
38	206190036	6/1/2014	5/31/2015	206190036421	9/7/1962	ARCADIA HEALTH CARE CENTER	ARCADIA	91007	117	33,851
39	206340788	1/1/2015	12/31/2015	206340788423	11/7/1967	ARDEN REHAB & HEALTH CENTER	SACRAMENTO	95825	177	43,882

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
20	206370793	365	1.00000	17,076	18,250	9,887	9,887	1,898	93.57%	16,258	16,258	17,076
21	206431808	365	1.00000	88,779	94,170	26,238	26,238	28,172	94.28%	83,892	83,892	88,779
22	206344052	365	1.00000	27,338	36,135	379	379	18,444	75.66%	32,191	32,191	32,191
23	206301120	365	1.00000	25,889	30,295	19,972	19,972	689	85.46%	26,989	26,989	26,989
24	206301094	365	1.00000	74,301	91,250	56,054	56,054	1,182	81.43%	81,291	81,291	81,291
25	206301243	365	1.00000	31,115	36,135	19,282	19,282	1,260	86.11%	32,191	32,191	32,191
26	206242280	365	1.00000	34,128	36,135	19,581	19,581	832	94.45%	32,191	32,191	34,128
27	206190032	365	1.00000	17,279	17,885	8,964	8,964	2,821	96.61%	15,933	15,933	17,279
28	206194202	365	1.00000	44,600	72,635	17,399	17,399	10,882	61.40%	64,708	64,708	64,708
29	206070893	365	1.00000	31,161	36,135	-	-	25,596	86.23%	32,191	32,191	32,191
30	206490956	365	1.00000	32,042	34,675	18,608	18,608	1,655	92.41%	30,891	30,891	32,042
31	206364080	365	1.00000	31,105	36,135	10,816	10,816	4,488	86.08%	32,191	32,191	32,191
32	206340998	365	1.00000	16,128	18,615	481	481	13,364	86.64%	16,583	16,583	16,583
33	206190251	365	1.00000	15,168	15,330	11,437	11,437	2,628	98.94%	13,657	13,657	15,168
34	206194558	365	1.00000	92,466	92,710	69,477	69,477	11,208	99.74%	82,592	82,592	92,466
35	206190674	365	1.00000	33,050	35,040	11,624	11,624	6,399	94.32%	31,216	31,216	33,050
36	206370735	365	1.00000	34,080	36,500	12,254	12,254	5,006	93.37%	32,516	32,516	34,080
37	206392330	365	1.00000	47,899	54,385	239	239	35,970	88.07%	48,449	48,449	48,449
38	206190036	365	1.00000	33,851	42,705	10,522	10,522	16,832	79.27%	38,044	38,044	38,044
39	206340788	365	1.00000	43,882	64,605	284	284	34,881	67.92%	57,554	57,554	57,554

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
20	206370793	919	1.091	3,853,754	385,375	200,000	4,053,754	1,572,857	59.84	41.21	47.84
21	206431808	951	1.235	22,510,023	2,251,002	1,032,000	23,542,023	9,134,305	50.77	44.41	38.76
22	206344052	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	26.96	25.53	14.95
23	206301120	928	1.114	6,532,096	653,210	332,000	6,864,096	2,663,269	52.63	43.94	40.62
24	206301094	928	1.114	19,674,988	1,967,499	1,000,000	20,674,988	8,021,895	49.36	41.96	37.35
25	206301243	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	48.78	36.44	36.77
26	206242280	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	31.25	29.00	19.24
27	206190032	900	1.134	3,925,531	392,553	196,000	4,121,531	1,599,154	50.95	44.43	38.95
28	206194202	935	1.081	15,197,356	1,519,736	796,000	15,993,356	6,205,422	27.11	25.77	15.10
29	206070893	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	52.98	46.86	40.97
30	206490956	954	1.221	8,194,615	819,461	380,000	8,574,615	3,326,951	49.83	38.97	37.82
31	206364080	923	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	26.39	25.34	14.39
32	206340998	958	1.134	4,085,757	408,576	204,000	4,289,757	1,664,426	57.23	50.11	45.22
33	206190251	900	1.134	3,364,741	336,474	168,000	3,532,741	1,370,703	54.90	47.65	42.90
34	206194558	913	1.122	20,133,341	2,013,334	1,016,000	21,149,341	8,205,944	24.23	21.90	12.22
35	206190674	917	1.118	7,582,324	758,232	384,000	7,966,324	3,090,934	53.53	47.05	41.53
36	206370735	919	1.091	7,707,509	770,751	400,000	8,107,509	3,145,713	51.73	37.43	39.72
37	206392330	952	1.134	11,936,819	1,193,682	596,000	12,532,819	4,862,734	33.98	32.69	21.97
38	206190036	910	1.104	9,125,238	912,524	468,000	9,593,238	3,722,176	55.44	49.31	43.43
39	206340788	958	1.134	14,179,979	1,417,998	708,000	14,887,979	5,776,536	50.27	44.16	38.26

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
20	206370793	Yes	42.21		42.21	Yes	0.75970	0.24030	974,105
21	206431808	Yes	45.41		45.41	Yes	0.81747	0.18253	4,297,208
22	206344052	No	26.53		26.53	No	0.47747	0.52253	4,351,203
23	206301120	Yes	44.94		44.94	Yes	0.80898	0.19102	1,311,161
24	206301094	Yes	42.96		42.96	Yes	0.77328	0.22672	4,687,460
25	206301243	Yes	37.44		37.44	Yes	0.67383	0.32617	2,670,414
26	206242280	No	30.00		30.00	No	0.53997	0.46003	3,805,006
27	206190032	Yes	45.43		45.43	Yes	0.81780	0.18220	750,953
28	206194202	No	26.77	26.56	26.56	No	0.47816	0.52184	8,346,015
29	206070893	Yes	47.86		47.86	Yes	0.86144	0.13856	1,197,400
30	206490956	Yes	39.97	39.17	39.17	Yes	0.70512	0.29488	2,528,457
31	206364080	No	26.34		26.34	No	0.47420	0.52580	4,198,260
32	206340998	Yes	51.11		51.11	Yes	0.91991	0.08009	343,559
33	206190251	Yes	48.65		48.65	Yes	0.87567	0.12433	439,232
34	206194558	No	22.90		22.90	No	0.41226	0.58774	12,430,364
35	206190674	Yes	48.05		48.05	Yes	0.86492	0.13508	1,076,118
36	206370735	Yes	38.43		38.43	Yes	0.69182	0.30818	2,498,571
37	206392330	No	33.69		33.69	No	0.60636	0.39364	4,933,377
38	206190036	Yes	50.31		50.31	Yes	0.90561	0.09439	905,539
39	206340788	Yes	45.16		45.16	Yes	0.81280	0.18720	2,786,981

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
20	206370793	1,572,857	1,958,232	137,076	8.03	79,393	79,393	9,887
21	206431808	9,134,305	11,385,307	796,972	8.98	235,617	235,617	26,238
22	206344052	4,351,203	5,144,320	360,102	11.19	4,241	4,241	379
23	206301120	2,663,269	3,316,479	232,154	8.60	171,759	171,759	19,972
24	206301094	8,021,895	9,989,394	699,258	8.60	482,064	482,064	56,054
25	206301243	3,176,671	3,955,800	276,906	8.60	165,825	165,825	19,282
26	206242280	3,805,006	4,592,529	321,477	9.42	184,453	184,453	19,581
27	206190032	1,599,154	1,991,707	139,419	8.07	72,339	72,339	8,964
28	206194202	8,346,015	9,865,751	690,603	10.67	185,647	185,647	17,399
29	206070893	3,353,059	4,177,649	292,435	9.08	-	-	-
30	206490956	3,326,951	4,146,412	290,249	9.06	168,588	168,588	18,608
31	206364080	4,198,260	4,957,107	346,998	10.78	116,596	116,596	10,816
32	206340998	1,664,426	2,073,001	145,110	8.75	4,209	4,209	481
33	206190251	1,370,703	1,707,178	119,502	7.88	90,124	90,124	11,437
34	206194558	12,430,364	14,443,698	1,011,059	10.93	759,384	759,384	69,477
35	206190674	3,090,934	3,849,166	269,442	8.15	94,736	94,736	11,624
36	206370735	3,145,713	3,916,464	274,152	8.04	98,522	98,522	12,254
37	206392330	4,933,377	6,127,059	428,894	8.85	2,115	2,115	239
38	206190036	3,722,176	4,634,700	324,429	8.53	89,753	89,753	10,522
39	206340788	5,776,536	7,194,534	503,617	8.75	2,485	2,485	284

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
40	206334559	1/1/2015	12/31/2015	206334559423	3/10/1989	ARLINGTON GARDENS CARE CENTER	RIVERSIDE	92505	99	34,631
41	206361102	4/1/2015	12/31/2015	206361102423	4/1/1975	ARROWHEAD HEALTHCARE CENTER L	SAN BERNARDINO	92407	58	15,732
42	206400527	1/1/2015	12/31/2015	206400527423	11/2/1970	ARROYO GRANDE CARE CENTER	ARROYO GRANDE	93420	99	34,641
43	206370655	1/1/2015	12/31/2015	206370655423	1/1/1950	ARROYO VISTA NURSING CENTER	SAN DIEGO	92105	53	18,004
44	206190618	10/1/2014	9/30/2015	206190618422	1/1/1959	ARTESIA CHRISTIAN HOME	ARTESIA	90701	66	23,720
45	206340825	1/1/2015	12/31/2015	206340825423	8/1/1968	ASBURY PARK NURSING AND REHABIL	SACRAMENTO, CA	95825	139	40,187
46	206010744	1/1/2015	12/31/2015	206010744423	2/8/1963	ASHBY CARE CENTER	BERKELEY	94705	31	10,922
47	206344001	1/1/2015	12/31/2015	206344001423	4/6/1987	ASIAN COMMUNITY NURSING HOME	SACRAMENTO	95831	93	33,940
48	206364042	1/1/2015	12/31/2015	206364042423	7/17/1989	ASISTENCIA VILLA REHABILITATION AN	REDLANDS	92373	99	33,088
49	206190042	1/1/2015	12/31/2015	206190042423	6/17/1969	ASTORIA NURSING REHAB	SYLMAR	91342	218	69,948
50	206190858	1/1/2015	12/31/2015	206190858423	9/3/1957	ATHERTON BAPTIST HOMES-SAM B. W	ALHAMBRA	91801	99	33,914
51	206410820	1/1/2015	12/31/2015	206410820423	7/20/1970	ATHERTON HEALTHCARE	MENLO PARK	94025	160	48,133
52	206190010	1/1/2015	12/31/2015	206190010423	4/27/1967	ATLANTIC MEMORIAL HEALTHCARE CE	LONG BEACH	90806	100	32,989
53	206420523	1/1/2015	12/31/2015	206420523423	10/4/1973	ATTERDAG CARE CENTER	SOLVANG	93463	50	15,486
54	206312834	1/1/2015	12/31/2015	206312834423	3/6/1986	AUBURN OAKS CARE CENTER	AUBURN	95603	99	33,234
55	206312230	12/1/2014	11/30/2015	206312230423	3/14/1980	AUBURN RAVINE TERRACE	AUBURN	95603	59	20,682
56	206190320	1/1/2015	12/31/2015	206190320423	12/19/1962	AUTUMN HILLS HEALTH CARE CENTER	GLENDALE	91206	99	34,931
57	206200691	1/1/2015	12/31/2015	206200691423	10/6/1964	AVALON CARE CENTER - CHOWCHILLA	CHOWCHILLA, CA	93610	62	19,939
58	206501354	1/1/2015	12/31/2015	206501354423	10/11/1961	AVALON CARE CENTER - MODESTO, LL	MODESTO	95350	70	16,037
59	206051802	1/1/2015	12/31/2015	206051802423	12/1/1969	AVALON CARE CENTER - SAN ANDREA	SAN ANDREAS	95249	99	32,133

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
40	206334559	365	1.00000	34,631	36,135	5,116	5,116	2,733	95.84%	32,191	32,191	34,631
41	206361102	275	0.75342	20,881	15,950	5,551	7,368	9,623	98.63%	14,209	18,859	20,881
42	206400527	365	1.00000	34,641	36,135	22,618	22,618	1,657	95.87%	32,191	32,191	34,641
43	206370655	365	1.00000	18,004	19,345	6,240	6,240	4,269	93.07%	17,234	17,234	18,004
44	206190618	365	1.00000	23,720	24,090	4,028	4,028	3,610	98.46%	21,461	21,461	23,720
45	206340825	365	1.00000	40,187	50,735	-	-	25,629	79.21%	45,198	45,198	45,198
46	206010744	365	1.00000	10,922	11,315	-	-	8,727	96.53%	10,080	10,080	10,922
47	206344001	365	1.00000	33,940	33,945	-	-	18,969	99.99%	30,240	30,240	33,940
48	206364042	365	1.00000	33,088	36,135	10,637	10,637	8,326	91.57%	32,191	32,191	33,088
49	206190042	365	1.00000	69,948	79,570	36,817	36,817	12,509	87.91%	70,886	70,886	70,886
50	206190858	365	1.00000	33,914	36,135	8,084	8,084	4,834	93.85%	32,191	32,191	33,914
51	206410820	365	1.00000	48,133	58,400	31,578	31,578	3,300	82.42%	52,026	52,026	52,026
52	206190010	365	1.00000	32,989	36,500	20,096	20,096	650	90.38%	32,516	32,516	32,989
53	206420523	365	1.00000	15,486	18,250	5,274	5,274	580	84.85%	16,258	16,258	16,258
54	206312834	365	1.00000	33,234	36,135	454	454	20,715	91.97%	32,191	32,191	33,234
55	206312230	365	1.00000	20,682	21,535	-	-	16,654	96.04%	19,185	19,185	20,682
56	206190320	365	1.00000	34,931	36,135	20,696	20,696	2,831	96.67%	32,191	32,191	34,931
57	206200691	365	1.00000	19,939	22,630	2,882	2,882	12,806	88.11%	20,160	20,160	20,160
58	206501354	365	1.00000	16,037	25,550	474	474	12,640	62.77%	22,761	22,761	22,761
59	206051802	365	1.00000	32,133	36,135	716	716	20,653	88.92%	32,191	32,191	32,191

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D) / "Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
40	206334559	925	1.112	7,777,307	777,731	396,000	8,173,307	3,171,243	28.92		
41	206361102	924	1.085	4,445,770	444,577	232,000	4,677,770	1,814,975	42.87	36.77	30.86
42	206400527	934	1.105	7,728,349	772,835	396,000	8,124,349	3,152,248	47.28	39.92	35.27
43	206370655	921	1.091	4,084,980	408,498	212,000	4,296,980	1,667,228	68.13	55.87	56.12
44	206190618	907	1.115	5,198,859	519,886	264,000	5,462,859	2,119,589	59.13	52.99	47.12
45	206340825	958	1.134	11,135,690	1,113,569	556,000	11,691,690	4,536,376	49.54	42.96	37.53
46	206010744	947	1.230	2,693,743	269,374	124,000	2,817,743	1,093,284	55.02	48.89	43.01
47	206344001	958	1.134	7,450,498	745,050	372,000	7,822,498	3,035,129	30.85	28.56	18.84
48	206364042	923	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	28.56	27.56	16.56
49	206190042	913	1.122	17,279,797	1,727,980	872,000	18,151,797	7,042,897	48.66	42.55	36.65
50	206190858	918	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	60.45	51.41	48.45
51	206410820	940	1.286	14,536,178	1,453,618	640,000	15,176,178	5,888,357	47.57	41.56	35.56
52	206190010	908	1.115	7,877,060	787,706	400,000	8,277,060	3,211,499	50.80	37.87	38.79
53	206420523	934	1.105	3,903,207	390,321	200,000	4,103,207	1,592,044	44.36	38.26	32.35
54	206312834	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	31.93	30.65	19.92
55	206312230	956	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	37.91	35.82	25.90
56	206190320	912	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	55.16	48.67	43.15
57	206200691	936	1.113	4,875,017	487,502	248,000	5,123,017	1,987,731	53.36	47.23	41.35
58	206501354	953	1.126	5,568,339	556,834	280,000	5,848,339	2,269,156	56.35	50.22	44.34
59	206051802	952	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	48.20	39.75	36.19

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
40	206334559	No	28.92		28.92	No	0.52052	0.47948	3,918,933
41	206361102	Yes	37.77		37.77	Yes	0.67992	0.32008	1,497,270
42	206400527	Yes	40.92	40.40	40.40	Yes	0.72716	0.27284	2,216,648
43	206370655	Yes	56.87		56.87	Yes	1.02364	(0.02364)	(101,599)
44	206190618	Yes	53.99		53.99	Yes	0.97175	0.02825	154,303
45	206340825	Yes	43.96		43.96	Yes	0.79134	0.20866	2,439,595
46	206010744	Yes	49.89		49.89	Yes	0.89803	0.10197	287,317
47	206344001	No	29.56		29.56	No	0.53217	0.46783	3,659,606
48	206364042	No	28.56		28.56	No	0.51411	0.48589	3,879,577
49	206190042	Yes	43.55		43.55	Yes	0.78389	0.21611	3,922,871
50	206190858	Yes	52.41		52.41	Yes	0.94335	0.05665	465,408
51	206410820	Yes	42.56	40.31	40.31	Yes	0.72556	0.27444	4,164,978
52	206190010	Yes	38.87		38.87	Yes	0.69968	0.30032	2,485,751
53	206420523	Yes	39.26		39.26	Yes	0.70667	0.29333	1,203,585
54	206312834	No	31.65		31.65	No	0.56962	0.43038	3,583,850
55	206312230	No	36.82	36.19	36.19	Yes	0.65144	0.34856	1,729,776
56	206190320	Yes	49.67	49.31	49.31	Yes	0.88761	0.11239	912,313
57	206200691	Yes	48.23	47.78	47.78	Yes	0.86002	0.13998	717,097
58	206501354	Yes	51.22		51.22	Yes	0.92189	0.07811	456,842
59	206051802	Yes	40.75		40.75	Yes	0.73357	0.26643	2,218,600

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
40	206334559	3,918,933	4,696,664	328,766	9.49	48,551	48,551	5,116
41	206361102	1,814,975	2,259,552	158,169	7.57	42,021	55,773	9,779
42	206400527	3,152,248	3,925,082	274,756	7.93	179,361	179,361	22,618
43	206370655	1,667,228	2,075,726	145,301	8.07	50,357	50,357	6,240
44	206190618	2,119,589	2,639,475	184,763	7.79	31,378	31,378	4,028
45	206340825	4,536,376	5,649,945	395,496	8.75	-	-	-
46	206010744	1,093,284	1,362,658	95,386	8.73	-	-	-
47	206344001	3,659,606	4,404,655	308,326	9.08	-	-	-
48	206364042	3,879,577	4,638,424	324,690	9.81	104,349	104,349	10,637
49	206190042	7,042,897	8,770,877	613,961	8.66	318,835	318,835	36,817
50	206190858	3,187,525	3,969,452	277,862	8.19	66,208	66,208	8,084
51	206410820	5,888,357	7,341,975	513,938	9.88	311,991	311,991	31,578
52	206190010	3,211,499	3,999,205	279,944	8.49	170,615	170,615	20,096
53	206420523	1,592,044	1,982,365	138,766	8.54	45,040	45,040	5,274
54	206312834	3,583,850	4,376,968	306,388	9.22	4,186	4,186	454
55	206312230	1,925,512	2,398,178	167,872	8.12	-	-	-
56	206190320	3,149,534	3,921,669	274,517	7.86	162,671	162,671	20,696
57	206200691	1,987,731	2,475,232	173,266	8.59	24,756	24,756	2,882
58	206501354	2,269,156	2,825,990	197,819	8.69	4,119	4,119	474
59	206051802	3,230,944	4,024,061	281,684	8.75	6,265	6,265	716

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
60	206554007	1/1/2015	12/31/2015	206554007423	5/4/1999	AVALON CARE CENTER - SONORA	SONORA	95370	210	70,672
61	206200831	1/1/2015	12/31/2015	206200831423	11/16/1964	AVALON HEALTH CENTER - MADERA	MADERA, CA	93637	64	20,998
62	206371658	1/1/2015	12/31/2015	206371658423	9/3/1984	AVIARA HEALTHCARE CENTER	ENCINITAS	92024	120	41,763
63	206150682	1/1/2015	12/31/2015	206150682423	3/4/1970	BAKERSFIELD HEALTHCARE CENTER	BAKERSFIELD	93301	150	39,692
64	206370719	1/1/2015	12/31/2015	206370719423	9/17/1969	BALBOA NURSING AND REHABILITATION CENTER	SAN DIEGO, CA	92103	194	60,224
65	206190285	1/1/2015	12/31/2015	206190285423	9/19/1946	BALDWIN GARDENS NURSING CENTER	TEMPLE CITY	91780	59	21,025
66	206010747	1/1/2015	12/31/2015	206010747423	7/28/1961	BANCROFT CONVALESCENT HOSPITAL	SAN LEANDRO	94577	36	12,365
67	206331213	1/1/2015	12/31/2015	206331213423	1/18/1965	BANNING HEALTHCARE	BANNING	92220	64	19,840
68	206010808	1/1/2015	12/31/2015	206010808423	11/26/1963	BAY AREA HEALTHCARE	OAKLAND	94606	99	28,306
69	206190055	1/1/2015	12/31/2015	206190055423	5/5/1959	BAY CREST CARE CENTER	TORRANCE	90503	80	24,579
70	206010974	1/1/2015	12/31/2015	206010974423	9/1/1969	BAY POINT HEALTHCARE CENTER	HAYWARD	94541	99	30,700
71	206010952	1/1/2015	12/31/2015	206010952423	2/20/1967	BAY VIEW REHABILITATION HOSPITAL	ALAMEDA	94501	170	57,500
72	206190056	#####	4/30/2015	206190056421	2/19/1969	BAY VISTA HC & WELLNESS CENTRE	LONG BEACH	90805	70	11,697
73	206400497	1/1/2015	12/31/2015	206400497423	9/1/1972	BAYSIDE CARE CENTER	MORRO BAY	93442	145	48,191
74	206014238	7/1/2014	6/30/2015	206014238421	10/2/2008	BAYWOOD COURT HEALTH CENTER	CASTRO VALLEY	94546	56	18,393
75	206301184	1/1/2015	12/31/2015	206301184423	3/29/1965	BEACHSIDE NURSING CENTER	HUNTINGTON BEACH	92648	59	17,637
76	206190189	1/1/2015	12/31/2015	206190189423	12/17/1963	BEACON HEALTHCARE CENTER	WEST COVINA	91790	54	11,959
77	206190097	1/1/2015	12/31/2015	206190097423	4/26/1968	BEL TOOREN VILLA CONVALESCENT HOSPITAL	BELLFLOWER	90706	99	32,688
78	206190062	1/1/2015	12/31/2015	206190062423	09/08/1956	BEL VISTA CONVALESCENT HOSPITAL	LONG BEACH	90804	41	11,335
79	206190063	1/1/2015	12/31/2015	206190063423	7/30/1970	BELL CONVALESCENT HOSPITAL	BELL	90201	99	32,843

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
60	206554007	365	1.00000	70,672	76,650	-	-	53,232	92.20%	68,284	68,284	70,672
61	206200831	365	1.00000	20,998	23,360	1,001	1,001	13,507	89.89%	20,810	20,810	20,998
62	206371658	365	1.00000	41,763	43,800	15,824	15,824	7,644	95.35%	39,020	39,020	41,763
63	206150682	365	1.00000	39,692	54,750	404	404	30,988	72.50%	48,775	48,775	48,775
64	206370719	365	1.00000	60,224	70,810	27,395	27,395	11,727	85.05%	63,082	63,082	63,082
65	206190285	365	1.00000	21,025	21,535	11,454	11,454	5,645	97.63%	19,185	19,185	21,025
66	206010747	365	1.00000	12,365	13,140	-	-	6,632	94.10%	11,706	11,706	12,365
67	206331213	365	1.00000	19,840	23,360	10,769	10,769	5,340	84.93%	20,810	20,810	20,810
68	206010808	365	1.00000	28,306	36,135	1,277	1,277	8,668	78.33%	32,191	32,191	32,191
69	206190055	365	1.00000	24,579	29,200	13,035	13,035	5,201	84.17%	26,013	26,013	26,013
70	206010974	365	1.00000	30,700	36,135	45	45	18,901	84.96%	32,191	32,191	32,191
71	206010952	365	1.00000	57,500	62,050	3,302	3,302	33,994	92.67%	55,278	55,278	57,500
72	206190056	182	0.49863	23,458	12,740	4,801	9,628	3,430	91.81%	11,350	22,761	23,458
73	206400497	365	1.00000	48,191	52,925	33,112	33,112	2,780	91.06%	47,149	47,149	48,191
74	206014238	365	1.00000	18,393	20,440	-	-	3,093	89.99%	18,209	18,209	18,393
75	206301184	365	1.00000	17,637	21,535	2,187	2,187	101	81.90%	19,185	19,185	19,185
76	206190189	365	1.00000	11,959	19,710	6,349	6,349	1,945	60.67%	17,559	17,559	17,559
77	206190097	365	1.00000	32,688	36,135	17,253	17,253	7,505	90.46%	32,191	32,191	32,688
78	206190062	365	1.00000	11,335	14,965	-	-	690	75.74%	13,332	13,332	13,332
79	206190063	365	1.00000	32,843	36,135	22,416	22,416	7,020	90.89%	32,191	32,191	32,843

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) quip/bed (AB3)** **Minimum Value (AD3)**
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
60	206554007	953	1.126	16,705,018	1,670,502	840,000	17,545,018	6,807,467	18.76	12.43	6.75
61	206200831	936	1.113	5,032,276	503,228	256,000	5,288,276	2,051,851	53.25	45.47	41.24
62	206371658	920	1.091	9,249,010	924,901	480,000	9,729,010	3,774,856	33.44	26.83	21.43
63	206150682	933	1.096	11,614,248	1,161,425	600,000	12,214,248	4,739,128	47.95	40.12	35.94
64	206370719	921	1.091	14,952,567	1,495,257	776,000	15,728,567	6,102,684	48.41	42.79	36.40
65	206190285	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	71.42	62.66	59.41
66	206010747	945	1.179	2,998,511	299,851	144,000	3,142,511	1,219,294	56.55	47.85	44.55
67	206331213	922	1.101	4,978,019	497,802	256,000	5,234,019	2,030,799	53.07	46.95	41.07
68	206010808	946	1.231	8,609,591	860,959	396,000	9,005,591	3,494,169	54.22	48.09	42.21
69	206190055	905	1.103	6,233,827	623,383	320,000	6,553,827	2,542,885	58.79	47.18	46.78
70	206010974	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	48.45	42.02	36.44
71	206010952	945	1.179	14,159,633	1,415,963	680,000	14,839,633	5,757,778	50.98	41.10	38.98
72	206190056	908	1.115	5,513,942	551,394	280,000	5,793,942	2,248,049	48.98		36.98
73	206400497	934	1.105	11,319,300	1,131,930	580,000	11,899,300	4,616,928	45.45	39.35	33.44
74	206014238	945	1.179	4,664,350	466,435	224,000	4,888,350	1,896,680	9.34	8.25	
75	206301184	926	1.095	4,564,103	456,410	236,000	4,800,103	1,862,440	52.88	38.67	41.17
76	206190189	917	1.118	4,265,057	426,506	216,000	4,481,057	1,738,650	54.16	48.04	42.16
77	206190097	907	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	49.80	39.27	37.79
78	206190062	908	1.115	3,229,595	322,959	164,000	3,393,595	1,316,715	61.44		
79	206190063	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	47.54	41.54	35.53

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
60	206554007	No	13.43		13.43	No	0.24177	0.75823	13,303,148
61	206200831	Yes	46.47		46.47	Yes	0.83639	0.16361	865,205
62	206371658	No	27.83		27.83	No	0.50088	0.49912	4,855,924
63	206150682	Yes	41.12	40.68	40.68	Yes	0.73215	0.26785	3,271,557
64	206370719	Yes	43.79		43.79	Yes	0.78813	0.21187	3,332,359
65	206190285	Yes	63.66		63.66	Yes	1.14584	(0.14584)	(714,039)
66	206010747	Yes	48.85		48.85	Yes	0.87924	0.12076	379,480
67	206331213	Yes	47.95		47.95	Yes	0.86311	0.13689	716,460
68	206010808	Yes	49.09	46.50	46.50	Yes	0.83709	0.16291	1,467,106
69	206190055	Yes	48.18		48.18	Yes	0.86730	0.13270	869,678
70	206010974	Yes	43.02		43.02	Yes	0.77440	0.22560	1,949,602
71	206010952	Yes	42.10		42.10	Yes	0.75784	0.24216	3,593,536
72	206190056	Yes	43.98		43.98	Yes	0.79170	0.20830	1,206,854
73	206400497	Yes	40.35	39.87	39.87	Yes	0.71773	0.28227	3,358,852
74	206014238	No	9.25	9.00	9.00	No	0.16207	0.83793	4,096,080
75	206301184	Yes	39.67		39.67	Yes	0.71403	0.28597	1,372,681
76	206190189	Yes	49.04		49.04	Yes	0.88269	0.11731	525,679
77	206190097	Yes	40.27		40.27	Yes	0.72478	0.27522	2,255,226
78	206190062	No	61.44		61.44	Yes	1.10594	(0.10594)	(359,516)
79	206190063	Yes	42.54		42.54	Yes	0.76567	0.23433	1,951,342

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
60	206554007	13,303,148	14,973,650	1,048,155	14.83	-	-	-
61	206200831	2,051,851	2,555,078	178,855	8.52	8,529	8,529	1,001
62	206371658	4,855,924	5,780,825	404,658	9.69	153,335	153,335	15,824
63	206150682	4,739,128	5,900,553	413,039	8.47	3,422	3,422	404
64	206370719	6,102,684	7,597,941	531,856	8.43	230,940	230,940	27,395
65	206190285	1,899,636	2,365,633	165,594	7.88	90,258	90,258	11,454
66	206010747	1,219,294	1,519,145	106,340	8.60	-	-	-
67	206331213	2,030,799	2,528,601	177,002	8.51	91,644	91,644	10,769
68	206010808	3,494,169	4,355,128	304,859	9.47	12,093	12,093	1,277
69	206190055	2,542,885	3,166,268	221,639	8.52	111,058	111,058	13,035
70	206010974	3,353,059	4,177,649	292,435	9.08	409	409	45
71	206010952	5,757,778	7,173,741	502,162	8.73	28,826	28,826	3,302
72	206190056	2,248,049	2,799,444	195,961	8.35	40,088	80,397	19,310
73	206400497	4,616,928	5,748,858	402,420	8.35	276,485	276,485	33,112
74	206014238	4,096,080	4,562,515	319,376	17.36	-	-	-
75	206301184	1,862,440	2,318,850	162,320	8.46	18,502	18,502	2,187
76	206190189	1,738,650	2,165,156	151,561	8.63	54,792	54,792	6,349
77	206190097	3,179,384	3,959,213	277,145	8.48	146,305	146,305	17,253
78	206190062	1,316,715	1,639,674	114,777	8.61	-	-	-
79	206190063	3,230,944	4,024,061	281,684	8.58	192,329	192,329	22,416

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
80	206371270	1/1/2015	12/31/2015	206371270423	11/08/1948	BELLA VISTA HEALTH CENTER	LEMON GROVE	91945	99	32,923
81	206400699	1/1/2015	12/31/2015	206400699423	6/5/1970	BELLA VISTA TRANSITIONAL CARE CEISAN LUIS	OBISPO	93401	162	38,111
82	206010851	1/1/2015	12/31/2015	206010851423	1/1/1962	BELLAKEN SKILLED NURSING CENTER	OAKLAND	94601	61	21,921
83	206190073	1/1/2015	12/31/2015	206190073423	10/26/1970	BERKELY VALLEY CONVALESCENT HO	VAN NUYS	91411	125	35,471
84	206390796	11/1/2014	10/31/2015	206390796423	8/30/1963	BETHANY HOME SOCIETY OF SAN JOA	RIPON	95366	92	30,291
85	206100684	1/1/2015	12/31/2015	206100684423	7/20/1965	BETHEL LUTHERAN HOME INC	SELMA	93662	59	19,844
86	206010760	6/1/2014	5/31/2015	206010760421	6/12/1972	BETHESDA HOME	HAYWARD	94541	40	14,486
87	206144006	1/1/2015	12/31/2015	206144006423	9/18/2001	BISHOP CARE CENTER	BISHOP	93514	99	27,841
88	206190101	10/1/2014	9/30/2015	206190101422	5/1/1971	BIXBY KNOLLS HEALTH CARE & REHA	LONG BEACH	90807	99	29,771
89	206331125	1/1/2015	12/31/2015	206331125423	7/9/1965	BLYTHE POST ACUTE	BLYTHE	92225	48	15,316
90	206190102	1/1/2015	12/31/2015	206190102423	9/3/1960	BONNIE BRAE CONVALESCENT HOSPI	LOSANGELES	90057	59	18,218
91	206371703	1/22/2015	12/31/2015	206371703423	7/24/1985	BOULDER CREEK POST ACUTE	POWAY, CA	92064	149	48,756
92	206500806	8/1/2014	1/31/2015	206500806420	10/08/1970	BRANDEL MANOR	TURLOCK	95382	145	24,333
93	206190690	1/1/2015	12/31/2015	206190690423	2/2/1965	BRENTWOOD HEALTH CARE CENTER	SANTA MONICA	90404	59	19,214
94	206522099	7/1/2014	6/30/2015	206522099421	10/11/1965	BRENTWOOD SKILLED NURSING AND F	FRED BLUFF	96080	55	18,555
95	206190064	1/1/2015	12/31/2015	206190064423	9/4/1970	BRIARCREST NURSING CENTER	BELL GARDENS	90201	135	44,945
96	206341002	10/1/2014	9/30/2015	206341002422	8/14/1968	BRIARWOOD HEALTH CARE	SACRAMENTO	95824	49	16,250
97	206190105	1/1/2015	12/31/2015	206190105423	3/21/1969	BRIER OAK ON SUNSET	LOS ANGELES	90027	159	50,216
98	206190713	1/1/2015	12/31/2015	206190713423	6/21/1965	BRIGHTON CONVALESCENT CENTER	PASADENA	91103	99	33,053
99	206370703	1/1/2015	12/31/2015	206370703423	6/28/1967	BRIGHTON PLACE - SAN DIEGO	SAN DIEGO	92105	99	35,097

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
80	206371270	365	1.00000	32,923	36,135	10,207	10,207	5,046	91.11%	32,191	32,191	32,923
81	206400699	365	1.00000	38,111	59,130	25,493	25,493	3,147	64.45%	52,676	52,676	52,676
82	206010851	365	1.00000	21,921	22,265	869	869	15,478	98.45%	19,835	19,835	21,921
83	206190073	365	1.00000	35,471	45,625	21,217	21,217	7,249	77.74%	40,645	40,645	40,645
84	206390796	365	1.00000	30,291	33,580	-	-	17,219	90.21%	29,915	29,915	30,291
85	206100684	365	1.00000	19,844	21,535	-	-	15,019	92.15%	19,185	19,185	19,844
86	206010760	365	1.00000	14,486	14,600	-	-	12,399	99.22%	13,007	13,007	14,486
87	206144006	365	1.00000	27,841	36,135	576	576	19,321	77.05%	32,191	32,191	32,191
88	206190101	365	1.00000	29,771	36,135	-	-	9,149	82.39%	32,191	32,191	32,191
89	206331125	365	1.00000	15,316	17,520	36	36	8,777	87.42%	15,608	15,608	15,608
90	206190102	365	1.00000	18,218	21,535	13,774	13,774	3,911	84.60%	19,185	19,185	19,185
91	206371703	344	0.94247	51,732	51,256	21,917	23,255	12,379	95.12%	45,662	48,449	51,732
92	206500806	184	0.50411	48,269	26,680	31	61	15,810	91.20%	23,768	47,149	48,269
93	206190690	365	1.00000	19,214	21,535	5,458	5,458	468	89.22%	19,185	19,185	19,214
94	206522099	365	1.00000	18,555	20,075	165	165	14,920	92.43%	17,884	17,884	18,555
95	206190064	365	1.00000	44,945	49,275	21,201	21,201	8,202	91.21%	43,897	43,897	44,945
96	206341002	365	1.00000	16,250	17,885	1,330	1,330	11,854	90.86%	15,933	15,933	16,250
97	206190105	365	1.00000	50,216	58,035	29,743	29,743	7,365	86.53%	51,701	51,701	51,701
98	206190713	365	1.00000	33,053	36,135	17,202	17,202	7,194	91.47%	32,191	32,191	33,053
99	206370703	365	1.00000	35,097	36,135	17,204	17,204	7,030	97.13%	32,191	32,191	35,097

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% quip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D) / "Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
80	206371270	919	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	69.28	68.28	
81	206400699	934	1.105	12,646,390	1,264,639	648,000	13,294,390	5,158,223	47.69	38.60	35.68
82	206010851	946	1.231	5,304,900	530,490	244,000	5,548,900	2,152,973	56.12	45.86	44.12
83	206190073	914	1.122	9,908,140	990,814	500,000	10,408,140	4,038,358	47.30	40.56	35.29
84	206390796	953	1.126	7,318,389	731,839	368,000	7,686,389	2,982,319	54.46	48.32	42.45
85	206100684	936	1.113	4,639,129	463,913	236,000	4,875,129	1,891,550	52.57	45.93	40.56
86	206010760	945	1.179	3,331,678	333,168	160,000	3,491,678	1,354,771	45.67	39.57	33.66
87	206144006	935	1.081	7,560,494	756,049	396,000	7,956,494	3,087,120	16.38	15.36	4.38
88	206190101	908	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	46.79	40.33	34.78
89	206331125	922	1.101	3,733,514	373,351	192,000	3,925,514	1,523,100	52.60	46.48	40.59
90	206190102	900	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	57.45	51.32	45.44
91	206371703	920	1.091	11,484,188	1,148,419	596,000	12,080,188	4,687,113	32.55	31.48	20.54
92	206500806	953	1.126	11,534,418	1,153,442	580,000	12,114,418	4,700,394	47.35		
93	206190690	904	1.103	4,597,448	459,745	236,000	4,833,448	1,875,378	53.03	43.87	41.02
94	206522099	960	1.184	4,600,486	460,049	220,000	4,820,486	1,870,348	52.35	46.02	40.34
95	206190064	902	1.134	10,815,238	1,081,524	540,000	11,355,238	4,405,833	47.44	39.69	35.44
96	206341002	958	1.134	3,925,531	392,553	196,000	4,121,531	1,599,154	49.50	43.05	37.49
97	206190105	900	1.134	12,737,947	1,273,795	636,000	13,373,947	5,189,092	48.90	39.15	36.89
98	206190713	911	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	52.65	46.53	40.64
99	206370703	921	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	50.63	40.42	38.62

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
80	206371270	No	69.28		69.28	Yes	1.24698	(0.24698)	(1,982,375)
81	206400699	Yes	39.60	36.26	36.26	Yes	0.65267	0.34733	4,617,501
82	206010851	Yes	46.86		46.86	Yes	0.84354	0.15646	868,166
83	206190073	Yes	41.56		41.56	Yes	0.74815	0.25185	2,621,250
84	206390796	Yes	49.32		49.32	Yes	0.88778	0.11222	862,549
85	206100684	Yes	46.93	45.55	45.55	Yes	0.81985	0.18015	878,252
86	206010760	Yes	40.57	40.16	40.16	Yes	0.72291	0.27709	967,499
87	206144006	No	16.36		16.36	No	0.29449	0.70551	5,613,372
88	206190101	Yes	41.33	36.91	36.91	Yes	0.66446	0.33554	2,749,476
89	206331125	Yes	47.48		47.48	Yes	0.85466	0.14534	570,551
90	206190102	Yes	52.32		52.32	Yes	0.94170	0.05830	289,299
91	206371703	No	32.48		32.48	No	0.58466	0.41534	5,017,437
92	206500806	No	47.35		47.35	Yes	0.85231	0.14769	1,789,150
93	206190690	Yes	44.87		44.87	Yes	0.80772	0.19228	929,394
94	206522099	Yes	47.02		47.02	Yes	0.84633	0.15367	740,742
95	206190064	Yes	40.69		40.69	Yes	0.73239	0.26761	3,038,753
96	206341002	Yes	44.05		44.05	Yes	0.79285	0.20715	853,790
97	206190105	Yes	40.15		40.15	Yes	0.72273	0.27727	3,708,233
98	206190713	Yes	47.53		47.53	Yes	0.85554	0.14446	1,172,625
99	206370703	Yes	41.42		41.42	Yes	0.74548	0.25452	2,042,909

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
80	206371270	3,114,256	3,877,300	271,411	8.24	84,106	84,106	10,207
81	206400699	5,158,223	6,422,862	449,600	8.54	217,710	217,710	25,493
82	206010851	2,152,973	2,683,463	187,842	8.57	7,447	7,447	869
83	206190073	4,038,358	5,029,172	352,042	8.66	183,739	183,739	21,217
84	206390796	2,982,319	3,714,158	259,991	8.58	-	-	-
85	206100684	1,891,550	2,355,463	164,882	8.31	-	-	-
86	206010760	1,354,771	1,687,939	118,156	8.16	-	-	-
87	206144006	5,613,372	6,369,421	445,859	13.85	7,978	7,978	576
88	206190101	3,179,384	3,959,213	277,145	8.61	-	-	-
89	206331125	1,523,100	1,896,451	132,752	8.51	306	306	36
90	206190102	1,925,512	2,398,178	167,872	8.75	120,523	120,523	13,774
91	206371703	5,017,437	6,165,856	431,610	8.34	182,788	193,946	24,675
92	206500806	4,700,394	5,853,836	409,769	8.49	263	522	122
93	206190690	1,875,378	2,335,122	163,459	8.51	46,448	46,448	5,458
94	206522099	1,870,348	2,330,397	163,128	8.79	1,450	1,450	165
95	206190064	4,405,833	5,487,356	384,115	8.55	181,269	181,269	21,201
96	206341002	1,599,154	1,991,707	139,419	8.58	11,411	11,411	1,330
97	206190105	5,189,092	6,462,886	452,402	8.75	260,251	260,251	29,743
98	206190713	3,149,534	3,921,669	274,517	8.31	142,949	142,949	17,202
99	206370703	3,114,256	3,877,300	271,411	7.73	132,987	132,987	17,204

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
100	206370776	1/1/2015	12/31/2015	206370776423	6/14/1950	BRIGHTON PLACE SPRING VALLEY	SPRING VALLEY	91977	75	24,369
101	206190359	1/1/2015	12/31/2015	206190359423	2/13/1968	BROADWAY BY THE SEA	LONG BEACH	90803	98	31,770
102	206190109	1/1/2015	12/31/2015	206190109423	11/16/1964	BROADWAY HEALTHCARE CENTER	SAN GABRIEL	91776	59	20,444
103	206190704	1/1/2015	12/31/2015	206190704423	2/1/1962	BROADWAY MANOR CONVALESCENT	GLENDALE	91204	78	27,280
104	206491017	1/1/2015	12/31/2015	206491017423	9/25/1968	BROADWAY VILLA POST ACUTE	SONOMA	95476	144	44,655
105	206010904	1/1/2015	12/31/2015	206010904423	11/19/1969	BROOKDALE HEALTHCARE & WELLNESS	OAKLAND	94602	94	29,323
106	206154109	1/1/2015	12/31/2015	206154109423	1/18/2001	BROOKDALE RIVERWALK SNF (CA)	BAKERSFIELD	93312	120	41,302
107	206190615	1/1/2015	12/31/2015	206190615423	10/14/1968	BROOKFIELD CARE & REHABILITATION	DOWNEY	90240	70	22,387
108	206361129	1/1/2015	12/31/2015	206361129423	9/17/1970	BROOKSIDE HEALTHCARE CENTER	REDLANDS	92373	97	32,767
109	206413502	1/1/2015	12/31/2015	206413502423	10/1/1966	BROOKSIDE SKILLED NURSING HOSPITAL	SAN MATEO	94403	99	32,496
110	206150688	1/1/2015	12/31/2015	206150688423	12/6/1965	BROWNING MANOR CONVALESCENT	DELANO	93215	53	18,242
111	206301171	1/1/2015	12/31/2015	206301171423	5/29/1962	BUENA PARK NURSING CENTER	BUENA PARK	90620	143	49,320
112	206190111	1/1/2015	12/31/2015	206190111423	3/2/1967	BUENA VENTURA CARE CENTER	LOS ANGELES	90023	99	30,832
113	206301130	1/1/2015	12/31/2015	206301130423	10/14/1960	BUENA VISTA CARE CENTER	ANAHEIM	92802	99	29,103
114	206420901	1/1/2015	12/31/2015	206420901423	11/10/1967	BUENA VISTA CARE CENTER	SANTA BARBARA	93111	150	44,932
115	206190083	1/1/2015	12/31/2015	206190083423	9/29/1971	BURBANK HEALTHCARE & REHABILITATION	BURBANK	91506	188	64,027
116	206190118	7/1/2014	6/30/2015	206190118421	5/24/1964	BURLINGTON CONVALESCENT HOSPITAL	LOS ANGELES	90057	124	44,122
117	206100689	6/1/2014	5/31/2015	206100689421	2/16/1962	CALIFORNIA ARMENIAN HOME	FRESNO	93727	120	42,043
118	206190123	1/1/2015	12/31/2015	206190123423	11/14/1966	CALIFORNIA CONVALESCENT CENTER	LOS ANGELES	90005	66	20,297
119	206190082	1/1/2015	12/31/2015	206190082423	10/30/1969	CALIFORNIA HEALTHCARE & REHABILITATION	VAN NUYS	91411	201	69,744

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
100	206370776	365	1.00000	24,369	27,375	12,327	12,327	5,358	89.02%	24,387	24,387	24,387
101	206190359	365	1.00000	31,770	35,770	16,786	16,786	6,207	88.82%	31,866	31,866	31,866
102	206190109	365	1.00000	20,444	21,535	12,479	12,479	3,012	94.93%	19,185	19,185	20,444
103	206190704	365	1.00000	27,280	28,470	15,849	15,849	2,796	95.82%	25,363	25,363	27,280
104	206491017	365	1.00000	44,655	52,560	31,360	31,360	4,209	84.96%	46,824	46,824	46,824
105	206010904	365	1.00000	29,323	34,310	851	851	21,461	85.46%	30,565	30,565	30,565
106	206154109	365	1.00000	41,302	43,800	-	-	20,062	94.30%	39,020	39,020	41,302
107	206190615	365	1.00000	22,387	25,550	8,287	8,287	1,658	87.62%	22,761	22,761	22,761
108	206361129	365	1.00000	32,767	35,405	8,180	8,180	5,632	92.55%	31,541	31,541	32,767
109	206413502	365	1.00000	32,496	36,135	20,446	20,446	1,024	89.93%	32,191	32,191	32,496
110	206150688	365	1.00000	18,242	19,345	54	54	16,450	94.30%	17,234	17,234	18,242
111	206301171	365	1.00000	49,320	52,195	21,739	21,739	1,398	94.49%	46,498	46,498	49,320
112	206190111	365	1.00000	30,832	36,135	15,618	15,618	4,576	85.32%	32,191	32,191	32,191
113	206301130	365	1.00000	29,103	36,135	21,614	21,614	920	80.54%	32,191	32,191	32,191
114	206420901	365	1.00000	44,932	54,750	33,127	33,127	1,293	82.07%	48,775	48,775	48,775
115	206190083	365	1.00000	64,027	68,620	21,410	21,410	10,419	93.31%	61,131	61,131	64,027
116	206190118	365	1.00000	44,122	45,260	13,356	13,356	18,504	97.49%	40,320	40,320	44,122
117	206100689	365	1.00000	42,043	43,800	-	-	29,832	95.99%	39,020	39,020	42,043
118	206190123	365	1.00000	20,297	24,090	11,131	11,131	8,566	84.25%	21,461	21,461	21,461
119	206190082	365	1.00000	69,744	73,365	23,842	23,842	10,999	95.06%	65,358	65,358	69,744

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
100	206370776	919	1.091	5,780,632	578,063	300,000	6,080,632	2,359,285	67.68	57.14	55.67
101	206190359	908	1.115	7,719,519	771,952	392,000	8,111,519	3,147,269	50.00	39.99	37.99
102	206190109	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	53.25	47.12	41.24
103	206190704	912	1.104	6,083,492	608,349	312,000	6,395,492	2,481,451	56.04	46.90	44.03
104	206491017	954	1.221	12,421,311	1,242,131	576,000	12,997,311	5,042,957	49.39	40.20	37.38
105	206010904	946	1.231	8,174,763	817,476	376,000	8,550,763	3,317,696	48.24		36.23
106	206154109	933	1.096	9,291,398	929,140	480,000	9,771,398	3,791,303	17.05	16.04	5.04
107	206190615	902	1.134	5,607,901	560,790	280,000	5,887,901	2,284,506	49.33	36.90	37.33
108	206361129	923	1.085	7,435,167	743,517	388,000	7,823,167	3,035,389	47.41	34.86	35.40
109	206413502	944	1.219	8,525,663	852,566	396,000	8,921,663	3,461,605	51.37	43.44	39.36
110	206150688	932	1.096	4,103,701	410,370	212,000	4,315,701	1,674,492	52.19	46.07	40.18
111	206301171	906	1.115	11,264,195	1,126,420	572,000	11,836,195	4,592,444	55.72	47.58	43.71
112	206190111	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.96	44.84	38.95
113	206301130	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	57.34	49.98	45.33
114	206420901	931	1.101	11,667,233	1,166,723	600,000	12,267,233	4,759,686	50.26	42.28	38.25
115	206190083	915	1.122	14,901,843	1,490,184	752,000	15,653,843	6,073,691	46.38	39.23	34.37
116	206190118	900	1.134	9,933,997	993,400	496,000	10,429,997	4,046,839	53.73	47.60	41.72
117	206100689	937	1.113	9,435,517	943,552	480,000	9,915,517	3,847,220	56.00	49.87	43.99
118	206190123	900	1.134	5,287,450	528,745	264,000	5,551,450	2,153,963	51.25	45.13	39.24
119	206190082	914	1.122	15,932,289	1,593,229	804,000	16,736,289	6,493,680	48.29	41.73	36.28

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
100	206370776	Yes	58.14	57.21	57.21	Yes	1.02973	(0.02973)	(180,789)
101	206190359	Yes	40.99		40.99	Yes	0.73785	0.26215	2,126,462
102	206190109	Yes	48.12		48.12	Yes	0.86621	0.13379	655,017
103	206190704	Yes	47.90		47.90	Yes	0.86222	0.13778	881,155
104	206491017	Yes	41.20	39.52	39.52	Yes	0.71133	0.28867	3,751,947
105	206010904	Yes	43.24		43.24	Yes	0.77824	0.22176	1,896,208
106	206154109	No	17.04	16.75	16.75	No	0.30147	0.69853	6,825,626
107	206190615	Yes	37.90		37.90	Yes	0.68221	0.31779	1,871,102
108	206361129	Yes	35.86		35.86	Yes	0.64551	0.35449	2,773,247
109	206413502	Yes	44.44		44.44	Yes	0.79992	0.20008	1,785,004
110	206150688	Yes	47.07		47.07	Yes	0.84728	0.15272	659,099
111	206301171	Yes	48.58		48.58	Yes	0.87451	0.12549	1,485,306
112	206190111	Yes	45.84		45.84	Yes	0.82510	0.17490	1,456,437
113	206301130	Yes	50.98		50.98	Yes	0.91765	0.08235	674,242
114	206420901	Yes	43.28		43.28	Yes	0.77904	0.22096	2,710,610
115	206190083	Yes	40.23	39.50	39.50	Yes	0.71097	0.28903	4,524,391
116	206190118	Yes	48.60		48.60	Yes	0.87487	0.12513	1,305,117
117	206100689	Yes	50.87		50.87	Yes	0.91559	0.08441	836,967
118	206190123	Yes	46.13		46.13	Yes	0.83041	0.16959	941,471
119	206190082	Yes	42.73		42.73	Yes	0.76909	0.23091	3,864,512

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
100	206370776	2,359,285	2,937,348	205,614	8.43	103,917	103,917	12,327
101	206190359	3,147,269	3,919,221	274,345	8.61	144,527	144,527	16,786
102	206190109	1,899,636	2,365,633	165,594	8.10	101,080	101,080	12,479
103	206190704	2,481,451	3,089,800	216,286	7.93	125,683	125,683	15,849
104	206491017	5,042,957	6,285,088	439,956	9.40	294,784	294,784	31,360
105	206010904	3,317,696	4,135,172	289,462	9.47	8,059	8,059	851
106	206154109	6,825,626	7,754,765	542,834	13.14	-	-	-
107	206190615	2,284,506	2,845,296	199,171	8.75	72,511	72,511	8,287
108	206361129	3,035,389	3,778,906	264,523	8.07	66,013	66,013	8,180
109	206413502	3,461,605	4,314,172	301,992	9.29	189,943	189,943	20,446
110	206150688	1,674,492	2,084,862	145,940	8.00	432	432	54
111	206301171	4,592,444	5,718,863	400,320	8.12	176,521	176,521	21,739
112	206190111	3,230,944	4,024,061	281,684	8.75	136,658	136,658	15,618
113	206301130	3,176,671	3,955,800	276,906	8.60	185,880	185,880	21,614
114	206420901	4,759,686	5,926,409	414,849	8.51	281,911	281,911	33,127
115	206190083	6,073,691	7,563,875	529,471	8.27	177,061	177,061	21,410
116	206190118	4,046,839	5,040,238	352,817	8.00	106,848	106,848	13,356
117	206100689	3,847,220	4,790,772	335,354	7.98	-	-	-
118	206190123	2,153,963	2,682,708	187,790	8.75	97,396	97,396	11,131
119	206190082	6,493,680	8,086,909	566,084	8.12	193,597	193,597	23,842

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
120	206331352	1/1/2015	12/31/2015	206331352423	11/18/1965	CALIFORNIA NURSING AND REHABILITATION CENTER	PALM SPRINGS	92262	80	26,448
121	206044028	1/1/2015	12/31/2015	206044028423	3/1/1995	CALIFORNIA PARK REHABILITATION CENTER	CHICO	95928	90	30,049
122	206361150	4/5/2015	12/31/2015	206361150423	1/15/1962	CALIMESA POST ACUTE CARE	YUCAIPA, CA	92399	82	21,963
123	206560823	1/1/2015	12/31/2015	206560823423	8/1/1971	CAMARILLO HEALTHCARE CENTER	CAMARILLO	93010	114	36,499
124	206430730	1/1/2015	12/31/2015	206430730423	10/15/1958	CAMDEN POSTACUTE CARE, INC.	CAMPBELL	95008	60	19,158
125	206190265	4/1/2014	3/31/2015	206190265420	4/10/1972	CAMELLIA GARDENS CARE CENTER	PASADENA	91103	80	26,122
126	206190131	1/1/2015	12/31/2015	206190131423	9/19/1968	CANYON OAKS NURSING AND REHABILITATION CENTER	CANOGA PARK	91303	185	55,597
127	206301118	1/1/2015	12/31/2015	206301118423	12/11/1966	CAPISTRANO BEACH CARE CENTER	CAPISTRANO BEACH	92624	93	27,988
128	206342204	1/1/2015	12/31/2015	206342204423	4/1/1969	CAPITAL TRANSITIONAL CARE	SACRAMENTO, CA	95822	121	39,832
129	206301134	1/1/2015	12/31/2015	206301134423	8/2/1972	CAREHOUSE HEALTHCARE CENTER	SANTA ANA	92705	174	56,183
130	206410734	1/1/2015	12/31/2015	206410734423	6/9/1962	CARLMONT GARDENS NURSING CENTER	CENTRAL BELMONT	94002	74	23,958
131	206374248	4/1/2014	3/31/2015	206374248420	9/11/1998	CARLSBAD BY THE SEA	CARLSBAD	92008	33	10,761
132	206270722	1/1/2015	12/31/2015	206270722423	4/21/1969	CARMEL HILLS CARE CENTER	MONTEREY	93940	99	31,206
133	206374028	1/1/2015	12/31/2015	206374028423	9/20/1988	CARMEL MOUNTAIN REHABILITATION CENTER	SAN DIEGO	92128	120	41,327
134	206190700	1/1/2015	12/31/2015	206190700423	4/16/1956	CASA BONITA CONVALESCENT HOSPITAL	SAN DIMAS	91773	106	36,834
135	206341499	1/1/2015	12/31/2015	206341499423	6/29/1966	CASA COLOMA HEALTH CARE CENTER	RANCHO CORDOVA	95670	138	45,901
136	206500821	1/1/2015	12/31/2015	206500821423	8/9/1965	CASA DE MODESTO	MODESTO	95350	59	20,605
137	206190745	1/1/2015	12/31/2015	206190745423	12/18/1969	CASITAS CARE CENTER	GRANADA HILLS	91344	99	33,283
138	206374014	1/1/2015	12/31/2015	206374014423	6/19/1987	CASTLE MANOR NURSING & REHABILITATION CENTER	NATIONAL CITY	91950	99	33,344
139	206190212	1/1/2015	12/31/2015	206190212423	10/14/1969	CATERED MANOR NURSING CENTER	LONG BEACH	90807	83	25,372

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
120	206331352	365	1.00000	26,448	29,200	6,432	6,432	5,319	90.58%	26,013	26,013	26,448
121	206044028	365	1.00000	30,049	32,850	328	328	20,525	91.47%	29,265	29,265	30,049
122	206361150	271	0.74247	29,581	22,222	10,831	14,588	4,822	98.83%	19,797	26,663	29,581
123	206560823	365	1.00000	36,499	41,610	20,401	20,401	868	87.72%	37,069	37,069	37,069
124	206430730	365	1.00000	19,158	21,900	5,927	5,927	7,434	87.48%	19,510	19,510	19,510
125	206190265	365	1.00000	26,122	29,200	2,794	2,794	11,887	89.46%	26,013	26,013	26,122
126	206190131	365	1.00000	55,597	67,525	23,132	23,132	7,070	82.34%	60,155	60,155	60,155
127	206301118	365	1.00000	27,988	33,945	15,752	15,752	483	82.45%	30,240	30,240	30,240
128	206342204	365	1.00000	39,832	44,165	5,564	5,564	22,214	90.19%	39,345	39,345	39,832
129	206301134	365	1.00000	56,183	63,510	39,810	39,810	1,380	88.46%	56,578	56,578	56,578
130	206410734	365	1.00000	23,958	27,010	13,857	13,857	391	88.70%	24,062	24,062	24,062
131	206374248	365	1.00000	10,761	12,045	-	-	579	89.34%	10,730	10,730	10,761
132	206270722	365	1.00000	31,206	36,135	18,577	18,577	1,215	86.36%	32,191	32,191	32,191
133	206374028	365	1.00000	41,327	43,800	6,522	6,522	17,492	94.35%	39,020	39,020	41,327
134	206190700	365	1.00000	36,834	38,690	12,753	12,753	7,517	95.20%	34,467	34,467	36,834
135	206341499	365	1.00000	45,901	50,370	-	-	39,029	91.13%	44,873	44,873	45,901
136	206500821	365	1.00000	20,605	21,535	-	-	15,604	95.68%	19,185	19,185	20,605
137	206190745	365	1.00000	33,283	36,135	17,754	17,754	5,493	92.11%	32,191	32,191	33,283
138	206374014	365	1.00000	33,344	36,135	14,189	14,189	6,770	92.28%	32,191	32,191	33,344
139	206190212	365	1.00000	25,372	30,295	9,284	9,284	4,792	83.75%	26,989	26,989	26,989

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13
 400 Land % (AA3) equip/bed (AB3) Fully Depreciated
 1/1/2017 \$ 172.87 10% 4,000 Minimum Value (AD3)
 0.166667 2.16667 \$ 176.62 38.800%

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
120	206331352	922	1.101	6,222,524	622,252	320,000	6,542,524	2,538,499	52.24	40.57	40.23
121	206044028	959	1.145	7,280,099	728,010	360,000	7,640,099	2,964,358	22.94	21.56	10.93
122	206361150	923	1.085	6,285,399	628,540	328,000	6,613,399	2,565,999	56.08	49.95	44.08
123	206560823	930	1.104	8,891,258	889,126	456,000	9,347,258	3,626,736	46.54	33.87	34.53
124	206430730	950	1.180	5,001,756	500,176	240,000	5,241,756	2,033,801	59.34	53.20	47.33
125	206190265	911	1.104	6,239,479	623,948	320,000	6,559,479	2,545,078	45.84	39.74	33.84
126	206190131	913	1.122	14,664,048	1,466,405	740,000	15,404,048	5,976,770	49.40	31.19	37.39
127	206301118	926	1.095	7,194,264	719,426	372,000	7,566,264	2,935,710	51.18	39.88	39.17
128	206342204	958	1.134	9,693,658	969,366	484,000	10,177,658	3,948,931	48.87	34.42	36.86
129	206301134	927	1.095	13,460,235	1,346,023	696,000	14,156,235	5,492,619	45.53	35.06	33.52
130	206410734	940	1.286	6,722,982	672,298	296,000	7,018,982	2,723,365	55.69	49.56	43.68
131	206374248	920	1.091	2,543,478	254,348	132,000	2,675,478	1,038,085	19.41	18.56	7.40
132	206270722	939	1.148	8,029,091	802,909	396,000	8,425,091	3,268,935	48.82	41.30	36.81
133	206374028	921	1.091	9,249,010	924,901	480,000	9,729,010	3,774,856	29.39	24.53	17.38
134	206190700	917	1.118	8,372,149	837,215	424,000	8,796,149	3,412,906	61.84	51.61	49.83
135	206341499	956	1.134	11,055,577	1,105,558	552,000	11,607,577	4,503,740	51.63	45.51	39.62
136	206500821	953	1.126	4,693,315	469,331	236,000	4,929,315	1,912,574	52.52	41.99	40.51
137	206190745	913	1.122	7,847,247	784,725	396,000	8,243,247	3,198,380	48.16	42.05	36.15
138	206374014	919	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	30.64	29.18	18.64
139	206190212	908	1.115	6,537,960	653,796	332,000	6,869,960	2,665,544	48.33	40.84	36.33

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
120	206331352	Yes	41.57	41.24	41.24	Yes	0.74223	0.25777	1,686,434
121	206044028	No	22.56		22.56	No	0.40609	0.59391	4,537,531
122	206361150	Yes	50.95		50.95	Yes	0.91716	0.08284	547,828
123	206560823	Yes	34.87	34.06	34.06	Yes	0.61316	0.38684	3,615,902
124	206430730	Yes	54.20		54.20	Yes	0.97559	0.02441	127,950
125	206190265	Yes	40.74		40.74	Yes	0.73333	0.26667	1,749,230
126	206190131	Yes	32.19		32.19	No	0.57941	0.42059	6,478,766
127	206301118	Yes	40.88		40.88	Yes	0.73586	0.26414	1,998,579
128	206342204	Yes	35.42		35.42	Yes	0.63759	0.36241	3,688,473
129	206301134	Yes	36.06		36.06	Yes	0.64901	0.35099	4,968,708
130	206410734	Yes	50.56		50.56	Yes	0.91003	0.08997	631,478
131	206374248	No	19.56		19.56	No	0.35205	0.64795	1,733,587
132	206270722	Yes	42.30		42.30	Yes	0.76148	0.23852	2,009,560
133	206374028	No	25.53	25.36	25.36	No	0.45642	0.54358	5,288,502
134	206190700	Yes	52.61		52.61	Yes	0.94694	0.05306	466,755
135	206341499	Yes	46.51		46.51	Yes	0.83720	0.16280	1,889,752
136	206500821	Yes	42.99		42.99	Yes	0.77375	0.22625	1,115,260
137	206190745	Yes	43.05		43.05	Yes	0.77484	0.22516	1,856,082
138	206374014	No	30.18	29.58	29.58	No	0.53237	0.46763	3,753,388
139	206190212	Yes	41.84		41.84	Yes	0.75303	0.24697	1,696,661

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
120	206331352	2,538,499	3,160,752	221,253	8.37	53,836	53,836	6,432
121	206044028	4,537,531	5,265,540	368,588	12.27	4,025	4,025	328
122	206361150	2,565,999	3,194,539	223,618	7.56	81,882	110,284	19,648
123	206560823	3,626,736	4,515,862	316,110	8.53	174,021	174,021	20,401
124	206430730	2,033,801	2,533,977	177,378	9.09	53,876	53,876	5,927
125	206190265	2,545,078	3,169,026	221,832	8.49	23,721	23,721	2,794
126	206190131	6,478,766	7,945,171	556,162	9.25	213,971	213,971	23,132
127	206301118	2,935,710	3,655,137	255,860	8.46	133,262	133,262	15,752
128	206342204	3,948,931	4,918,297	344,281	8.64	48,073	48,073	5,564
129	206301134	5,492,619	6,838,643	478,705	8.46	336,793	336,793	39,810
130	206410734	2,723,365	3,395,663	237,696	9.88	136,907	136,907	13,857
131	206374248	1,733,587	1,987,934	139,155	12.93	-	-	-
132	206270722	3,268,935	4,071,844	285,029	8.85	164,406	164,406	18,577
133	206374028	5,288,502	6,213,403	434,938	10.52	68,611	68,611	6,522
134	206190700	3,412,906	4,250,121	297,508	8.08	103,044	103,044	12,753
135	206341499	4,503,740	5,609,298	392,651	8.55	-	-	-
136	206500821	1,912,574	2,381,906	166,733	8.09	-	-	-
137	206190745	3,198,380	3,983,105	278,817	8.38	148,779	148,779	17,754
138	206374014	3,753,388	4,516,431	316,150	9.48	134,512	134,512	14,189
139	206190212	2,665,544	3,319,340	232,354	8.61	79,935	79,935	9,284

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
140	206431686	1/1/2015	12/31/2015	206431686423	4/8/1968	CEDAR CREST NURSING AND REHABIL	SUNNYVALE	94087	99	29,529
141	206364083	3/20/2015	12/31/2015	206364083423	1/7/1992	CEDAR MOUNTAIN POST ACUTE	YUCAIPA	92399	99	30,381
142	206331375	1/1/2015	12/31/2015	206331375423	05/08/1970	CENTINELA GRAND	PERRIS	92571	109	38,162
143	206190303	7/1/2014	6/30/2015	206190303421	6/17/1952	CENTINELA SKILLED NURSING & WELL	INGLEWOOD	90301	53	18,912
144	206190304	7/1/2014	6/30/2015	206190304421	5/28/1962	CENTINELA SKILLED NURSING & WELL	INGLEWOOD	90301	59	20,743
145	206380772	1/1/2015	12/31/2015	206380772423	7/19/1963	CENTRAL GARDENS	SAN FRANCISCO	94115	92	27,109
146	206190106	1/1/2015	12/31/2015	206190106423	1/17/1964	CENTURY VILLA INC	INGLEWOOD	90302	99	33,556
147	206502269	7/1/2015	12/31/2015	206502269423	1/18/1957	CERES POSTACUTE CARE	CERES	95307	46	7,523
148	206190160	5/1/2014	4/30/2015	206190160421	5/11/1970	CHANDLER CONVALESCENT HOSPITAL	GLENDALE	91204	106	34,680
149	206011527	7/1/2014	6/30/2015	206011527421	11/1/1978	CHAPARRAL HOUSE	BERKELEY	94702	49	13,852
150	206301141	1/1/2015	12/31/2015	206301141423	2/1/1963	CHAPMAN CARE CENTER	GARDEN GROVE	92840	99	34,348
151	206190166	1/1/2015	12/31/2015	206190166423	1/1/1956	CHATSWORTH PARK HEALTH CARE CE	CHATSWORTH	91311	128	43,515
152	206334014	1/1/2015	12/31/2015	206334014423	3/28/1988	CHERRY VALLEY HEALTHCARE	BANNING	92220	132	41,937
153	206042208	12/1/2014	6/30/2015	206042208421	6/2/1969	CHICO HEIGHTS REHABILITATION & W	CHICO	95926	184	27,633
154	206040800	11/1/2014	5/31/2015	206040800421	8/31/1964	CHICO TERRACE HEALTHCARE & WEL	CHICO	95926	76	13,694
155	206190790	1/1/2015	12/31/2015	206190790423	1/23/1964	CHINO VALLEY HEALTH CARE CENTER	POMONA	91766	102	36,620
156	206204023	7/1/2014	6/30/2015	206204023421	6/24/2006	CHOWCHILLA MEMORIAL SNF	CHOWCHILLA	93610	28	9,862
157	206361146	1/1/2015	12/31/2015	206361146423	1/1/1968	CITRUS NURSING CENTER	FONTANA	92335	99	35,035
158	206370711	10/1/2014	9/30/2015	206370711422	11/12/1965	CLAIREMONT HEALTHCARE & WELLNE	SAN DIEGO	92123	99	27,991
159	206190140	1/1/2015	12/31/2015	206190140423	12/24/1964	CLAREMONT CARE CENTER	POMONA	91768	99	33,848

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
140	206431686	365	1.00000	29,529	36,135	7,632	7,632	6,326	81.72%	32,191	32,191	32,191
141	206364083	287	0.78630	38,638	28,413	11,930	15,172	6,258	106.93%	25,312	32,191	38,638
142	206331375	365	1.00000	38,162	39,785	17,243	17,243	14,025	95.92%	35,443	35,443	38,162
143	206190303	365	1.00000	18,912	19,345	2,697	2,697	7,377	97.76%	17,234	17,234	18,912
144	206190304	365	1.00000	20,743	21,535	2,937	2,937	8,240	96.32%	19,185	19,185	20,743
145	206380772	365	1.00000	27,109	33,580	219	219	21,154	80.73%	29,915	29,915	29,915
146	206190106	365	1.00000	33,556	36,135	15,957	15,957	9,999	92.86%	32,191	32,191	33,556
147	206502269	184	0.50411	14,923	8,464	72	143	6,255	88.88%	7,540	14,958	14,958
148	206190160	365	1.00000	34,680	38,690	8,486	8,486	14,963	89.64%	34,467	34,467	34,680
149	206011527	365	1.00000	13,852	17,885	621	621	4,659	77.45%	15,933	15,933	15,933
150	206301141	365	1.00000	34,348	36,135	14,872	14,872	594	95.05%	32,191	32,191	34,348
151	206190166	365	1.00000	43,515	46,720	16,427	16,427	9,355	93.14%	41,621	41,621	43,515
152	206334014	365	1.00000	41,937	48,180	16,159	16,159	9,417	87.04%	42,922	42,922	42,922
153	206042208	212	0.58082	47,576	39,008	198	341	19,325	70.84%	34,751	59,830	59,830
154	206040800	212	0.58082	23,577	16,112	-	-	8,979	84.99%	14,354	24,712	24,712
155	206190790	365	1.00000	36,620	37,230	17,425	17,425	7,452	98.36%	33,167	33,167	36,620
156	206204023	365	1.00000	9,862	10,220	-	-	7,355	96.50%	9,105	9,105	9,862
157	206361146	365	1.00000	35,035	36,135	16,269	16,269	6,333	96.96%	32,191	32,191	35,035
158	206370711	365	1.00000	27,991	36,135	12,555	12,555	8,321	77.46%	32,191	32,191	32,191
159	206190140	365	1.00000	33,848	36,135	11,076	11,076	6,995	93.67%	32,191	32,191	33,848

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) quip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
140	206431686	940	1.286	8,994,260	899,426	396,000	9,390,260	3,643,421	49.85	42.02	37.84
141	206364083	923	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	26.09	25.04	14.08
142	206331375	925	1.112	8,562,894	856,289	436,000	8,998,894	3,491,571	47.77	41.76	35.76
143	206190303	903	1.103	4,129,911	412,991	212,000	4,341,911	1,684,661	65.67	59.67	53.66
144	206190304	903	1.103	4,597,448	459,745	236,000	4,833,448	1,875,378	55.72	49.32	43.71
145	206380772	941	1.286	8,358,302	835,830	368,000	8,726,302	3,385,805	54.58	48.45	42.57
146	206190106	903	1.103	7,714,361	771,436	396,000	8,110,361	3,146,820	54.08	47.95	42.07
147	206502269	953	1.126	3,659,195	365,919	184,000	3,843,195	1,491,159	61.08	54.75	49.07
148	206190160	912	1.104	8,267,310	826,731	424,000	8,691,310	3,372,228	47.76	41.65	35.75
149	206011527	947	1.230	4,257,851	425,785	196,000	4,453,851	1,728,094	39.28	36.40	27.27
150	206301141	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	55.04	48.26	43.03
151	206190166	913	1.122	10,145,936	1,014,594	512,000	10,657,936	4,135,279	62.13	49.68	50.12
152	206334014	922	1.101	10,267,165	1,026,716	528,000	10,795,165	4,188,524	29.87	28.29	17.86
153	206042208	959	1.145	14,883,757	1,488,376	736,000	15,619,757	6,060,466	48.70	42.59	36.69
154	206040800	959	1.145	6,147,639	614,764	304,000	6,451,639	2,503,236	53.46	47.33	41.45
155	206190790	917	1.118	8,056,219	805,622	408,000	8,464,219	3,284,117	54.06	47.05	42.05
156	206204023	936	1.113	2,201,621	220,162	112,000	2,313,621	897,685	11.62	10.61	
157	206361146	923	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	50.12	41.89	38.11
158	206370711	921	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	52.26	43.99	40.25
159	206190140	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	53.14	43.94	41.13

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	Received Five Year Age Reduction in 2005/06 Model'	Calculated Effective Age	Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value
				Effective Age After Improvements and Bed Additions	AG				
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
140	206431686	Yes	43.02	42.43	42.43	Yes	0.76383	0.23617	2,217,699
141	206364083	No	26.04		26.04	No	0.46869	0.53131	4,242,240
142	206331375	Yes	42.76		42.76	Yes	0.76976	0.23024	2,071,915
143	206190303	Yes	60.67		60.67	Yes	1.09198	(0.09198)	(399,384)
144	206190304	Yes	50.32		50.32	Yes	0.90583	0.09417	455,170
145	206380772	Yes	49.45		49.45	Yes	0.89011	0.10989	958,892
146	206190106	Yes	48.95		48.95	Yes	0.88116	0.11884	963,803
147	206502269	Yes	55.75		55.75	Yes	1.00345	(0.00345)	(13,248)
148	206190160	Yes	42.65		42.65	Yes	0.76775	0.23225	2,018,521
149	206011527	No	37.40		37.40	Yes	0.67311	0.32689	1,455,918
150	206301141	Yes	49.26	48.83	48.83	Yes	0.87896	0.12104	990,987
151	206190166	Yes	50.68		50.68	Yes	0.91220	0.08780	935,801
152	206334014	No	29.29		29.29	No	0.52720	0.47280	5,103,933
153	206042208	Yes	43.59		43.59	Yes	0.78462	0.21538	3,364,137
154	206040800	Yes	48.33		48.33	Yes	0.87000	0.13000	838,713
155	206190790	Yes	48.05		48.05	Yes	0.86488	0.13512	1,143,646
156	206204023	No	11.61		11.61	No	0.20900	0.79100	1,830,080
157	206361146	Yes	42.89		42.89	Yes	0.77200	0.22800	1,820,422
158	206370711	Yes	44.99	43.54	43.54	Yes	0.78367	0.21633	1,736,327
159	206190140	Yes	44.94		44.94	Yes	0.80885	0.19115	1,570,377

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
140	206431686	3,643,421	4,542,847	317,999	9.88	75,404	75,404	7,632
141	206364083	4,242,240	5,001,087	350,076	9.06	108,086	137,461	19,296
142	206331375	3,491,571	4,347,860	304,350	7.98	137,599	137,599	17,243
143	206190303	1,684,661	2,097,652	146,836	7.76	20,929	20,929	2,697
144	206190304	1,875,378	2,335,122	163,459	7.88	23,144	23,144	2,937
145	206380772	3,385,805	4,221,635	295,514	9.88	2,164	2,164	219
146	206190106	3,146,820	3,918,256	274,278	8.17	130,369	130,369	15,957
147	206502269	1,491,159	1,857,079	129,996	8.69	626	1,241	283
148	206190160	3,372,228	4,198,959	293,927	8.48	71,961	71,961	8,486
149	206011527	1,728,094	2,153,879	150,772	9.46	5,875	5,875	621
150	206301141	3,176,671	3,955,800	276,906	8.06	119,868	119,868	14,872
151	206190166	4,135,279	5,149,873	360,491	8.28	136,016	136,016	16,427
152	206334014	5,103,933	6,130,649	429,145	10.00	161,590	161,590	16,159
153	206042208	6,060,466	7,548,842	528,419	8.83	1,748	3,010	587
154	206040800	2,503,236	3,118,000	218,260	8.83	-	-	-
155	206190790	3,284,117	4,089,739	286,282	7.82	136,264	136,264	17,425
156	206204023	1,830,080	2,050,242	143,517	14.55	-	-	-
157	206361146	3,097,974	3,856,821	269,977	7.71	125,434	125,434	16,269
158	206370711	3,114,256	3,877,300	271,411	8.43	105,839	105,839	12,555
159	206190140	3,187,525	3,969,452	277,862	8.21	90,934	90,934	11,076

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
160	206196220	4/1/2014	3/31/2015	206196220420	7/16/2001	CLAREMONT MANOR CARE CENTER	CLAREMONT	91711	59	18,073
161	206190181	1/1/2015	12/31/2015	206190181423	1/1/1966	CLEAR VIEW SANITARIUM AND CLEAR	GARDENA	90247	172	62,007
162	206491003	1/1/2015	12/31/2015	206491003423	6/1/1967	CLOVERDALE HEALTHCARE CENTER	CLOVERDALE	95425	72	22,181
163	206190050	1/1/2015	12/31/2015	206190050423	11/12/1958	COAST CARE CONVALESCENT	BALDWIN PARK	91706	48	17,054
164	206560539	1/1/2015	12/31/2015	206560539423	06/12/1963	COASTAL VIEW HEALTHCARE CENTER	VENTURA	93003	96	25,402
165	206340908	1/1/2015	12/31/2015	206340908423	2/16/1970	COLLEGE OAK NURSING AND REHABIL	SACRAMENTO	95841	120	35,506
166	206190190	1/1/2015	12/31/2015	206190190423	2/27/1969	COLONIAL CARE CENTER	LONG BEACH	90802	196	70,534
167	206190188	6/1/2014	5/31/2015	206190188421	1/1/1959	COLONIAL GARDENS NURSING HOME	PICO RIVERA	90660	99	34,797
168	206331151	1/1/2015	12/31/2015	206331151423	3/20/1965	COMMUNITY CARE AND REHABILITATI	RIVERSIDE	92506	162	54,736
169	206370684	1/1/2015	12/31/2015	206370684423	1/2/1968	COMMUNITY CONVALESCENT HOSPIT	LA MESA	91941	119	40,445
170	206331116	1/1/2015	12/31/2015	206331116423	1/1/1963	COMMUNITY CARE ON PALM	RIVERSIDE	92501	51	17,442
171	206361350	1/1/2015	12/31/2015	206361350423	4/8/1966	COMMUNITY EXTENDED CARE HOSPIT	MONTCLAIR	91763	140	47,343
172	206454002	1/1/2015	12/31/2015	206454002423	9/6/1988	COPPER RIDGE CARE CENTER	REDDING	96002	125	40,028
173	206370740	1/1/2015	12/31/2015	206370740423	11/23/1966	COTTONWOOD CANYON HEALTHCARE	EL CAJON	92021	96	30,945
174	206570896	1/1/2015	12/31/2015	206570896423	9/15/1969	COTTONWOOD POST-ACUTE REHAB	WOODLAND	95695	98	32,435
175	206400475	10/1/2014	9/30/2015	206400475422	1/26/1961	COUNTRY CARE CONVALESCENT HOS	ATASCADERO	93422	60	20,380
176	206044159	1/1/2015	12/31/2015	206044159423	3/26/2003	COUNTRY CREST POST ACUTE	OROVILLE	95966	59	21,029
177	206374066	1/1/2015	12/31/2015	206374066423	6/16/1990	COUNTRY HILLS HEALTH CARE CENTE	EL CAJON	92021	305	106,230
178	206190214	1/1/2015	12/31/2015	206190214423	4/26/1963	COUNTRY MANOR HEALTHCARE	LAKE VIEW TERRAC	91342	99	30,699
179	206370660	1/1/2015	12/31/2015	206370660423	3/22/1968	COUNTRY MANOR LA MESA HEALTHCA	LA MESA	91942	99	33,798

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
160	206196220	365	1.00000	18,073	21,535	405	405	7,321	83.92%	19,185	19,185	19,185
161	206190181	365	1.00000	62,007	62,780	34,611	34,611	12,598	98.77%	55,928	55,928	62,007
162	206491003	365	1.00000	22,181	26,280	17,620	17,620	263	84.40%	23,412	23,412	23,412
163	206190050	365	1.00000	17,054	17,520	12,016	12,016	2,129	97.34%	15,608	15,608	17,054
164	206560539	365	1.00000	25,402	35,040	9,725	9,725	279	72.49%	31,216	31,216	31,216
165	206340908	365	1.00000	35,506	43,800	2,632	2,632	27,647	81.06%	39,020	39,020	39,020
166	206190190	365	1.00000	70,534	71,540	30,542	30,542	14,464	98.59%	63,732	63,732	70,534
167	206190188	365	1.00000	34,797	36,135	12,888	12,888	15,408	96.30%	32,191	32,191	34,797
168	206331151	365	1.00000	54,736	59,130	20,297	20,297	15,027	92.57%	52,676	52,676	54,736
169	206370684	365	1.00000	40,445	43,435	13,294	13,294	4,564	93.12%	38,694	38,694	40,445
170	206331116	365	1.00000	17,442	18,615	7,009	7,009	6,809	93.70%	16,583	16,583	17,442
171	206361350	365	1.00000	47,343	51,100	16,754	16,754	6,966	92.65%	45,523	45,523	47,343
172	206454002	365	1.00000	40,028	45,625	21,067	21,067	1,320	87.73%	40,645	40,645	40,645
173	206370740	365	1.00000	30,945	35,040	12,780	12,780	9,071	88.31%	31,216	31,216	31,216
174	206570896	365	1.00000	32,435	35,770	20,581	20,581	3,337	90.68%	31,866	31,866	32,435
175	206400475	365	1.00000	20,380	21,900	14,899	14,899	630	93.06%	19,510	19,510	20,380
176	206044159	365	1.00000	21,029	21,535	-	-	7,244	97.65%	19,185	19,185	21,029
177	206374066	365	1.00000	106,230	111,325	56,304	56,304	24,919	95.42%	99,175	99,175	106,230
178	206190214	365	1.00000	30,699	36,135	8,883	8,883	8,848	84.96%	32,191	32,191	32,191
179	206370660	365	1.00000	33,798	36,135	12,309	12,309	6,924	93.53%	32,191	32,191	33,798

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13
 400 Land % (AA3) equip/bed (AB3) Fully Depreciated
 1/1/2017 \$ 172.87 10% 4,000 Minimum Value (AD3)
 0.166667 2.16667 \$ 176.62 38.800%

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
160	206196220	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	16.56	15.54	5.34
161	206190181	902	1.134	13,779,415	1,377,941	688,000	14,467,415	5,613,357	52.12	46.00	40.11
162	206491003	954	1.221	6,210,655	621,066	288,000	6,498,655	2,521,478	50.71	40.30	38.70
163	206190050	917	1.118	3,791,162	379,116	192,000	3,983,162	1,545,467	59.26	53.12	47.25
164	206560539	930	1.104	7,487,375	748,737	384,000	7,871,375	3,054,093	54.68	53.68	
165	206340908	958	1.134	9,613,545	961,355	480,000	10,093,545	3,916,296	47.99	41.88	35.98
166	206190190	908	1.115	15,439,037	1,543,904	784,000	16,223,037	6,294,538	48.96	40.20	36.95
167	206190188	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	59.13	49.77	47.12
168	206331151	925	1.112	12,726,503	1,272,650	648,000	13,374,503	5,189,307	52.91	46.90	40.90
169	206370684	919	1.091	9,171,935	917,194	476,000	9,647,935	3,743,399	50.12	40.39	38.11
170	206331116	925	1.112	4,006,492	400,649	204,000	4,210,492	1,633,671	55.12	48.20	43.12
171	206361350	917	1.118	11,057,555	1,105,756	560,000	11,617,555	4,507,611	51.85	45.29	39.85
172	206454002	960	1.184	10,455,649	1,045,565	500,000	10,955,649	4,250,792	29.42	25.48	17.42
173	206370740	920	1.091	7,399,208	739,921	384,000	7,783,208	3,019,885	51.23	37.83	39.22
174	206570896	956	1.134	7,851,062	785,106	392,000	8,243,062	3,198,308	48.41	37.52	36.41
175	206400475	934	1.105	4,683,848	468,385	240,000	4,923,848	1,910,453	57.05	50.92	45.05
176	206044159	959	1.145	4,772,509	477,251	236,000	5,008,509	1,943,302	14.87	13.85	2.86
177	206374066	920	1.091	23,507,902	2,350,790	1,220,000	24,727,902	9,594,426	27.65	26.32	15.64
178	206190214	913	1.122	7,847,247	784,725	396,000	8,243,247	3,198,380	54.81	41.59	42.80
179	206370660	919	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	49.90	43.78	37.89

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
160	206196220	No	16.54		16.54	No	0.29764	0.70236	3,438,736
161	206190181	Yes	47.00		47.00	Yes	0.84600	0.15400	2,227,982
162	206491003	Yes	41.30	40.25	40.25	Yes	0.72441	0.27559	1,790,941
163	206190050	Yes	54.12		54.12	Yes	0.97421	0.02579	102,713
164	206560539	No	54.68	53.72	53.72	Yes	0.96700	0.03300	259,780
165	206340908	Yes	42.88		42.88	Yes	0.77189	0.22811	2,302,487
166	206190190	Yes	41.20		41.20	Yes	0.74162	0.25838	4,191,775
167	206190188	Yes	50.77		50.77	Yes	0.91379	0.08621	706,403
168	206331151	Yes	47.90	47.43	47.43	Yes	0.85371	0.14629	1,956,516
169	206370684	Yes	41.39	40.25	40.25	Yes	0.72451	0.27549	2,657,905
170	206331116	Yes	49.20		49.20	Yes	0.88555	0.11445	481,893
171	206361350	Yes	46.29		46.29	Yes	0.83329	0.16671	1,936,730
172	206454002	No	26.48		26.48	No	0.47666	0.52334	5,733,534
173	206370740	Yes	38.83	37.13	37.13	Yes	0.66834	0.33166	2,581,367
174	206570896	Yes	38.52		38.52	Yes	0.69344	0.30656	2,526,978
175	206400475	Yes	51.92		51.92	Yes	0.93457	0.06543	322,149
176	206044159	No	14.85		14.85	No	0.26725	0.73275	3,670,006
177	206374066	No	27.32		27.32	No	0.49179	0.50821	12,566,963
178	206190214	Yes	42.59		42.59	Yes	0.76662	0.23338	1,923,774
179	206370660	Yes	44.78	44.25	44.25	Yes	0.79651	0.20349	1,633,307

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
160	206196220	3,438,736	3,904,733	273,331	14.25	5,771	5,771	405
161	206190181	5,613,357	6,991,298	489,391	7.89	273,081	273,081	34,611
162	206491003	2,521,478	3,142,544	219,978	9.40	165,628	165,628	17,620
163	206190050	1,545,467	1,924,583	134,721	7.90	94,926	94,926	12,016
164	206560539	3,054,093	3,802,831	266,198	8.53	82,954	82,954	9,725
165	206340908	3,916,296	4,877,650	341,436	8.75	23,030	23,030	2,632
166	206190190	6,294,538	7,838,442	548,691	7.78	237,617	237,617	30,542
167	206190188	3,179,384	3,959,213	277,145	7.96	102,588	102,588	12,888
168	206331151	5,189,307	6,461,957	452,337	8.26	167,653	167,653	20,297
169	206370684	3,743,399	4,660,592	326,241	8.07	107,283	107,283	13,294
170	206331116	1,633,671	2,034,320	142,402	8.16	57,193	57,193	7,009
171	206361350	4,507,611	5,613,367	392,936	8.30	139,058	139,058	16,754
172	206454002	5,733,534	6,779,099	474,537	11.68	246,063	246,063	21,067
173	206370740	3,019,885	3,759,806	263,186	8.43	107,735	107,735	12,780
174	206570896	3,198,308	3,983,414	278,839	8.60	176,997	176,997	20,581
175	206400475	1,910,453	2,378,838	166,519	8.17	121,725	121,725	14,899
176	206044159	3,670,006	4,147,257	290,308	13.81	-	-	-
177	206374066	12,566,963	14,917,754	1,044,243	9.83	553,468	553,468	56,304
178	206190214	3,198,380	3,983,105	278,817	8.66	76,927	76,927	8,883
179	206370660	3,114,256	3,877,300	271,411	8.03	98,841	98,841	12,309

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
180	206190627	1/1/2015	12/31/2015	206190627423	6/18/1964	COUNTRY OAKS CARE CENTER	POMONA	91768	81	26,562
181	206420474	1/1/2015	12/31/2015	206420474423	7/31/1968	COUNTRY OAKS CARE CENTER-SANTA	SANTA MARIA	93454	59	19,097
182	206430833	1/1/2015	12/31/2015	206430833423	8/30/1962	COURTYARD CARE CENTER	SAN JOSE	95117	76	26,164
183	206190751	1/1/2015	12/31/2015	206190751423	1/21/1955	COURTYARD CARE CENTER	SIGNAL HILL	90806	59	19,127
184	206570854	1/1/2015	12/31/2015	206570854423	4/8/1968	COURTYARD HEALTHCARE CENTER	DAVIS	95616	112	36,530
185	206504035	2/1/2014	1/31/2015	206504035420	8/3/1999	COVENANT VILLAGE CARE CENTER	TURLOCK	95382	50	17,376
186	206301190	1/1/2015	12/31/2015	206301190423	8/8/1968	COVENTRY COURT HEALTH CENTER	ANAHEIM	92802	97	29,841
187	206190329	1/1/2015	12/31/2015	206190329423	1/27/1965	COVINA REHABILITATION CENTER	COVINA	91723	99	34,442
188	206394007	1/1/2015	12/31/2015	206394007423	8/4/1989	CREEKSIDE CARE & REHAB CENTER	STOCKTON, CA	95209	75	25,329
189	206361383	4/5/2015	12/31/2015	206361383423	7/22/1966	CREEKSIDE CARE CENTER	YUCAIPA, CA	92399	59	14,110
190	206490940	1/1/2015	12/31/2015	206490940423	8/12/1969	CREEKSIDE CONV & MENTAL REHAB P	SANTA ROSA	95404	181	61,694
191	206070932	1/1/2015	12/31/2015	206070932423	5/28/1962	CREEKSIDE HEALTH CARE CENTER	SAN PABLO	94806	80	27,096
192	206190220	1/1/2015	12/31/2015	206190220423	11/27/1946	CRENSHAW NURSING HOME	LOS ANGELES	90016	55	17,110
193	206010994	1/1/2015	12/31/2015	206010994423	5/8/1972	CRESTWOOD MANOR - FREMONT	FREMONT	94538	126	45,223
194	206502207	1/1/2015	12/31/2015	206502207423	4/12/1971	CRESTWOOD MANOR-MODESTO	MODESTO	95355	194	61,015
195	206392343	1/1/2015	12/31/2015	206392343423	10/2/1970	CRESTWOOD MANOR - STOCKTON	STOCKTON	95207	190	68,130
196	206010815	1/1/2015	12/31/2015	206010815423	11/19/1963	CRESTWOOD TREATMENT CENTER - F	FREMONT	94538	88	23,149
197	206010734	1/1/2015	12/31/2015	206010734423	9/16/1969	CROWN BAY NURSING & REHAB	ALAMEDA 94501	94501	151	44,998
198	206301290	1/1/2015	12/31/2015	206301290423	5/27/1968	CRYSTAL COVE CARE CENTER	NEWPORT BEACH	92663	96	30,023
199	206294002	1/1/2015	12/31/2015	206294002423	8/12/1987	CRYSTAL RIDGE CARE CENTER	GRASS VALLEY	95945	99	32,393

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
180	206190627	365	1.00000	26,562	29,565	5,024	5,024	3,658	89.84%	26,338	26,338	26,562
181	206420474	365	1.00000	19,097	21,535	14,682	14,682	492	88.68%	19,185	19,185	19,185
182	206430833	365	1.00000	26,164	27,740	-	-	9,989	94.32%	24,712	24,712	26,164
183	206190751	365	1.00000	19,127	21,535	4,972	4,972	4,308	88.82%	19,185	19,185	19,185
184	206570854	365	1.00000	36,530	40,880	23,436	23,436	2,117	89.36%	36,418	36,418	36,530
185	206504035	365	1.00000	17,376	18,250	-	-	7,763	95.21%	16,258	16,258	17,376
186	206301190	365	1.00000	29,841	35,405	9,936	9,936	515	84.28%	31,541	31,541	31,541
187	206190329	365	1.00000	34,442	36,135	13,578	13,578	7,217	95.31%	32,191	32,191	34,442
188	206394007	365	1.00000	25,329	27,375	62	62	14,032	92.53%	24,387	24,387	25,329
189	206361383	271	0.74247	19,004	15,989	3,871	5,214	4,695	88.25%	14,244	19,185	19,185
190	206490940	365	1.00000	61,694	66,065	29,789	29,789	1,384	93.38%	58,855	58,855	61,694
191	206070932	365	1.00000	27,096	29,200	858	858	17,447	92.79%	26,013	26,013	27,096
192	206190220	365	1.00000	17,110	20,075	9,434	9,434	5,538	85.23%	17,884	17,884	17,884
193	206010994	365	1.00000	45,223	45,990	941	941	23,727	98.33%	40,971	40,971	45,223
194	206502207	365	1.00000	61,015	70,810	4,666	4,666	26,108	86.17%	63,082	63,082	63,082
195	206392343	365	1.00000	68,130	69,350	6,146	6,146	33,423	98.24%	61,781	61,781	68,130
196	206010815	365	1.00000	23,149	32,120	3,790	3,790	19,070	72.07%	28,614	28,614	28,614
197	206010734	365	1.00000	44,998	55,115	-	-	32,213	81.64%	49,100	49,100	49,100
198	206301290	365	1.00000	30,023	35,040	11,591	11,591	701	85.68%	31,216	31,216	31,216
199	206294002	365	1.00000	32,393	36,135	164	164	23,832	89.64%	32,191	32,191	32,393

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
180	206190627	917	1.118	6,397,585	639,759	324,000	6,721,585	2,607,975	53.66	46.74	41.65
181	206420474	934	1.105	4,605,784	460,578	236,000	4,841,784	1,878,612	49.54	43.43	37.53
182	206430833	951	1.235	6,630,859	663,086	304,000	6,934,859	2,690,725	55.46	48.49	43.45
183	206190751	908	1.115	4,647,465	464,747	236,000	4,883,465	1,894,785	63.07	52.63	51.07
184	206570854	956	1.134	8,972,642	897,264	448,000	9,420,642	3,655,209	49.85	42.57	37.84
185	206504035	953	1.126	3,977,385	397,739	200,000	4,177,385	1,620,826	18.51	16.81	6.50
186	206301190	928	1.114	7,633,895	763,390	388,000	8,021,895	3,112,495	49.52	40.80	37.51
187	206190329	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	53.05	45.34	41.04
188	206394007	952	1.134	6,008,466	600,847	300,000	6,308,466	2,447,685	28.52	25.01	16.51
189	206361383	923	1.085	4,522,421	452,242	236,000	4,758,421	1,846,267	51.57	45.45	39.56
190	206490940	954	1.221	15,612,898	1,561,290	724,000	16,336,898	6,338,716	48.51	41.61	36.50
191	206070932	948	1.208	6,827,256	682,726	320,000	7,147,256	2,773,135	55.72	46.55	43.71
192	206190220	900	1.134	4,406,208	440,621	220,000	4,626,208	1,794,969	71.23	62.50	59.22
193	206010994	945	1.179	10,494,787	1,049,479	504,000	10,998,787	4,267,529	45.77	44.46	
194	206502207	953	1.126	15,432,255	1,543,226	776,000	16,208,255	6,288,803	46.84	45.49	
195	206392343	952	1.134	15,221,447	1,522,145	760,000	15,981,447	6,200,801	47.37	44.93	
196	206010815	945	1.179	7,329,692	732,969	352,000	7,681,692	2,980,497	54.24	51.77	
197	206010734	945	1.179	12,577,086	1,257,709	604,000	13,181,086	5,114,261	48.41	40.53	36.40
198	206301290	926	1.095	7,426,337	742,634	384,000	7,810,337	3,030,411	49.72	28.08	37.71
199	206294002	959	1.145	8,008,109	800,811	396,000	8,404,109	3,260,794	30.50	28.92	18.49

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
180	206190627	Yes	47.74		47.74	Yes	0.85937	0.14063	945,257
181	206420474	Yes	44.43		44.43	Yes	0.79967	0.20033	969,944
182	206430833	Yes	49.49		49.49	Yes	0.89075	0.10925	757,627
183	206190751	Yes	53.63		53.63	Yes	0.96527	0.03473	169,596
184	206570854	Yes	43.57		43.57	Yes	0.78430	0.21570	2,032,054
185	206504035	No	17.81	17.71	17.71	No	0.31871	0.68129	2,846,030
186	206301190	Yes	41.80		41.80	Yes	0.75246	0.24754	1,985,703
187	206190329	Yes	46.34	45.06	45.06	Yes	0.81102	0.18898	1,552,504
188	206394007	No	26.01		26.01	No	0.46811	0.53189	3,355,387
189	206361383	Yes	46.45		46.45	Yes	0.83607	0.16393	780,069
190	206490940	Yes	42.61		42.61	Yes	0.76705	0.23295	3,805,699
191	206070932	Yes	47.55		47.55	Yes	0.85581	0.14419	1,030,551
192	206190220	Yes	63.50		63.50	Yes	1.14308	(0.14308)	(661,932)
193	206010994	No	45.46	38.58	38.58	Yes	0.69436	0.30564	3,361,628
194	206502207	No	46.49		46.49	Yes	0.83678	0.16322	2,645,516
195	206392343	No	45.93		45.93	Yes	0.82681	0.17319	2,767,831
196	206010815	No	52.77		52.77	Yes	0.94982	0.05018	385,486
197	206010734	Yes	41.53		41.53	Yes	0.74754	0.25246	3,327,713
198	206301290	Yes	29.08	28.35	28.35	No	0.51023	0.48977	3,825,302
199	206294002	No	29.92		29.92	No	0.53864	0.46136	3,877,299

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
180	206190627	2,607,975	3,247,734	227,341	8.56	43,005	43,005	5,024
181	206420474	1,878,612	2,339,191	163,743	8.54	125,384	125,384	14,682
182	206430833	2,690,725	3,353,811	234,767	8.97	-	-	-
183	206190751	1,894,785	2,359,531	165,167	8.61	42,809	42,809	4,972
184	206570854	3,655,209	4,552,473	318,673	8.72	204,362	204,362	23,436
185	206504035	2,846,030	3,243,768	227,064	13.07	-	-	-
186	206301190	3,112,495	3,875,885	271,312	8.60	85,450	85,450	9,936
187	206190329	3,187,525	3,969,452	277,862	8.07	109,574	109,574	13,578
188	206394007	3,355,387	3,956,233	276,936	10.93	678	678	62
189	206361383	1,846,267	2,298,510	160,896	8.39	32,478	43,743	7,022
190	206490940	6,338,716	7,900,006	553,000	8.96	266,909	266,909	29,789
191	206070932	2,773,135	3,455,861	241,910	8.93	7,662	7,662	858
192	206190220	1,794,969	2,235,590	156,491	8.75	82,548	82,548	9,434
193	206010994	4,267,529	5,317,008	372,191	8.23	7,744	7,744	941
194	206502207	6,288,803	7,832,029	548,242	8.69	40,548	40,548	4,666
195	206392343	6,200,801	7,722,946	540,606	7.93	48,738	48,738	6,146
196	206010815	2,980,497	3,713,466	259,943	9.08	34,413	34,413	3,790
197	206010734	5,114,261	6,371,970	446,038	9.08	-	-	-
198	206301290	3,825,302	4,567,936	319,756	10.24	118,692	118,692	11,591
199	206294002	3,877,299	4,678,110	327,468	10.11	1,658	1,658	164

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
200	206190229	1/1/2015	12/31/2015	206190229423	10/17/1966	CULVER WEST HEALTH CENTER	LOS ANGELES	90066	91	30,956
201	206430862	9/1/2014	8/31/2015	206430862422	2/15/1965	CUPERTINO HEALTHCARE & WELLNES	CUPERTINO	95014	170	60,253
202	206331159	1/1/2015	12/31/2015	206331159423	2/25/1965	CYPRESS GARDENS CARE CENTER	RIVERSIDE	92503	120	38,680
203	206041943	1/1/2015	12/31/2015	206041943423	9/16/1946	CYPRESS HEALTHCARE CENTER	PARADISE	95969	136	29,590
204	206270898	1/1/2015	12/31/2015	206270898423	1/3/1966	CYPRESS RIDGE CARE CENTER	MONTEREY	93940	99	34,522
205	206400477	1/1/2015	12/31/2015	206400477423	5/15/1961	DANISH CARE CENTER	ATASCADERO	93422	65	22,313
206	206070935	1/1/2015	12/31/2015	206070935423	10/20/1964	DANVILLE POST-ACUTE REHAB	DANVILLE	94526	53	16,242
207	206190231	1/1/2015	12/31/2015	206190231423	4/27/1960	DEL AMO GARDENS CONVALESCENT H	TORRANCE	90505	94	29,321
208	206190233	1/1/2015	12/31/2015	206190233423	6/10/1965	DEL MAR CONVALESCENT HOSPITAL	ROSEMEAD	91770	59	20,591
209	206190234	1/1/2015	12/31/2015	206190234423	1/1/1968	DEL RIO CONVALESCENT CENTER	BELL GARDENS	90201	99	34,134
210	206190235	1/1/2015	12/31/2015	206190235423	7/1/1966	DEL RIO GARDENS CARE CENTER	BELL GARDENS	90201	84	29,479
211	206154031	7/1/2014	6/30/2015	206154031421	11/19/1991	DELANO DISTRICT SKILLED NURSING F	DELANO	93215	141	50,586
212	206540707	1/1/2015	12/31/2015	206540707423	3/4/1963	DELTA NURSING AND REHABILITATION	VISALIA	93291	44	13,809
213	206360188	1/1/2015	12/31/2015	206360188423	1/1/1985	DESERT MANOR CARE CENTER	YUCCA VALLEY	92284	58	20,371
214	206331217	1/1/2015	12/31/2015	206331217423	8/13/1962	DESERT SPRINGS HEALTHCARE & WEI	INDIO	92201	68	21,875
215	206331193	1/1/2015	12/31/2015	206331193423	9/5/1969	DEVONSHIRE CARE CENTER	HEMET	92544	99	29,112
216	206413509	1/1/2015	12/31/2015	206413509423	7/31/1962	DEVONSHIRE OAKS NURSING CENTER	REDWOOD CITY	94062	36	12,613
217	206074002	1/1/2015	12/31/2015	206074002423	8/24/1987	DIAMOND RIDGE HEALTHCARE CENTE	PITTSBURG	94565	120	41,461
218	206540709	1/1/2015	12/31/2015	206540709423	7/1/1964	DINUBA HEALTHCARE	DINUBA	93618	94	32,614
219	206244046	7/1/2014	6/30/2015	206244046421	6/24/2006	DOS PALOS MEMORIAL SKILLED NURS	DOS PALOS, CA	93620	29	9,814

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
200	206190229	365	1.00000	30,956	33,215	-	-	7,320	93.20%	29,590	29,590	30,956
201	206430862	365	1.00000	60,253	62,050	18,445	18,445	33,697	97.10%	55,278	55,278	60,253
202	206331159	365	1.00000	38,680	43,800	464	464	11,130	88.31%	39,020	39,020	39,020
203	206041943	365	1.00000	29,590	49,640	-	-	21,796	59.61%	44,222	44,222	44,222
204	206270898	365	1.00000	34,522	36,135	22,792	22,792	612	95.54%	32,191	32,191	34,522
205	206400477	365	1.00000	22,313	23,725	15,553	15,553	667	94.05%	21,136	21,136	22,313
206	206070935	365	1.00000	16,242	19,345	70	70	6,287	83.96%	17,234	17,234	17,234
207	206190231	365	1.00000	29,321	34,310	10,731	10,731	3,601	85.46%	30,565	30,565	30,565
208	206190233	365	1.00000	20,591	21,535	13,413	13,413	1,942	95.62%	19,185	19,185	20,591
209	206190234	365	1.00000	34,134	36,135	14,875	14,875	15,273	94.46%	32,191	32,191	34,134
210	206190235	365	1.00000	29,479	30,660	12,771	12,771	11,961	96.15%	27,314	27,314	29,479
211	206154031	365	1.00000	50,586	51,465	-	-	44,804	98.29%	45,848	45,848	50,586
212	206540707	365	1.00000	13,809	16,060	139	139	6,430	85.98%	14,307	14,307	14,307
213	206360188	365	1.00000	20,371	21,170	3,582	3,582	13,826	96.23%	18,859	18,859	20,371
214	206331217	365	1.00000	21,875	24,820	9,139	9,139	8,346	88.13%	22,111	22,111	22,111
215	206331193	365	1.00000	29,112	36,135	13,120	13,120	3,792	80.56%	32,191	32,191	32,191
216	206413509	365	1.00000	12,613	13,140	643	643	337	95.99%	11,706	11,706	12,613
217	206074002	365	1.00000	41,461	43,800	-	-	28,679	94.66%	39,020	39,020	41,461
218	206540709	365	1.00000	32,614	34,310	-	-	26,713	95.06%	30,565	30,565	32,614
219	206244046	365	1.00000	9,814	10,585	7,869	7,869	491	92.72%	9,430	9,430	9,814

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13
 400 Land % (AA3) equip/bed (AB3) Fully Depreciated
 1/1/2017 \$ 172.87 10% 4,000 Minimum Value (AD3)
 0.166667 2.16667 \$ 176.62 38.800%

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
200	206190229	900	1.134	7,290,272	729,027	364,000	7,654,272	2,969,857	51.33	45.01	39.32
201	206430862	950	1.180	14,171,643	1,417,164	680,000	14,851,643	5,762,437	53.00	45.96	40.99
202	206331159	925	1.112	9,427,039	942,704	480,000	9,907,039	3,843,931	52.97	46.16	40.96
203	206041943	959	1.145	11,001,038	1,100,104	544,000	11,545,038	4,479,475	71.43	63.73	59.42
204	206270898	939	1.148	8,029,091	802,909	396,000	8,425,091	3,268,935	52.12	32.49	
205	206400477	934	1.105	5,074,169	507,417	260,000	5,334,169	2,069,657	56.76	49.98	44.75
206	206070935	945	1.179	4,414,474	441,447	212,000	4,626,474	1,795,072	53.32	41.33	41.31
207	206190231	905	1.103	7,324,747	732,475	376,000	7,700,747	2,987,890	57.81	45.68	45.80
208	206190233	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	52.68	45.70	40.67
209	206190234	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.12	44.01	38.11
210	206190235	902	1.134	6,729,482	672,948	336,000	7,065,482	2,741,407	51.62	45.51	39.62
211	206154031	932	1.096	10,917,393	1,091,739	564,000	11,481,393	4,454,780	26.22	19.26	14.21
212	206540707	932	1.096	3,406,846	340,685	176,000	3,582,846	1,390,144	54.95	48.30	42.95
213	206360188	922	1.101	4,511,330	451,133	232,000	4,743,330	1,840,412	33.11	32.04	21.10
214	206331217	922	1.101	5,289,145	528,915	272,000	5,561,145	2,157,724	55.51	48.24	43.50
215	206331193	925	1.112	7,777,307	777,731	396,000	8,173,307	3,171,243	48.44	35.69	36.43
216	206413509	940	1.286	3,270,640	327,064	144,000	3,414,640	1,324,880	55.55	49.05	
217	206074002	945	1.179	9,995,035	999,504	480,000	10,475,035	4,064,314	30.46	29.22	18.45
218	206540709	936	1.113	7,391,155	739,115	376,000	7,767,155	3,013,656	53.62		41.62
219	206244046	936	1.113	2,280,250	228,025	116,000	2,396,250	929,745	11.62	10.61	

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
200	206190229	Yes	46.01		46.01	Yes	0.82809	0.17191	1,315,845
201	206430862	Yes	46.96	46.56	46.56	Yes	0.83813	0.16187	2,404,041
202	206331159	Yes	47.16	46.78	46.78	Yes	0.84206	0.15794	1,564,723
203	206041943	Yes	64.73	62.82	62.82	Yes	1.13075	(0.13075)	(1,509,563)
204	206270898	No	33.49		33.49	No	0.60286	0.39714	3,345,907
205	206400477	Yes	50.98	50.27	50.27	Yes	0.90483	0.09517	507,630
206	206070935	Yes	42.33		42.33	Yes	0.76189	0.23811	1,101,628
207	206190231	Yes	46.68		46.68	Yes	0.84028	0.15972	1,229,931
208	206190233	Yes	46.70		46.70	Yes	0.84053	0.15947	780,764
209	206190234	Yes	45.01		45.01	Yes	0.81010	0.18990	1,581,344
210	206190235	Yes	46.51		46.51	Yes	0.83710	0.16290	1,150,979
211	206154031	No	20.26		20.26	No	0.36466	0.63534	7,294,597
212	206540707	Yes	49.30		49.30	Yes	0.88748	0.11252	403,147
213	206360188	No	33.04		33.04	No	0.59469	0.40531	1,922,526
214	206331217	Yes	49.24	48.53	48.53	Yes	0.87361	0.12639	702,856
215	206331193	Yes	36.69		36.69	Yes	0.66036	0.33964	2,776,013
216	206413509	No	50.05		50.05	Yes	0.90095	0.09905	338,233
217	206074002	No	30.22		30.22	No	0.54397	0.45603	4,776,901
218	206540709	Yes	48.62		48.62	Yes	0.87524	0.12476	969,000
219	206244046	No	11.61		11.61	No	0.20900	0.79100	1,895,440

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
200	206190229	2,969,857	3,698,885	258,922	8.36	-	-	-
201	206430862	5,762,437	7,179,602	502,572	8.34	153,831	153,831	18,445
202	206331159	3,843,931	4,786,635	335,064	8.59	3,986	3,986	464
203	206041943	4,479,475	5,579,579	390,571	8.83	-	-	-
204	206270898	3,345,907	4,148,816	290,417	8.41	191,681	191,681	22,792
205	206400477	2,069,657	2,577,074	180,395	8.08	125,668	125,668	15,553
206	206070935	1,795,072	2,236,519	156,556	9.08	636	636	70
207	206190231	2,987,890	3,720,365	260,426	8.52	91,428	91,428	10,731
208	206190233	1,899,636	2,365,633	165,594	8.04	107,841	107,841	13,413
209	206190234	3,230,944	4,024,061	281,684	8.25	122,719	122,719	14,875
210	206190235	2,741,407	3,414,355	239,005	8.11	103,573	103,573	12,771
211	206154031	7,294,597	8,386,336	587,044	11.60	-	-	-
212	206540707	1,390,144	1,730,829	121,158	8.47	1,177	1,177	139
213	206360188	1,922,526	2,373,659	166,156	8.16	29,229	29,229	3,582
214	206331217	2,157,724	2,686,639	188,065	8.51	77,773	77,773	9,139
215	206331193	3,171,243	3,948,974	276,428	8.59	112,701	112,701	13,120
216	206413509	1,324,880	1,651,944	115,636	9.17	5,896	5,896	643
217	206074002	4,776,901	5,776,404	404,348	9.75	-	-	-
218	206540709	3,013,656	3,752,771	262,694	8.05	-	-	-
219	206244046	1,895,440	2,123,465	148,643	15.15	119,215	119,215	7,869

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
220	206342201	1/1/2015	12/31/2015	206342201423	3/16/1970	DOUBLE TREE POST-ACUTE CARE CENSACRAMENTO		95822	122	41,171
221	206190874	1/1/2015	12/31/2015	206190874423	6/28/1965	DOWNEY CARE CENTER	DOWNEY	90242	99	33,038
222	206191117	1/1/2015	12/31/2015	206191117423	3/25/1980	DOWNEY COMMUNITY HEALTH CENTE	DOWNEY	90241	198	68,907
223	206190248	1/1/2015	12/31/2015	206190248423	7/28/1947	DREIER'S NURSING CARE CENTER	GLENDALE	91201	53	17,853
224	206010798	1/1/2015	12/31/2015	206010798423	5/28/1968	DRIFTWOOD HEALTH CARE CENTER - IHAYWARD		94541	88	29,813
225	206190278	3/1/2014	2/28/2015	206190278420	2/21/1969	DRIFTWOOD HEALTHCARE & WELLNE	TORRANCE	90503	99	32,632
226	206440758	1/1/2015	12/31/2015	206440758423	2/19/1964	DRIFTWOOD HEALTHCARE CENTER - S	SANTA CRUZ	95062	92	30,098
227	206340819	1/1/2015	12/31/2015	206340819423	11/1/1966	EAGLE CREST	CARMICHAEL	95608	126	25,884
228	206190597	#####	4/30/2015	206190597421	9/2/1969	EAST TERRACE REHABILITATION & WE	LOS ANGELES	90018	99	17,351
229	206274018	7/1/2014	6/30/2015	206274018421	1/4/1993	EDEN VALLEY CARE CENTER	SOLEDAD	93960	59	16,261
230	206190261	1/1/2015	12/31/2015	206190261423	8/13/1953	EDGEWATER SKILLED NURSING CENT	LONG BEACH	90814	81	27,255
231	206190424	9/1/2014	8/31/2015	206190424422	4/3/1962	EISENBERG VILLAGE	RESEDA	91335	166	60,088
232	206190263	1/1/2015	12/31/2015	206190263423	1/30/1959	EISENHOWER HEALTHCARE CENTER ,	PASADENA	91103	71	24,050
233	206190266	7/1/2014	6/30/2015	206190266421	7/1/1966	EL ENCANTO HEALTHCARE & HABILIT	CITY OF INDUSTRY	91745	244	59,225
234	206190267	1/1/2015	12/31/2015	206190267423	3/24/1964	EL MONTE CONVALESCENT HOSPITAL	EL MONTE	91731	93	29,537
235	206190028	1/1/2015	12/31/2015	206190028423	4/23/1969	EL RANCHO VISTA HEALTH CARE CEN	PICO RIVERA	90660	86	29,306
236	206370853	1/1/2015	12/31/2015	206370853423	3/23/1962	ELDORADO CARE CENTER LLC	EL CAJON	92020	256	92,755
237	206190275	1/1/2015	12/31/2015	206190275423	3/21/1963	ELMCREST CARE CENTER	EL MONTE	91733	96	30,805
238	206010807	1/1/2015	12/31/2015	206010807423	5/17/1966	ELMWOOD CARE CENTER	BERKELEY	94705	77	25,385
239	206190120	1/1/2015	12/31/2015	206190120423	11/5/1969	EMERALD TERRACE CONVALESCENT H	LOS ANGELES	90006	72	21,083

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
220	206342201	365	1.00000	41,171	44,530	5,073	5,073	27,780	92.46%	39,670	39,670	41,171
221	206190874	365	1.00000	33,038	36,135	16,473	16,473	4,423	91.43%	32,191	32,191	33,038
222	206191117	365	1.00000	68,907	72,270	23,906	23,906	8,226	95.35%	64,382	64,382	68,907
223	206190248	365	1.00000	17,853	19,345	7,953	7,953	2,894	92.29%	17,234	17,234	17,853
224	206010798	365	1.00000	29,813	32,120	803	803	21,861	92.82%	28,614	28,614	29,813
225	206190278	365	1.00000	32,632	36,135	3,873	3,873	15,498	90.31%	32,191	32,191	32,632
226	206440758	365	1.00000	30,098	33,580	16,426	16,426	1,398	89.63%	29,915	29,915	30,098
227	206340819	365	1.00000	25,884	45,990	64	64	20,284	56.28%	40,971	40,971	40,971
228	206190597	182	0.49863	34,797	18,018	5,876	11,784	6,838	96.30%	16,051	32,191	34,797
229	206274018	365	1.00000	16,261	21,535	9,872	9,872	61	75.51%	19,185	19,185	19,185
230	206190261	365	1.00000	27,255	29,565	8,674	8,674	4,794	92.19%	26,338	26,338	27,255
231	206190424	365	1.00000	60,088	60,590	26,327	26,327	22,471	99.17%	53,977	53,977	60,088
232	206190263	365	1.00000	24,050	25,915	11,984	11,984	6,091	92.80%	23,087	23,087	24,050
233	206190266	365	1.00000	59,225	89,060	13,886	13,886	20,921	66.50%	79,340	79,340	79,340
234	206190267	365	1.00000	29,537	33,945	21,320	21,320	6,417	87.01%	30,240	30,240	30,240
235	206190028	365	1.00000	29,306	31,390	11,664	11,664	6,291	93.36%	27,964	27,964	29,306
236	206370853	365	1.00000	92,755	93,440	32,805	32,805	21,947	99.27%	83,242	83,242	92,755
237	206190275	365	1.00000	30,805	35,040	16,794	16,794	3,963	87.91%	31,216	31,216	31,216
238	206010807	365	1.00000	25,385	28,105	26	26	13,178	90.32%	25,038	25,038	25,385
239	206190120	365	1.00000	21,083	26,280	12,254	12,254	7,091	80.22%	23,412	23,412	23,412

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10%
 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017
 \$ 172.87
 0.166667 2.16667 \$ 176.62
 4,000

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
220	206342201	958	1.134	9,773,771	977,377	488,000	10,261,771	3,981,567	47.92	41.81	35.91
221	206190874	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	52.63	45.76	40.62
222	206191117	902	1.134	15,862,350	1,586,235	792,000	16,654,350	6,461,888	37.88	34.02	25.87
223	206190248	912	1.104	4,133,655	413,365	212,000	4,345,655	1,686,114	70.56	63.30	58.56
224	206010798	945	1.179	7,329,692	732,969	352,000	7,681,692	2,980,497	49.72	42.85	37.71
225	206190278	905	1.103	7,714,361	771,436	396,000	8,110,361	3,146,820	48.98	40.22	36.97
226	206440758	950	1.180	7,669,360	766,936	368,000	8,037,360	3,118,496	53.99	47.03	41.98
227	206340819	956	1.134	10,094,223	1,009,422	504,000	10,598,223	4,112,110	51.29	41.35	39.28
228	206190597	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	48.45		36.44
229	206274018	939	1.148	4,785,014	478,501	236,000	5,021,014	1,948,153	25.09	23.88	13.08
230	206190261	908	1.115	6,380,418	638,042	324,000	6,704,418	2,601,314	64.52	52.56	52.51
231	206190424	913	1.122	13,158,010	1,315,801	664,000	13,822,010	5,362,940	55.87	41.45	43.86
232	206190263	911	1.104	5,537,538	553,754	284,000	5,821,538	2,258,757	59.05		47.04
233	206190266	917	1.118	19,271,739	1,927,174	976,000	20,247,739	7,856,123	51.62	43.62	39.62
234	206190267	917	1.118	7,345,376	734,538	372,000	7,717,376	2,994,342	53.90	47.09	41.89
235	206190028	906	1.115	6,774,271	677,427	344,000	7,118,271	2,761,889	48.81	41.83	36.80
236	206370853	920	1.091	19,731,222	1,973,122	1,024,000	20,755,222	8,053,026	55.90	44.98	43.89
237	206190275	917	1.118	7,582,324	758,232	384,000	7,966,324	3,090,934	54.91	45.18	42.90
238	206010807	947	1.230	6,690,909	669,091	308,000	6,998,909	2,715,577	51.75	50.74	
239	206190120	900	1.134	5,768,127	576,813	288,000	6,056,127	2,349,777	48.27	41.63	36.27

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
220	206342201	Yes	42.81	42.46	42.46	Yes	0.76426	0.23574	2,419,155
221	206190874	Yes	46.76		46.76	Yes	0.84162	0.15838	1,318,885
222	206191117	No	35.02		35.02	Yes	0.63038	0.36962	6,155,726
223	206190248	Yes	64.30		64.30	Yes	1.15744	(0.15744)	(684,193)
224	206010798	Yes	43.85		43.85	Yes	0.78938	0.21062	1,617,939
225	206190278	Yes	41.22		41.22	Yes	0.74205	0.25795	2,092,105
226	206440758	Yes	48.03	47.62	47.62	Yes	0.85711	0.14289	1,148,439
227	206340819	Yes	42.35		42.35	Yes	0.76228	0.23772	2,519,382
228	206190597	Yes	43.45		43.45	Yes	0.78209	0.21791	1,814,594
229	206274018	No	24.88		24.88	No	0.44782	0.55218	2,772,514
230	206190261	Yes	53.56		53.56	Yes	0.96408	0.03592	240,817
231	206190424	Yes	42.45	36.51	36.51	Yes	0.65713	0.34287	4,739,201
232	206190263	Yes	54.05		54.05	Yes	0.97284	0.02716	158,123
233	206190266	Yes	44.62		44.62	Yes	0.80310	0.19690	3,986,757
234	206190267	Yes	48.09		48.09	Yes	0.86562	0.13438	1,037,084
235	206190028	Yes	42.83		42.83	Yes	0.77095	0.22905	1,630,473
236	206370853	Yes	45.98	45.67	45.67	Yes	0.82210	0.17790	3,692,292
237	206190275	Yes	46.18		46.18	Yes	0.83124	0.16876	1,344,384
238	206010807	No	51.74		51.74	Yes	0.93132	0.06868	480,720
239	206190120	Yes	42.63		42.63	Yes	0.76738	0.23262	1,408,750

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
220	206342201	3,981,567	4,958,944	347,126	8.43	42,765	42,765	5,073
221	206190874	3,230,944	4,024,061	281,684	8.53	140,515	140,515	16,473
222	206191117	6,461,888	8,048,123	563,369	8.18	195,551	195,551	23,906
223	206190248	1,686,114	2,099,480	146,964	8.23	65,453	65,453	7,953
224	206010798	2,980,497	3,713,466	259,943	8.72	7,002	7,002	803
225	206190278	3,146,820	3,918,256	274,278	8.41	32,572	32,572	3,873
226	206440758	3,118,496	3,885,432	271,980	9.04	148,491	148,491	16,426
227	206340819	4,112,110	5,121,533	358,507	8.75	560	560	64
228	206190597	3,230,944	4,024,061	281,684	8.09	47,537	95,335	23,633
229	206274018	2,772,514	3,251,016	227,571	11.86	117,082	117,082	9,872
230	206190261	2,601,314	3,239,356	226,755	8.32	72,168	72,168	8,674
231	206190424	5,362,940	6,678,741	467,512	7.78	204,824	204,824	26,327
232	206190263	2,258,757	2,812,510	196,876	8.19	98,149	98,149	11,984
233	206190266	7,856,123	9,783,297	684,831	8.63	119,836	119,836	13,886
234	206190267	2,994,342	3,728,879	261,022	8.63	183,992	183,992	21,320
235	206190028	2,761,889	3,439,316	240,752	8.22	95,878	95,878	11,664
236	206370853	8,053,026	10,026,149	701,830	7.57	248,334	248,334	32,805
237	206190275	3,090,934	3,849,166	269,442	8.63	144,932	144,932	16,794
238	206010807	2,715,577	3,384,668	236,927	9.33	243	243	26
239	206190120	2,349,777	2,926,590	204,861	8.75	107,223	107,223	12,254

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
240	206490961	1/1/2015	12/31/2015	206490961423	11/18/1969	EMPRES POST ACUTE REHABILITATION	PETALUMA	94952	98	32,297
241	206430768	1/1/2015	12/31/2015	206430768423	1/29/1969	EMPRESS CARE CENTER	SAN JOSE	95128	67	22,071
242	206370752	1/1/2015	12/31/2015	206370752423	5/13/1963	ENCINITAS NURSING & REHAB CENTER	ENCINITAS	92024	99	29,791
243	206502364	1/1/2015	12/31/2015	206502364423	3/7/1985	ENGLISH OAKS NURSING AND REHAB	MODESTO	95350	180	56,605
244	206370659	1/1/2015	12/31/2015	206370659423	2/4/1969	ESCONDIDO CARE CENTER	ESCONDIDO	92025	180	51,841
245	206342258	1/1/2015	12/31/2015	206342258423	1/11/1983	ESKATON CARE CENTER FAIR OAKS	FAIR OAKS	95628	149	51,696
246	206342212	1/1/2015	12/31/2015	206342212423	9/20/1978	ESKATON CARE CENTER GREENHAVEN	SACRAMENTO	95831	148	48,800
247	206342207	1/1/2015	12/31/2015	206342207423	3/2/1978	ESKATON CARE CENTER MANZANITA	CARMICHAEL	95608	99	31,430
248	206344077	1/1/2015	12/31/2015	206344077423	3/4/1993	ESKATON VILLAGE CARE CENTER	CARMICHAEL	95608	35	12,388
249	206121033	11/1/2014	10/31/2015	206121033423	6/1/1980	EUREKA REHABILITATION & WELLNESS	EUREKA	95501	99	24,737
250	206150060	1/1/2015	12/31/2015	206150060423	7/17/1984	EVERGREEN ARVIN HEALTHCARE	ARVIN	93203	81	26,945
251	206154007	1/1/2015	12/31/2015	206154007423	4/3/1987	EVERGREEN BAKERSFIELD POST ACUTE	BAKERSFIELD	93306	99	33,333
252	206172313	1/1/2015	12/31/2015	206172313423	4/24/1986	EVERGREEN LAKEPORT HEALTHCARE	LAKEPORT	95453	81	26,552
253	206010906	1/1/2015	12/31/2015	206010906423	3/4/1970	EXCELL HEALTH CARE CENTER	OAKLAND	94619	99	35,013
254	206331251	1/1/2015	12/31/2015	206331251423	3/4/1970	EXTENDED CARE HOSPITAL OF RIVERSIDE	RIVERSIDE	92504	99	34,284
255	206300212	1/1/2015	12/31/2015	206300212423	8/9/1985	EXTENDED CARE HOSPITAL OF WESTMINSTER	WESTMINSTER	92683	99	33,429
256	206481084	1/1/2015	12/31/2015	206481084423	1/27/1964	FAIRFIELD POST-ACUTE REHAB CENTER	FAIRFIELD	94533	99	33,129
257	206390873	1/1/2015	12/31/2015	206390873423	10/31/1966	FAIRMONT REHABILITATION HOSPITAL	LODI	95240	59	19,829
258	206190879	1/1/2015	12/31/2015	206190879423	3/23/1970	FIDELITY HEALTH CARE AND REHABILITATION	EL MONTE	91731	90	30,173
259	206490947	1/1/2015	12/31/2015	206490947423	4/11/1966	FIRCREST CONVALESCENT HOSPITAL	SEBASTOPOL	95472	50	15,970

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
240	206490961	365	1.00000	32,297	35,770	14,752	14,752	2,719	90.29%	31,866	31,866	32,297
241	206430768	365	1.00000	22,071	24,455	9,794	9,794	8,715	90.25%	21,786	21,786	22,071
242	206370752	365	1.00000	29,791	36,135	11,632	11,632	4,812	82.44%	32,191	32,191	32,191
243	206502364	365	1.00000	56,605	65,700	-	-	29,796	86.16%	58,529	58,529	58,529
244	206370659	365	1.00000	51,841	65,700	22,531	22,531	14,883	78.91%	58,529	58,529	58,529
245	206342258	365	1.00000	51,696	54,385	223	223	32,286	95.06%	48,449	48,449	51,696
246	206342212	365	1.00000	48,800	54,020	1,268	1,268	28,875	90.34%	48,124	48,124	48,800
247	206342207	365	1.00000	31,430	36,135	363	363	15,976	86.98%	32,191	32,191	32,191
248	206344077	365	1.00000	12,388	12,775	-	-	696	96.97%	11,381	11,381	12,388
249	206121033	365	1.00000	24,737	36,135	20,355	20,355	1,910	68.46%	32,191	32,191	32,191
250	206150060	365	1.00000	26,945	29,565	-	-	21,888	91.14%	26,338	26,338	26,945
251	206154007	365	1.00000	33,333	36,135	-	-	23,290	92.25%	32,191	32,191	33,333
252	206172313	365	1.00000	26,552	29,565	13,797	13,797	931	89.81%	26,338	26,338	26,552
253	206010906	365	1.00000	35,013	36,135	-	-	26,572	96.89%	32,191	32,191	35,013
254	206331251	365	1.00000	34,284	36,135	18,594	18,594	5,612	94.88%	32,191	32,191	34,284
255	206300212	365	1.00000	33,429	36,135	15,601	15,601	17,019	92.51%	32,191	32,191	33,429
256	206481084	365	1.00000	33,129	36,135	17,347	17,347	618	91.68%	32,191	32,191	33,129
257	206390873	365	1.00000	19,829	21,535	-	-	5,333	92.08%	19,185	19,185	19,829
258	206190879	365	1.00000	30,173	32,850	-	-	8,084	91.85%	29,265	29,265	30,173
259	206490947	365	1.00000	15,970	18,250	13,506	13,506	211	87.51%	16,258	16,258	16,258

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 Land % (AA3) equip/bed (AB3) Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
240	206490961	949	1.240	8,584,935	858,494	392,000	8,976,935	3,483,051	48.24	41.40	36.23
241	206430768	951	1.235	5,845,626	584,563	268,000	6,113,626	2,372,087	49.04	35.68	37.03
242	206370752	920	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	54.76	45.57	42.75
243	206502364	953	1.126	14,318,587	1,431,859	720,000	15,038,587	5,834,972	32.93	29.47	20.92
244	206370659	920	1.091	13,873,516	1,387,352	720,000	14,593,516	5,662,284	49.02	42.91	37.02
245	206342258	956	1.134	11,936,819	1,193,682	596,000	12,532,819	4,862,734	35.08	29.91	23.07
246	206342212	958	1.134	11,856,706	1,185,671	592,000	12,448,706	4,830,098	39.39	35.93	27.39
247	206342207	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	39.95	33.57	27.94
248	206344077	956	1.134	2,803,951	280,395	140,000	2,943,951	1,142,253	24.93	22.80	
249	206121033	955	1.155	8,078,048	807,805	396,000	8,474,048	3,287,931	37.70	33.30	25.69
250	206150060	932	1.096	6,271,694	627,169	324,000	6,595,694	2,559,129	33.57	32.34	21.56
251	206154007	933	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	30.85	25.26	18.85
252	206172313	954	1.221	6,986,987	698,699	324,000	7,310,987	2,836,663	31.80	29.51	19.79
253	206010906	946	1.231	8,609,591	860,959	396,000	9,005,591	3,494,169	47.95	41.94	35.94
254	206331251	925	1.112	7,777,307	777,731	396,000	8,173,307	3,171,243	47.95	38.78	35.94
255	206300212	926	1.095	7,658,410	765,841	396,000	8,054,410	3,125,111	32.50	31.44	20.50
256	206481084	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	54.05	46.24	42.04
257	206390873	952	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	51.29	42.60	39.28
258	206190879	917	1.118	7,108,428	710,843	360,000	7,468,428	2,897,750	47.90	41.79	35.89
259	206490947	954	1.221	4,312,955	431,296	200,000	4,512,955	1,751,027	51.85	45.17	39.84

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
240	206490961	Yes	42.40	41.80	41.80	Yes	0.75249	0.24751	2,221,890
241	206430768	Yes	36.68		36.68	Yes	0.66017	0.33983	2,077,595
242	206370752	Yes	46.57		46.57	Yes	0.83832	0.16168	1,297,699
243	206502364	No	30.47	29.87	29.87	No	0.53762	0.46238	6,953,563
244	206370659	Yes	43.91		43.91	Yes	0.79043	0.20957	3,058,418
245	206342258	No	30.91	30.15	30.15	No	0.54278	0.45722	5,730,269
246	206342212	No	36.93	36.22	36.22	Yes	0.65195	0.34805	4,332,753
247	206342207	No	34.57		34.57	Yes	0.62227	0.37773	3,145,440
248	206344077	No	23.80	23.62	23.62	No	0.42509	0.57491	1,692,515
249	206121033	No	34.30		34.30	Yes	0.61732	0.38268	3,242,825
250	206150060	No	33.34		33.34	No	0.60005	0.39995	2,637,923
251	206154007	No	26.26		26.26	No	0.47266	0.52734	4,251,084
252	206172313	No	30.51		30.51	No	0.54910	0.45090	3,296,552
253	206010906	Yes	42.94		42.94	Yes	0.77296	0.22704	2,044,590
254	206331251	Yes	39.78	39.40	39.40	Yes	0.70924	0.29076	2,376,484
255	206300212	No	32.44	32.15	32.15	No	0.57871	0.42129	3,393,207
256	206481084	Yes	47.24		47.24	Yes	0.85037	0.14963	1,293,070
257	206390873	Yes	43.60		43.60	Yes	0.78479	0.21521	1,068,029
258	206190879	Yes	42.79		42.79	Yes	0.77016	0.22984	1,716,514
259	206490947	Yes	46.17		46.17	Yes	0.83111	0.16889	762,196

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
240	206490961	3,483,051	4,341,545	303,908	9.41	138,816	138,816	14,752
241	206430768	2,372,087	2,956,650	206,965	9.38	91,868	91,868	9,794
242	206370752	3,114,256	3,877,300	271,411	8.43	98,058	98,058	11,632
243	206502364	6,953,563	8,385,422	586,980	10.03	-	-	-
244	206370659	5,662,284	7,049,636	493,474	8.43	189,936	189,936	22,531
245	206342258	5,730,269	6,923,951	484,677	9.38	2,092	2,092	223
246	206342212	4,830,098	6,015,768	421,104	8.63	10,943	10,943	1,268
247	206342207	3,230,944	4,024,061	281,684	8.75	3,176	3,176	363
248	206344077	1,692,515	1,972,910	138,104	11.15	-	-	-
249	206121033	3,287,931	4,095,736	286,701	8.91	181,363	181,363	20,355
250	206150060	2,637,923	3,265,092	228,556	8.48	-	-	-
251	206154007	4,251,084	5,017,624	351,234	10.54	-	-	-
252	206172313	3,296,552	3,995,251	279,668	10.53	145,282	145,282	13,797
253	206010906	3,494,169	4,355,128	304,859	8.71	-	-	-
254	206331251	3,171,243	3,948,974	276,428	8.06	149,868	149,868	18,594
255	206300212	3,393,207	4,159,048	291,133	8.71	135,885	135,885	15,601
256	206481084	3,353,059	4,177,649	292,435	8.83	153,174	153,174	17,347
257	206390873	1,925,512	2,398,178	167,872	8.47	-	-	-
258	206190879	2,897,750	3,608,593	252,602	8.37	-	-	-
259	206490947	1,751,027	2,182,322	152,763	9.40	126,956	126,956	13,506

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
260	206190294	1/1/2015	12/31/2015	206190294423	4/21/1950	FIRESIDE HEALTH CARE CENTER	SANTA MONICA	90403	59	21,248
261	206301289	1/1/2015	12/31/2015	206301289423	8/22/1966	FLAGSHIP HEALTHCARE CENTER	NEWPORT BEACH	92663	167	44,298
262	206190667	1/1/2015	12/31/2015	206190667423	3/7/1955	FLOWER VILLA	LOS ANGELES	90035	41	13,321
263	206340877	1/1/2015	12/31/2015	206340877423	1/16/1958	FOLSOM CARE CENTER	FOLSOM	95630	99	31,931
264	206121081	11/1/2014	10/31/2015	206121081423	12/4/1972	FORTUNA REHABILITATION & WELLNESS	FORTUNA	95540	104	27,245
265	206301174	1/1/2015	12/31/2015	206301174423	2/2/1968	FOUNTAIN CARE CENTER	ORANGE	92868	169	51,230
266	206190302	1/1/2015	12/31/2015	206190302423	2/26/1964	FOUNTAIN VIEW SUBACUTE AND NURSING	LOS ANGELES	90029	99	32,965
267	206190161	1/1/2015	12/31/2015	206190161423	5/22/1968	FOUR SEASONS HEALTHCARE & WELLNESS	NORTH HOLLYWOOD	91607	201	70,513
268	206241353	1/1/2015	12/31/2015	206241353423	8/27/1968	FRANCISCAN CONVALESCENT HOSPITAL	MERCED, CA	95340	71	22,782
269	206304020	1/1/2015	12/31/2015	206304020423	09/02/1988	FREEDOM VILLAGE HEALTHCARE CENTER	LAKE FOREST	92630	52	14,797
270	206010797	1/1/2015	12/31/2015	206010797423	5/31/1968	FREMONT HEALTHCARE CENTER	FREMONT	94538	115	39,163
271	206300039	1/1/2015	12/31/2015	206300039423	12/27/1978	FRENCH PARK CARE CENTER	SANTA ANA	92701	202	67,733
272	206492287	4/1/2014	3/31/2015	206492287420	04/16/1984	FRIENDS HOUSE	SANTA ROSA	95409	34	7,552
273	206370710	1/1/2015	12/31/2015	206370710423	8/22/1968	FRIENDSHIP MANOR NURSING & REHABILITATION	NATIONAL CITY	91950	104	36,074
274	206010889	1/1/2015	12/31/2015	206010889423	6/1/1973	FRUITVALE HEALTHCARE CENTER	OAKLAND	94601	140	48,716
275	206500827	1/1/2015	12/31/2015	206500827423	3/22/1965	GARDEN CITY HEALTHCARE CENTER	MODESTO	95350	104	35,699
276	206190308	1/1/2015	12/31/2015	206190308423	3/2/1954	GARDEN CREST CONVALESCENT HOSPITAL	LOS ANGELES	90026	72	19,938
277	206301181	1/1/2015	12/31/2015	206301181423	11/20/1969	GARDEN GROVE CONVALESCENT HOSPITAL	GARDEN GROVE	92841	99	34,234
278	206301215	1/1/2015	12/31/2015	206301215423	8/22/1962	GARDEN PARK CARE CENTER	GARDEN GROVE	92840	124	42,949
279	206190792	1/1/2015	12/31/2015	206190792423	2/14/1962	GARDEN VIEW POST-ACUTE REHABILITATION	BALDWIN PARK	91706	97	32,822

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
260	206190294	365	1.00000	21,248	21,535	4,153	4,153	1,842	98.67%	19,185	19,185	21,248
261	206301289	365	1.00000	44,298	60,955	-	-	1,503	72.67%	54,302	54,302	54,302
262	206190667	365	1.00000	13,321	14,965	6,508	6,508	3,320	89.01%	13,332	13,332	13,332
263	206340877	365	1.00000	31,931	36,135	-	-	19,520	88.37%	32,191	32,191	32,191
264	206121081	365	1.00000	27,245	37,960	20,782	20,782	1,151	71.77%	33,817	33,817	33,817
265	206301174	365	1.00000	51,230	61,685	32,344	32,344	1,735	83.05%	54,953	54,953	54,953
266	206190302	365	1.00000	32,965	36,135	7,997	7,997	4,433	91.23%	32,191	32,191	32,965
267	206190161	365	1.00000	70,513	73,365	33,825	33,825	14,945	96.11%	65,358	65,358	70,513
268	206241353	365	1.00000	22,782	25,915	13,723	13,723	1,430	87.91%	23,087	23,087	23,087
269	206304020	365	1.00000	14,797	18,980	3,791	3,791	325	77.96%	16,909	16,909	16,909
270	206010797	365	1.00000	39,163	41,975	405	405	27,266	93.30%	37,394	37,394	39,163
271	206300039	365	1.00000	67,733	73,730	42,111	42,111	1,802	91.87%	65,683	65,683	67,733
272	206492287	365	1.00000	7,552	12,410	1,073	1,073	147	60.85%	11,056	11,056	11,056
273	206370710	365	1.00000	36,074	37,960	16,472	16,472	5,504	95.03%	33,817	33,817	36,074
274	206010889	365	1.00000	48,716	51,100	1,415	1,415	35,078	95.33%	45,523	45,523	48,716
275	206500827	365	1.00000	35,699	37,960	7	7	11,448	94.04%	33,817	33,817	35,699
276	206190308	365	1.00000	19,938	26,280	3,714	3,714	2,412	75.87%	23,412	23,412	23,412
277	206301181	365	1.00000	34,234	36,135	26,774	26,774	275	94.74%	32,191	32,191	34,234
278	206301215	365	1.00000	42,949	45,260	23,681	23,681	446	94.89%	40,320	40,320	42,949
279	206190792	365	1.00000	32,822	35,405	16,543	16,543	3,219	92.70%	31,541	31,541	32,822

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) quip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
260	206190294	904	1.103	4,597,448	459,745	236,000	4,833,448	1,875,378	67.83	54.56	55.82
261	206301289	926	1.095	12,918,731	1,291,873	668,000	13,586,731	5,271,652	51.48	45.48	39.47
262	206190667	900	1.134	3,284,628	328,463	164,000	3,448,628	1,338,068	62.95	56.80	50.94
263	206340877	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	60.08	51.21	48.08
264	206121081	955	1.155	8,486,031	848,603	416,000	8,902,031	3,453,988	45.19	33.53	33.18
265	206301174	928	1.114	13,300,292	1,330,029	676,000	13,976,292	5,422,801	50.03	34.66	38.02
266	206190302	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	53.97	39.78	41.96
267	206190161	916	1.122	15,932,289	1,593,229	804,000	16,736,289	6,493,680	49.73	43.28	37.72
268	206241353	953	1.126	5,647,887	564,789	284,000	5,931,887	2,301,572	49.47	41.62	37.46
269	206304020	926	1.095	4,022,599	402,260	208,000	4,230,599	1,641,472	29.44	28.34	
270	206010797	945	1.179	9,578,575	957,858	460,000	10,038,575	3,894,967	49.71	43.77	37.70
271	206300039	927	1.095	15,626,250	1,562,625	808,000	16,434,250	6,376,489	39.13	35.84	27.12
272	206492287	954	1.221	2,932,810	293,281	136,000	3,068,810	1,190,698	33.82	32.82	
273	206370710	919	1.091	8,015,809	801,581	416,000	8,431,809	3,271,542	49.48	38.00	37.47
274	206010889	946	1.231	12,175,179	1,217,518	560,000	12,735,179	4,941,250	44.70	38.60	32.69
275	206500827	953	1.126	8,272,962	827,296	416,000	8,688,962	3,371,317	52.90	40.12	40.89
276	206190308	900	1.134	5,768,127	576,813	288,000	6,056,127	2,349,777	63.96	57.01	51.96
277	206301181	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	48.23	42.38	36.22
278	206301215	928	1.114	9,758,794	975,879	496,000	10,254,794	3,978,860	55.48	46.22	43.48
279	206190792	917	1.118	7,661,306	766,131	388,000	8,049,306	3,123,131	56.00	44.71	43.99

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
260	206190294	Yes	55.56		55.56	Yes	1.00002	(0.00002)	(78)
261	206301289	Yes	46.48		46.48	Yes	0.83658	0.16342	2,220,332
262	206190667	Yes	57.80		57.80	Yes	1.04041	(0.04041)	(139,358)
263	206340877	Yes	52.21		52.21	Yes	0.93982	0.06018	501,153
264	206121081	Yes	34.53	34.27	34.27	Yes	0.61682	0.38318	3,411,119
265	206301174	Yes	35.66		35.66	Yes	0.64188	0.35812	5,005,134
266	206190302	Yes	40.78		40.78	Yes	0.73409	0.26591	2,214,240
267	206190161	Yes	44.28	43.68	43.68	Yes	0.78629	0.21371	3,576,747
268	206241353	Yes	42.62		42.62	Yes	0.76725	0.23275	1,380,647
269	206304020	No	29.34		29.34	No	0.52817	0.47183	1,996,113
270	206010797	Yes	44.77		44.77	Yes	0.80590	0.19410	1,948,516
271	206300039	No	36.84	36.42	36.42	Yes	0.65565	0.34435	5,659,176
272	206492287	No	33.82		33.82	No	0.60875	0.39125	1,200,686
273	206370710	Yes	39.00		39.00	Yes	0.70206	0.29794	2,512,211
274	206010889	Yes	39.60		39.60	Yes	0.71282	0.28718	3,657,293
275	206500827	Yes	41.12		41.12	Yes	0.74009	0.25991	2,258,332
276	206190308	Yes	58.01		58.01	Yes	1.04409	(0.04409)	(267,033)
277	206301181	Yes	43.38		43.38	Yes	0.78076	0.21924	1,795,020
278	206301215	Yes	47.22	46.75	46.75	Yes	0.84151	0.15849	1,625,274
279	206190792	Yes	45.71		45.71	Yes	0.82279	0.17721	1,426,438

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
260	206190294	1,875,378	2,335,122	163,459	7.69	31,937	31,937	4,153
261	206301289	5,271,652	6,563,525	459,447	8.46	-	-	-
262	206190667	1,338,068	1,666,530	116,657	8.75	56,945	56,945	6,508
263	206340877	3,230,944	4,024,061	281,684	8.75	-	-	-
264	206121081	3,453,988	4,302,591	301,181	8.91	185,168	185,168	20,782
265	206301174	5,422,801	6,752,830	472,698	8.60	278,158	278,158	32,344
266	206190302	3,230,944	4,024,061	281,684	8.54	68,294	68,294	7,997
267	206190161	6,493,680	8,086,909	566,084	8.03	271,615	271,615	33,825
268	206241353	2,301,572	2,866,361	200,645	8.69	119,253	119,253	13,723
269	206304020	1,996,113	2,398,373	167,886	9.93	37,645	37,645	3,791
270	206010797	3,894,967	4,852,825	339,698	8.67	3,511	3,511	405
271	206300039	6,376,489	7,939,114	555,738	8.20	345,310	345,310	42,111
272	206492287	1,200,686	1,493,967	104,578	9.46	10,151	10,151	1,073
273	206370710	3,271,542	4,073,123	285,119	7.90	130,129	130,129	16,472
274	206010889	4,941,250	6,158,767	431,114	8.85	12,523	12,523	1,415
275	206500827	3,371,317	4,198,613	293,903	8.23	58	58	7
276	206190308	2,349,777	2,926,590	204,861	8.75	32,498	32,498	3,714
277	206301181	3,176,671	3,955,800	276,906	8.09	216,602	216,602	26,774
278	206301215	3,978,860	4,954,739	346,832	8.08	191,342	191,342	23,681
279	206190792	3,123,131	3,889,261	272,248	8.29	137,141	137,141	16,543

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
280	206190311	1/1/2015	12/31/2015	206190311423	1/16/1969	GARDENA CONVALESCENT CENTER	GARDENA	90247	74	24,552
281	206190373	#####	4/30/2015	206190373421	3/27/1959	GARDENVIEW HEALTHCARE & WELLNE	CLAREMONT	91711	99	16,465
282	206010900	7/1/2014	6/30/2015	206010900421	1/12/1970	GARFIELD NEUROBEHAVIORAL CENTE	OAKLAND	94601	96	20,471
283	206013647	1/1/2015	12/31/2015	206013647423	6/2/1969	GATEWAY CARE & REHAB. CENTER	HAYWARD	94541	99	32,614
284	206190207	1/1/2015	12/31/2015	206190207423	10/2/1964	GEM TRANSITIONAL CARE CENTER	PASADENA	91105	75	23,490
285	206430760	1/1/2015	12/31/2015	206430760423	7/14/1967	GILROY HEALTHCARE & REHAB CENTE	GILROY	95020	134	45,269
286	206190009	7/1/2014	6/30/2015	206190009421	9/30/1969	GLADSTONE CARE AND REHAB CENTE	GLENDORA	91740	118	37,477
287	206190142	1/1/2015	12/31/2015	206190142423	12/3/1962	GLENDALE HEALTHCARE CENTER	GLENDALE	91204	48	16,283
288	206190573	1/1/2015	12/31/2015	206190573423	5/12/1969	GLENDORA GRAND	GLENDORA	91740	342	118,948
289	206190321	9/1/2014	8/31/2015	206190321422	2/14/1972	GLENOAKS CONVALESCENT HOSPITAL	GLENDALE	91202	99	34,439
290	206560482	1/1/2015	12/31/2015	206560482423	7/1/1969	GLENWOOD CARE CENTER	OXNARD	93030	99	31,159
291	206092347	10/1/2014	9/30/2015	206092347422	12/7/1984	GOLD COUNTRY HEALTH CENTER	PLACERVILLE	95667	68	23,585
292	206441678	1/1/2015	12/31/2015	206441678423	6/26/1956	GOLDEN AGE CONVALESCENT HOSPIT	CAPITOLA	95010	40	9,753
293	206190333	1/1/2015	12/31/2015	206190333423	4/8/1966	GOLDEN CROSS HEALTH CARE	PASADENA	91103	96	34,160
294	206290892	1/1/2015	12/31/2015	206290892423	6/20/1973	GOLDEN EMPIRE NURSING AND REHA	GRASS VALLEY	95945	148	49,353
295	206150686	1/1/2015	12/31/2015	206150686423	9/13/1971	GOLDEN LIVINGCENTER - BAKERSFIE	BAKERSFIELD	93301	99	34,032
296	206390826	1/1/2015	12/31/2015	206390826423	12/24/1965	GOLDEN LIVINGCENTER - CHATEAU	STOCKTON	95207	99	34,145
297	206100694	1/1/2015	12/31/2015	206100694423	12/24/1963	GOLDEN LIVINGCENTER - CLOVIS	CLOVIS	93612	57	19,362
298	206100704	1/1/2015	12/31/2015	206100704423	3/16/1960	GOLDEN LIVINGCENTER - COUNTRY V	FRESNO	93706	59	21,064
299	206100713	1/1/2015	12/31/2015	206100713423	4/1/1964	GOLDEN LIVINGCENTER - FOWLER	FOWLER	93625	49	16,889

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
280	206190311	365	1.00000	24,552	27,010	-	-	3,823	90.90%	24,062	24,062	24,552
281	206190373	182	0.49863	33,020	18,018	6,943	13,924	6,035	91.38%	16,051	32,191	33,020
282	206010900	365	1.00000	20,471	35,040	-	-	17,554	58.42%	31,216	31,216	31,216
283	206013647	365	1.00000	32,614	36,135	142	142	19,384	90.26%	32,191	32,191	32,614
284	206190207	365	1.00000	23,490	27,375	7,873	7,873	3,491	85.81%	24,387	24,387	24,387
285	206430760	365	1.00000	45,269	48,910	-	-	21,583	92.56%	43,572	43,572	45,269
286	206190009	365	1.00000	37,477	43,070	5,621	5,621	12,785	87.01%	38,369	38,369	38,369
287	206190142	365	1.00000	16,283	17,520	7,256	7,256	2,638	92.94%	15,608	15,608	16,283
288	206190573	365	1.00000	118,948	124,830	54,839	54,839	41,402	95.29%	111,206	111,206	118,948
289	206190321	365	1.00000	34,439	36,135	13,333	13,333	12,345	95.31%	32,191	32,191	34,439
290	206560482	365	1.00000	31,159	36,135	13,057	13,057	650	86.23%	32,191	32,191	32,191
291	206092347	365	1.00000	23,585	24,820	-	-	11,734	95.02%	22,111	22,111	23,585
292	206441678	365	1.00000	9,753	14,600	-	-	9,753	66.80%	13,007	13,007	13,007
293	206190333	365	1.00000	34,160	35,040	20,475	20,475	6,970	97.49%	31,216	31,216	34,160
294	206290892	365	1.00000	49,353	54,020	12	12	33,266	91.36%	48,124	48,124	49,353
295	206150686	365	1.00000	34,032	36,135	46	46	23,013	94.18%	32,191	32,191	34,032
296	206390826	365	1.00000	34,145	36,135	144	144	26,196	94.49%	32,191	32,191	34,145
297	206100694	365	1.00000	19,362	20,805	-	-	10,402	93.06%	18,534	18,534	19,362
298	206100704	365	1.00000	21,064	21,535	-	-	18,915	97.81%	19,185	19,185	21,064
299	206100713	365	1.00000	16,889	17,885	-	-	12,924	94.43%	15,933	15,933	16,889

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D) / "Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
280	206190311	902	1.134	5,928,353	592,835	296,000	6,224,353	2,415,049	49.08	40.23	37.07
281	206190373	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	58.89		46.88
282	206010900	946	1.231	8,348,694	834,869	384,000	8,732,694	3,388,285	48.09	41.98	36.08
283	206013647	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	48.70	42.03	36.69
284	206190207	911	1.104	5,849,512	584,951	300,000	6,149,512	2,386,011	53.37	47.25	41.36
285	206430760	950	1.180	11,170,589	1,117,059	536,000	11,706,589	4,542,157	50.59	44.19	38.58
286	206190009	917	1.118	9,319,939	931,994	472,000	9,791,939	3,799,272	48.37	42.26	36.36
287	206190142	912	1.104	3,743,687	374,369	192,000	3,935,687	1,527,047	55.20	48.05	43.19
288	206190573	917	1.118	27,012,028	2,701,203	1,368,000	28,380,028	11,011,451	48.76	42.64	36.75
289	206190321	912	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	46.00	39.89	33.99
290	206560482	930	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	48.62	34.32	36.61
291	206092347	956	1.134	5,447,676	544,768	272,000	5,719,676	2,219,234	33.18	28.02	21.17
292	206441678	950	1.180	3,334,504	333,450	160,000	3,494,504	1,355,868	61.64		49.64
293	206190333	911	1.104	7,487,375	748,737	384,000	7,871,375	3,054,093	51.85	45.73	39.85
294	206290892	959	1.145	11,971,718	1,197,172	592,000	12,563,718	4,874,723	44.65	38.65	32.64
295	206150686	933	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	46.42	39.23	34.41
296	206390826	952	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	52.14	44.59	40.13
297	206100694	936	1.113	4,481,870	448,187	228,000	4,709,870	1,827,430	54.15	47.62	42.14
298	206100704	937	1.113	4,639,129	463,913	236,000	4,875,129	1,891,550	57.92	50.90	45.91
299	206100713	936	1.113	3,852,836	385,284	196,000	4,048,836	1,570,948	53.87	47.69	41.87

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
280	206190311	Yes	41.23	38.31	38.31	Yes	0.68959	0.31041	1,932,111
281	206190373	Yes	53.89		53.89	Yes	0.97008	0.02992	245,828
282	206010900	Yes	42.98		42.98	Yes	0.77361	0.22639	1,977,025
283	206013647	Yes	43.03		43.03	Yes	0.77455	0.22545	1,948,344
284	206190207	Yes	48.25		48.25	Yes	0.86843	0.13157	809,114
285	206430760	Yes	45.19		45.19	Yes	0.81345	0.18655	2,183,906
286	206190009	Yes	43.26		43.26	Yes	0.77872	0.22128	2,166,747
287	206190142	Yes	49.05		49.05	Yes	0.88290	0.11710	460,880
288	206190573	Yes	43.64		43.64	Yes	0.78551	0.21449	6,087,283
289	206190321	Yes	40.89		40.89	Yes	0.73608	0.26392	2,142,316
290	206560482	Yes	35.32	32.17	32.17	No	0.57897	0.42103	3,417,632
291	206092347	No	29.02		29.02	No	0.52241	0.47759	2,731,664
292	206441678	Yes	56.64		56.64	Yes	1.01959	(0.01959)	(68,454)
293	206190333	Yes	46.73		46.73	Yes	0.84123	0.15877	1,249,742
294	206290892	Yes	39.65		39.65	Yes	0.71369	0.28631	3,597,147
295	206150686	Yes	40.23		40.23	Yes	0.72416	0.27584	2,223,673
296	206390826	Yes	45.59	43.37	43.37	Yes	0.78067	0.21933	1,826,417
297	206100694	Yes	48.62		48.62	Yes	0.87520	0.12480	587,769
298	206100704	Yes	51.90		51.90	Yes	0.93419	0.06581	320,822
299	206100713	Yes	48.69		48.69	Yes	0.87649	0.12351	500,091

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
280	206190311	2,415,049	3,007,884	210,552	8.58	-	-	-
281	206190373	3,187,525	3,969,452	277,862	8.41	58,391	117,102	27,925
282	206010900	3,388,285	4,223,155	295,621	9.47	-	-	-
283	206013647	3,353,059	4,177,649	292,435	8.97	1,274	1,274	142
284	206190207	2,386,011	2,970,962	207,967	8.53	67,157	67,157	7,873
285	206430760	4,542,157	5,659,216	396,145	8.75	-	-	-
286	206190009	3,799,272	4,731,266	331,189	\$ 8.63	\$ 48,509	\$ 48,509	5,621
287	206190142	1,527,047	1,901,415	133,099	8.17	59,282	59,282	7,256
288	206190573	11,011,451	13,712,653	959,886	8.07	442,551	442,551	54,839
289	206190321	3,149,534	3,921,669	274,517	7.97	106,264	106,264	13,333
290	206560482	3,417,632	4,189,767	293,284	9.11	118,949	118,949	13,057
291	206092347	2,731,664	3,276,432	229,350	9.72	-	-	-
292	206441678	1,355,868	1,689,318	118,252	9.09	-	-	-
293	206190333	3,054,093	3,802,831	266,198	7.79	159,500	159,500	20,475
294	206290892	4,874,723	6,071,894	425,033	8.61	103	103	12
295	206150686	3,127,825	3,894,365	272,606	8.01	368	368	46
296	206390826	3,230,944	4,024,061	281,684	8.25	1,188	1,188	144
297	206100694	1,827,430	2,275,617	159,293	8.23	-	-	-
298	206100704	1,891,550	2,355,463	164,882	7.83	-	-	-
299	206100713	1,570,948	1,956,232	136,936	8.11	-	-	-

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
300	206100685	1/1/2015	12/31/2015	206100685423	6/15/1972	GOLDEN LIVINGCENTER - FRESNO	FRESNO	93721	232	71,956
301	206341003	1/1/2015	12/31/2015	206341003423	12/12/1967	GOLDEN LIVINGCENTER - GALT	GALT	95632	99	32,210
302	206100728	1/1/2015	12/31/2015	206100728423	10/19/1964	GOLDEN LIVING CENTER - HILLCREST	FRESNO	93726	65	23,049
303	206100731	1/1/2015	12/31/2015	206100731423	11/27/1968	GOLDEN LIVINGCENTER - HYLOND	FRESNO	93726	121	38,320
304	206390910	1/1/2015	12/31/2015	206390910423	3/25/1963	GOLDEN LIVINGCENTER - HY-PANA	STOCKTON	95207	119	38,532
305	206491001	1/1/2015	12/31/2015	206491001423	9/22/1964	GOLDEN LIVINGCENTER - LONDON HO	SONOMA	95476	83	27,615
306	206280984	1/1/2015	12/31/2015	206280984423	12/30/1969	GOLDEN LIVINGCENTER - NAPA	NAPA	94558	120	40,286
307	206492251	1/1/2015	12/31/2015	206492251423	7/5/1973	GOLDEN LIVINGCENTER - PETALUMA	PETALUMA	94954	99	32,617
308	206391045	1/1/2015	12/31/2015	206391045423	2/14/1967	GOLDEN LIVINGCENTER - PORTSIDE	STOCKTON	95204	99	34,880
309	206450798	1/1/2015	12/31/2015	206450798423	9/1/1963	GOLDEN LIVINGCENTER - REDDING	REDDING	96001	89	27,515
310	206100781	1/1/2015	12/31/2015	206100781423	8/29/1970	GOLDEN LIVINGCENTER - REEDLEY	REEDLEY	93654	56	18,397
311	206100790	1/1/2015	12/31/2015	206100790423	8/21/1969	GOLDEN LIVINGCENTER - SANGER	SANGER	93657	99	33,243
312	206491000	1/1/2015	12/31/2015	206491000423	11/3/1967	GOLDEN LIVINGCENTER - SANTA ROSA	SANTA ROSA	95407	99	33,051
313	206150795	1/1/2015	12/31/2015	206150795423	3/12/1969	GOLDEN LIVINGCENTER-SHAFTER	SHAFTER	93263	99	33,612
314	206190335	1/1/2015	12/31/2015	206190335423	9/16/1960	GOLDEN STATE COLONIAL HEALTH CA	NORTH HOLLYWOOD	91606	49	17,557
315	206390902	10/1/2014	9/30/2015	206390902422	1/1/1958	GOOD SAMARITAN REHAB & CARE CENT	STOCKTON	95204	98	33,912
316	206190346	1/1/2015	12/31/2015	206190346423	3/18/1952	GOOD SHEPHERD HEALTH CARE CENT	SANTA MONICA	90401	48	15,186
317	206301189	1/1/2015	12/31/2015	206301189423	11/11/1968	GORDON LANE CARE CENTER	FULLERTON	92831	99	33,558
318	206070933	1/1/2015	12/31/2015	206070933423	5/17/1965	GRACE HEALTHCARE OF MORAGA	MORAGA	94556	49	14,317
319	206071028	1/1/2015	12/31/2015	206071028423	1/5/1959	GRACE HEALTHCARE OF PLEASANT HIL	PLEASANT HILL	94523	51	15,210

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
300	206100685	365	1.00000	71,956	84,680	62	62	52,313	84.97%	75,438	75,438	75,438
301	206341003	365	1.00000	32,210	36,135	327	327	25,749	89.14%	32,191	32,191	32,210
302	206100728	365	1.00000	23,049	23,725	-	-	17,086	97.15%	21,136	21,136	23,049
303	206100731	365	1.00000	38,320	44,165	-	-	25,488	86.77%	39,345	39,345	39,345
304	206390910	365	1.00000	38,532	43,435	730	730	33,167	88.71%	38,694	38,694	38,694
305	206491001	365	1.00000	27,615	30,295	19,781	19,781	776	91.15%	26,989	26,989	27,615
306	206280984	365	1.00000	40,286	43,800	17,744	17,744	2,577	91.98%	39,020	39,020	40,286
307	206492251	365	1.00000	32,617	36,135	22,568	22,568	1,379	90.26%	32,191	32,191	32,617
308	206391045	365	1.00000	34,880	36,135	24	24	29,975	96.53%	32,191	32,191	34,880
309	206450798	365	1.00000	27,515	32,485	20,965	20,965	1,868	84.70%	28,940	28,940	28,940
310	206100781	365	1.00000	18,397	20,440	-	-	12,832	90.00%	18,209	18,209	18,397
311	206100790	365	1.00000	33,243	36,135	-	-	25,540	92.00%	32,191	32,191	33,243
312	206491000	365	1.00000	33,051	36,135	20,919	20,919	859	91.47%	32,191	32,191	33,051
313	206150795	365	1.00000	33,612	36,135	-	-	28,995	93.02%	32,191	32,191	33,612
314	206190335	365	1.00000	17,557	17,885	9,025	9,025	2,550	98.17%	15,933	15,933	17,557
315	206390902	365	1.00000	33,912	35,770	296	296	28,019	94.81%	31,866	31,866	33,912
316	206190346	365	1.00000	15,186	17,520	6,682	6,682	4,255	86.68%	15,608	15,608	15,608
317	206301189	365	1.00000	33,558	36,135	21,573	21,573	1,157	92.87%	32,191	32,191	33,558
318	206070933	365	1.00000	14,317	17,885	-	-	8,216	80.05%	15,933	15,933	15,933
319	206071028	365	1.00000	15,210	18,615	-	-	10,067	81.71%	16,583	16,583	16,583

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10%
 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017
 \$ 172.87
 4,000
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
300	206100685	937	1.113	18,241,999	1,824,200	928,000	19,169,999	7,437,960	45.66	38.98	33.65
301	206341003	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.18	31.16	38.17
302	206100728	937	1.113	5,110,905	511,090	260,000	5,370,905	2,083,911	53.32	38.60	41.32
303	206100731	937	1.113	9,514,146	951,415	484,000	9,998,146	3,879,281	49.21	39.41	37.21
304	206390910	952	1.134	9,533,432	953,343	476,000	10,009,432	3,883,660	54.90	46.30	42.89
305	206491001	954	1.221	7,159,506	715,951	332,000	7,491,506	2,906,704	53.40	44.72	41.39
306	206280984	945	1.179	9,995,035	999,504	480,000	10,475,035	4,064,314	48.12	39.21	36.12
307	206492251	949	1.240	8,672,537	867,254	396,000	9,068,537	3,518,592	44.61	36.48	32.60
308	206391045	952	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	51.00	43.47	38.99
309	206450798	960	1.184	7,444,422	744,442	356,000	7,800,422	3,026,564	54.46	46.95	42.45
310	206100781	936	1.113	4,403,241	440,324	224,000	4,627,241	1,795,370	47.46	38.59	35.45
311	206100790	936	1.113	7,784,301	778,430	396,000	8,180,301	3,173,957	48.48	41.93	36.47
312	206491000	954	1.221	8,539,651	853,965	396,000	8,935,651	3,467,033	50.28	42.28	38.27
313	206150795	932	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	48.93	39.81	36.92
314	206190335	916	1.122	3,883,991	388,399	196,000	4,079,991	1,583,036	57.42	51.28	45.41
315	206390902	952	1.134	7,851,062	785,106	392,000	8,243,062	3,198,308	60.13	53.98	48.12
316	206190346	904	1.103	3,740,296	374,030	192,000	3,932,296	1,525,731	65.92	59.76	53.91
317	206301189	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	49.26	42.80	37.25
318	206070933	945	1.179	4,081,306	408,131	196,000	4,277,306	1,659,595	52.75	34.72	
319	206071028	945	1.179	4,247,890	424,789	204,000	4,451,890	1,727,333	59.12	49.16	

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
300	206100685	Yes	39.98	38.61	38.61	Yes	0.69505	0.30495	5,845,872
301	206341003	Yes	32.16		32.16	No	0.57883	0.42117	3,507,133
302	206100728	Yes	39.60		39.60	Yes	0.71276	0.28724	1,542,757
303	206100731	Yes	40.41		40.41	Yes	0.72729	0.27271	2,726,569
304	206390910	Yes	47.30	46.67	46.67	Yes	0.84009	0.15991	1,600,560
305	206491001	Yes	45.72		45.72	Yes	0.82290	0.17710	1,326,779
306	206280984	Yes	40.21	39.31	39.31	Yes	0.70763	0.29237	3,062,593
307	206492251	Yes	37.48	36.52	36.52	Yes	0.65732	0.34268	3,107,648
308	206391045	Yes	44.47		44.47	Yes	0.80043	0.19957	1,661,871
309	206450798	Yes	47.95		47.95	Yes	0.86311	0.13689	1,067,829
310	206100781	Yes	39.59	39.12	39.12	Yes	0.70419	0.29581	1,368,763
311	206100790	Yes	42.93	40.73	40.73	Yes	0.73318	0.26682	2,182,707
312	206491000	Yes	43.28		43.28	Yes	0.77906	0.22094	1,974,285
313	206150795	Yes	40.81		40.81	Yes	0.73458	0.26542	2,139,633
314	206190335	Yes	52.28		52.28	Yes	0.94107	0.05893	240,452
315	206390902	Yes	54.98		54.98	Yes	0.98970	0.01030	84,863
316	206190346	Yes	60.76		60.76	Yes	1.09372	(0.09372)	(368,540)
317	206301189	Yes	43.80	43.40	43.40	Yes	0.78127	0.21873	1,790,838
318	206070933	No	35.72		35.72	Yes	0.64298	0.35702	1,527,082
319	206071028	No	50.16		50.16	Yes	0.90282	0.09718	432,654

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
300	206100685	7,437,960	9,262,159	648,351	8.59	533	533	62
301	206341003	3,507,133	4,300,250	301,018	9.35	3,057	3,057	327
302	206100728	2,083,911	2,595,002	181,650	7.88	-	-	-
303	206100731	3,879,281	4,830,695	338,149	8.59	-	-	-
304	206390910	3,883,660	4,837,003	338,590	8.75	6,388	6,388	730
305	206491001	2,906,704	3,622,655	253,586	9.18	181,590	181,590	19,781
306	206280984	4,064,314	5,063,817	354,467	8.80	156,147	156,147	17,744
307	206492251	3,518,592	4,385,846	307,009	9.41	212,365	212,365	22,568
308	206391045	3,230,944	4,024,061	281,684	8.08	194	194	24
309	206450798	3,026,564	3,771,006	263,970	9.12	191,201	191,201	20,965
310	206100781	1,795,370	2,235,694	156,499	8.51	-	-	-
311	206100790	3,173,957	3,952,387	276,667	8.32	-	-	-
312	206491000	3,467,033	4,320,998	302,470	9.15	191,409	191,409	20,919
313	206150795	3,127,825	3,894,365	272,606	8.11	-	-	-
314	206190335	1,583,036	1,971,436	138,000	7.86	70,937	70,937	9,025
315	206390902	3,198,308	3,983,414	278,839	8.22	2,433	2,433	296
316	206190346	1,525,731	1,899,761	132,983	8.52	56,931	56,931	6,682
317	206301189	3,176,671	3,955,800	276,906	8.25	177,977	177,977	21,573
318	206070933	1,659,595	2,067,725	144,741	9.08	-	-	-
319	206071028	1,727,333	2,152,122	150,649	9.08	-	-	-

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
320	206240893	6/1/2014	5/31/2015	206240893421	5/20/1958	GRACE HOME	LIVINGSTON	95334	33	11,962
321	206344051	1/1/2015	12/31/2015	206344051423	5/10/1991	GRAMERCY COURT	SACRAMENTO	95825	120	41,981
322	206190349	1/1/2015	12/31/2015	206190349423	4/20/1962	GRANADA HILLS CONVALESCENT HOS	GRANADA HILLS	91344	48	16,250
323	206120955	11/1/2014	10/31/2015	206120955423	9/2/1971	GRANADA REHABILITATION & WELLNE	EUREKA	95503	87	28,551
324	206190124	9/1/2014	8/31/2015	206190124422	7/24/1962	GRANCELL VILLAGE	RESEDA	91335	105	37,504
325	206190350	#####	4/30/2015	206190350421	9/1/1964	GRAND AVENUE HEALTHCARE & WELL	LONG BEACH	90804	117	17,991
326	206190158	1/1/2015	12/31/2015	206190158423	8/4/1970	GRAND PARK CONVALESCENT HOSPIT	LOS ANGELES	90057	151	54,819
327	206361191	1/1/2015	12/31/2015	206361191423	12/10/1964	GRAND TERRACE CARE CENTER	GRAND TERRACE	92313	59	19,491
328	206190711	1/1/2015	12/31/2015	206190711423	3/6/1958	GRAND VALLEY HEALTH CARE CENTE	VAN NUYS	91405	99	32,245
329	206370778	10/1/2014	9/30/2015	206370778422	5/24/1966	GRANITE HILLS HEALTHCARE & WELL	MEL CAJON	92021	99	35,015
330	206431815	1/1/2015	12/31/2015	206431815423	2/20/1962	GRANT CUESTA SUB-ACUTE & REHAB	MOUNTAIN VIEW	94040	102	34,062
331	206190353	1/1/2015	12/31/2015	206190353423	1/1/1962	GREEN ACRES LODGE	ROSEMEAD	91770	85	30,875
332	206481086	1/1/2015	12/31/2015	206481086423	1/22/1964	GREENFIELD CARE CENTER OF FAIRFI	FAIRFIELD	94533	90	29,104
333	206560547	1/1/2015	12/31/2015	206560547423	5/15/1977	GREENFIELD CARE CENTER OF FILLM	FILLMORE	93015	99	26,048
334	206301348	1/1/2015	12/31/2015	206301348423	1/15/1970	GREENFIELD CARE CENTER OF FULLE	FULLERTON	92635	99	34,183
335	206190047	1/1/2015	12/31/2015	206190047423	3/14/1956	GREENFIELD CENTER OF GARDENA	GARDENA	90248	50	15,541
336	206190764	1/1/2015	12/31/2015	206190764423	8/6/1970	GREENFIELD CARE CENTER-SOUTHGA	SOUTHGATE	90280	99	31,565
337	206430767	1/1/2015	12/31/2015	206430767423	1/3/1966	GREENHILLS MANOR	CAMPBELL	95008	45	14,887
338	206070958	1/1/2015	12/31/2015	206070958423	1/30/1969	GREENRIDGE SENIOR CARE	EL SOBRANTE	94803	60	19,900
339	206190322	5/1/2015	12/31/2015	206190322423	6/7/1963	GRIFFITH PARK HEALTHCARE CENTER	GLENDALE	91201	94	22,514

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
320	206240893	365	1.00000	11,962	12,045	10,863	10,863	366	99.31%	10,730	10,730	11,962
321	206344051	365	1.00000	41,981	43,800	-	-	30,418	95.85%	39,020	39,020	41,981
322	206190349	365	1.00000	16,250	17,520	-	-	2,099	92.75%	15,608	15,608	16,250
323	206120955	365	1.00000	28,551	31,755	22,217	22,217	187	89.91%	28,289	28,289	28,551
324	206190124	365	1.00000	37,504	38,325	9,427	9,427	6,181	97.86%	34,142	34,142	37,504
325	206190350	182	0.49863	36,081	21,294	5,912	11,856	6,068	84.49%	18,970	38,044	38,044
326	206190158	365	1.00000	54,819	55,115	21,596	21,596	14,559	99.46%	49,100	49,100	54,819
327	206361191	365	1.00000	19,491	21,535	2,635	2,635	4,038	90.51%	19,185	19,185	19,491
328	206190711	365	1.00000	32,245	36,135	11,142	11,142	7,095	89.23%	32,191	32,191	32,245
329	206370778	365	1.00000	35,015	36,135	15,538	15,538	10,932	96.90%	32,191	32,191	35,015
330	206431815	365	1.00000	34,062	37,230	9,778	9,778	8,874	91.49%	33,167	33,167	34,062
331	206190353	365	1.00000	30,875	31,025	20,170	20,170	8,287	99.52%	27,639	27,639	30,875
332	206481086	365	1.00000	29,104	32,850	23,276	23,276	1,023	88.60%	29,265	29,265	29,265
333	206560547	365	1.00000	26,048	36,135	21,658	21,658	358	72.09%	32,191	32,191	32,191
334	206301348	365	1.00000	34,183	36,135	26,812	26,812	34,183	94.60%	32,191	32,191	34,183
335	206190047	365	1.00000	15,541	18,250	7,205	7,205	7,412	85.16%	16,258	16,258	16,258
336	206190764	365	1.00000	31,565	36,135	19,472	19,472	8,471	87.35%	32,191	32,191	32,191
337	206430767	365	1.00000	14,887	16,425	1,362	1,362	6,376	90.64%	14,632	14,632	14,887
338	206070958	365	1.00000	19,900	21,900	127	127	10,611	90.87%	19,510	19,510	19,900
339	206190322	245	0.67123	33,541	23,030	11,626	17,320	4,160	97.76%	20,516	30,565	33,541

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
320	206240893	953	1.126	2,625,074	262,507	132,000	2,757,074	1,069,745	59.75	49.79	47.74
321	206344051	958	1.134	9,613,545	961,355	480,000	10,093,545	3,916,296	26.75	25.70	14.74
322	206190349	913	1.122	3,804,726	380,473	192,000	3,996,726	1,550,730	55.82	49.69	43.82
323	206120955	955	1.155	7,098,891	709,889	348,000	7,446,891	2,889,394	46.45	35.58	34.44
324	206190124	913	1.122	8,322,838	832,284	420,000	8,742,838	3,392,221	55.56	47.55	43.56
325	206190350	908	1.115	9,216,160	921,616	468,000	9,684,160	3,757,454	53.45		41.45
326	206190158	900	1.134	12,097,044	1,209,704	604,000	12,701,044	4,928,005	47.53	41.03	35.52
327	206361191	923	1.085	4,522,421	452,242	236,000	4,758,421	1,846,267	53.18	40.12	40.87
328	206190711	914	1.122	7,847,247	784,725	396,000	8,243,247	3,198,380	59.95	50.43	47.94
329	206370778	920	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	51.73	44.74	39.72
330	206431815	940	1.286	9,266,813	926,681	408,000	9,674,813	3,753,828	55.99	47.68	43.98
331	206190353	917	1.118	6,713,516	671,352	340,000	7,053,516	2,736,764	56.12	49.99	44.12
332	206481086	945	1.179	7,496,276	749,628	360,000	7,856,276	3,048,235	54.07	46.57	42.06
333	206560547	930	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	40.75	39.68	28.74
334	206301348	926	1.095	7,658,410	765,841	396,000	8,054,410	3,125,111	48.08	41.48	36.07
335	206190047	902	1.134	4,005,644	400,564	200,000	4,205,644	1,631,790	61.93	55.30	49.92
336	206190764	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	47.52	41.42	35.52
337	206430767	950	1.180	3,751,317	375,132	180,000	3,931,317	1,525,351	52.12	45.42	40.11
338	206070958	948	1.208	5,120,442	512,044	240,000	5,360,442	2,079,852	49.04	42.68	37.03
339	206190322	912	1.104	7,331,388	733,139	376,000	7,707,388	2,990,467	54.69	48.56	42.68

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	Received Five Year Age Reduction in 2005/06 Model'	Calculated Effective Age	Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value
				Effective Age After Improvements and Bed Additions	AG				
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
320	206240893	Yes	50.79	50.17	50.17	Yes	0.90312	0.09688	267,106
321	206344051	No	26.70		26.70	No	0.48059	0.51941	5,242,687
322	206190349	Yes	50.69		50.69	Yes	0.91249	0.08751	349,746
323	206120955	Yes	36.58	36.31	36.31	Yes	0.65356	0.34644	2,579,868
324	206190124	Yes	48.55	47.86	47.86	Yes	0.86154	0.13846	1,210,510
325	206190350	Yes	48.45		48.45	Yes	0.87219	0.12781	1,237,768
326	206190158	Yes	42.03		42.03	Yes	0.75659	0.24341	3,091,538
327	206361191	Yes	41.12	37.45	37.45	Yes	0.67409	0.32591	1,550,837
328	206190711	Yes	51.43		51.43	Yes	0.92578	0.07422	611,794
329	206370778	Yes	45.74	43.63	43.63	Yes	0.78538	0.21462	1,722,620
330	206431815	Yes	48.68		48.68	Yes	0.87630	0.12370	1,196,784
331	206190353	Yes	50.99	50.64	50.64	Yes	0.91149	0.08851	624,283
332	206481086	Yes	47.57		47.57	Yes	0.85627	0.14373	1,129,221
333	206560547	No	40.68		40.68	Yes	0.73227	0.26773	2,173,225
334	206301348	Yes	42.48		42.48	Yes	0.76472	0.23528	1,895,056
335	206190047	Yes	56.30		56.30	Yes	1.01346	(0.01346)	(56,606)
336	206190764	Yes	42.42		42.42	Yes	0.76348	0.23652	1,969,582
337	206430767	Yes	46.42		46.42	Yes	0.83560	0.16440	646,312
338	206070958	Yes	43.68	42.23	42.23	Yes	0.76018	0.23982	1,285,565
339	206190322	Yes	49.56		49.56	Yes	0.89203	0.10797	832,145

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
320	206240893	1,069,745	1,332,252	93,258	7.80	84,731	84,731	10,863
321	206344051	5,242,687	6,204,041	434,283	10.34	-	-	-
322	206190349	1,550,730	1,931,202	135,184	8.32	-	-	-
323	206120955	2,889,394	3,599,283	251,950	8.82	195,954	195,954	22,217
324	206190124	3,392,221	4,224,505	295,715	7.88	74,285	74,285	9,427
325	206190350	3,757,454	4,679,070	327,535	8.61	50,902	102,084	23,778
326	206190158	4,928,005	6,137,710	429,640	7.84	169,313	169,313	21,596
327	206361191	1,846,267	2,298,510	160,896	8.25	21,739	21,739	2,635
328	206190711	3,198,380	3,983,105	278,817	8.65	96,378	96,378	11,142
329	206370778	3,114,256	3,877,300	271,411	7.75	120,420	120,420	15,538
330	206431815	3,753,828	4,680,509	327,636	9.62	94,064	94,064	9,778
331	206190353	2,736,764	3,408,116	238,568	7.73	155,914	155,914	20,170
332	206481086	3,048,235	3,797,863	265,850	9.08	211,346	211,346	23,276
333	206560547	3,149,534	3,921,669	274,517	8.53	184,743	184,743	21,658
334	206301348	3,125,111	3,890,952	272,367	7.97	213,692	213,692	26,812
335	206190047	1,631,790	2,032,354	142,265	8.75	63,044	63,044	7,205
336	206190764	3,230,944	4,024,061	281,684	8.75	170,380	170,380	19,472
337	206430767	1,525,351	1,900,483	133,034	8.94	12,176	12,176	1,362
338	206070958	2,079,852	2,591,896	181,433	9.12	1,158	1,158	127
339	206190322	2,990,467	3,723,605	260,652	7.77	90,334	134,579	25,804

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
340	206370667	12/1/2014	12/31/2015	206370667423	12/27/1966	GROSSMONT POST ACUTE CARE	LA MESA	91942	90	30,145
341	206190356	1/1/2015	12/31/2015	206190356423	12/17/1968	GUARDIAN REHABILITATION HOSPITAL	LOS ANGELES	90036	93	31,564
342	206361161	#####	4/30/2015	206361161421	4/9/1969	HACIENDA HEIGHTS HEALTHCARE & W	SAN BERNARDINO	92404	99	17,334
343	206160724	6/1/2014	5/31/2015	206160724421	1/25/1965	HACIENDA REHABILITATION & HEALTH	HANFORD	93230	133	43,279
344	206160726	1/1/2015	12/31/2015	206160726423	4/16/1965	HANFORD NURSING AND REHABILITAT	HANFORD	93230	124	30,134
345	206190209	1/1/2015	12/31/2015	206190209423	4/29/1970	HARBOR CARE CENTER	TORRANCE	90502	127	39,932
346	206301138	1/1/2015	12/31/2015	206301138423	4/3/1967	HARBOR VILLA CARE CENTER	ANAHEIM	92805	99	29,590
347	206190367	7/1/2014	6/30/2015	206190367421	3/7/1967	HAWTHORNE HEALTHCARE & WELLNE	HAWTHORNE	90250	88	31,233
348	206380830	1/1/2015	12/31/2015	206380830423	5/25/1965	HAYES CONVALESCENT HOSPITAL	SAN FRANCISCO	94117	34	10,320
349	206010831	1/1/2015	12/31/2015	206010831423	3/1/1961	HAYWARD CONVALESCENT HOSPITAL	HAYWARD	94541	99	31,376
350	206010806	9/1/2014	8/31/2015	206010806422	1/19/1968	HAYWARD HEALTHCARE & WELLNESS	HAYWARD	94545	99	34,494
351	206010832	1/1/2015	12/31/2015	206010832423	2/1/1965	HAYWARD HILLS HEALTHCARE CENTE	HAYWARD	94541	74	25,751
352	206490954	1/1/2015	12/31/2015	206490954423	11/23/1964	HEALDSBURG SENIOR LIVING COMMUI	HEALDSBURG	95448	38	11,531
353	206480965	1/1/2015	12/31/2015	206480965423	10/19/1961	HEARTWOOD AVENUE HEALTHCARE	VALLEJO	94591	60	18,072
354	206361195	1/1/2015	12/31/2015	206361195423	1/11/1966	HERITAGE GARDENS HEALTH CARE C	LOMA LINDA	92354	110	34,396
355	206190313	1/1/2015	12/31/2015	206190313423	8/27/1968	HERITAGE MANOR	MONTEREY PARK	91754	99	35,252
356	206364097	1/1/2015	12/31/2015	206364097423	7/1/1992	HERITAGE PARK NURSING CENTER	UPLAND	91786	70	23,776
357	206190799	1/1/2015	12/31/2015	206190799423	11/8/1971	HERITAGE REHABILITATION CENTER	TORRANCE	90502	161	47,564
358	206430785	1/1/2015	12/31/2015	206430785423	7/1/1959	HERMAN HEALTH CARE CENTER	SAN JOSE	95125	99	28,524
359	206190370	1/1/2015	12/31/2015	206190370423	10/17/1946	HIGH VALLEY LODGE	SUNLAND	91040	50	17,872

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	$J = (C-B) + 1$	$K = J/M2$ (M2=Days in CY)	$L = I/K$	$M = H * J$	N	$O = N/K$	P	$Q = I/M$	$R = M * T2$ (T2 = avg. occ.)	$S = R/K$	$T = S$ if $S > L$ $T = L$ if $S < L$
340	206370667	396	1.08493	27,785	35,640	1,582	1,458	1,620	84.58%	31,750	29,265	29,265
341	206190356	365	1.00000	31,564	33,945	14,030	14,030	5,369	92.99%	30,240	30,240	31,564
342	206361161	182	0.49863	34,763	18,018	7,067	14,173	6,574	96.20%	16,051	32,191	34,763
343	206160724	365	1.00000	43,279	48,545	-	-	34,803	89.15%	43,247	43,247	43,279
344	206160726	365	1.00000	30,134	45,260	73	73	23,970	66.58%	40,320	40,320	40,320
345	206190209	365	1.00000	39,932	46,355	23,867	23,867	9,682	86.14%	41,296	41,296	41,296
346	206301138	365	1.00000	29,590	36,135	22,908	22,908	463	81.89%	32,191	32,191	32,191
347	206190367	365	1.00000	31,233	32,120	8,301	8,301	12,754	97.24%	28,614	28,614	31,233
348	206380830	365	1.00000	10,320	12,410	3,353	3,353	685	83.16%	11,056	11,056	11,056
349	206010831	365	1.00000	31,376	36,135	643	643	23,904	86.83%	32,191	32,191	32,191
350	206010806	365	1.00000	34,494	36,135	1,142	1,142	24,876	95.46%	32,191	32,191	34,494
351	206010832	365	1.00000	25,751	27,010	547	547	16,919	95.34%	24,062	24,062	25,751
352	206490954	365	1.00000	11,531	13,870	6,924	6,924	359	83.14%	12,356	12,356	12,356
353	206480965	365	1.00000	18,072	21,900	10,309	10,309	1,341	82.52%	19,510	19,510	19,510
354	206361195	365	1.00000	34,396	40,150	16,879	16,879	9,925	85.67%	35,768	35,768	35,768
355	206190313	365	1.00000	35,252	36,135	25,405	25,405	2,481	97.56%	32,191	32,191	35,252
356	206364097	365	1.00000	23,776	25,550	6,915	6,915	2,982	93.06%	22,761	22,761	23,776
357	206190799	365	1.00000	47,564	58,765	22,897	22,897	7,636	80.94%	52,351	52,351	52,351
358	206430785	365	1.00000	28,524	36,135	11,076	11,076	13,294	78.94%	32,191	32,191	32,191
359	206190370	365	1.00000	17,872	18,250	9,947	9,947	6,107	97.93%	16,258	16,258	17,872

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
340	206370667	919	1.091	6,936,758	693,676	360,000	7,296,758	2,831,142	51.13		39.13
341	206190356	900	1.134	7,450,498	745,050	372,000	7,822,498	3,035,129	49.16	41.87	37.15
342	206361161	924	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	48.85		36.84
343	206160724	932	1.096	10,297,966	1,029,797	532,000	10,829,966	4,202,027	53.05	46.61	41.05
344	206160726	932	1.096	9,601,112	960,111	496,000	10,097,112	3,917,679	52.83	46.71	40.82
345	206190209	905	1.103	9,896,201	989,620	508,000	10,404,201	4,036,830	47.79	40.84	35.79
346	206301138	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	50.87	43.93	38.86
347	206190367	902	1.134	7,049,933	704,993	352,000	7,401,933	2,871,950	50.94	43.58	38.93
348	206380830	941	1.286	3,088,938	308,894	136,000	3,224,938	1,251,276	52.73	45.41	40.72
349	206010831	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	56.96	50.96	44.95
350	206010806	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	50.07	44.07	38.06
351	206010832	945	1.179	6,163,605	616,361	296,000	6,459,605	2,506,327	53.04	45.06	41.03
352	206490954	954	1.221	3,277,846	327,785	152,000	3,429,846	1,330,780	53.23	52.22	
353	206480965	945	1.179	4,997,518	499,752	240,000	5,237,518	2,032,157	56.33	49.45	44.32
354	206361195	923	1.085	8,431,633	843,163	440,000	8,871,633	3,442,194	52.09	44.06	40.08
355	206190313	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	49.47	42.16	37.46
356	206364097	917	1.118	5,528,778	552,878	280,000	5,808,778	2,253,806	25.61	20.26	13.60
357	206190799	905	1.103	12,545,578	1,254,558	644,000	13,189,578	5,117,556	46.27	39.83	34.26
358	206430785	951	1.235	8,637,567	863,757	396,000	9,033,567	3,505,024	58.63	52.49	46.62
359	206190370	910	1.104	3,899,674	389,967	200,000	4,099,674	1,590,674	71.34	63.15	59.33

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
340	206370667	Yes	46.13		46.13	Yes	0.83042	0.16958	1,237,410
341	206190356	Yes	42.87		42.87	Yes	0.77167	0.22833	1,786,073
342	206361161	Yes	43.85		43.85	Yes	0.78929	0.21071	1,682,426
343	206160724	Yes	47.61		47.61	Yes	0.85698	0.14302	1,548,914
344	206160726	Yes	47.71		47.71	Yes	0.85879	0.14121	1,425,845
345	206190209	Yes	41.84		41.84	Yes	0.75317	0.24683	2,568,020
346	206301138	Yes	44.93		44.93	Yes	0.80869	0.19131	1,566,333
347	206190367	Yes	44.58	43.85	43.85	Yes	0.78925	0.21075	1,559,970
348	206380830	Yes	46.41		46.41	Yes	0.83547	0.16453	530,601
349	206010831	Yes	51.96		51.96	Yes	0.93526	0.06474	559,474
350	206010806	Yes	45.07		45.07	Yes	0.81123	0.18877	1,631,307
351	206010832	Yes	46.06		46.06	Yes	0.82904	0.17096	1,104,312
352	206490954	No	53.22		53.22	Yes	0.95795	0.04205	144,241
353	206480965	Yes	50.45	49.07	49.07	Yes	0.88327	0.11673	611,396
354	206361195	Yes	45.06		45.06	Yes	0.81114	0.18886	1,675,541
355	206190313	Yes	43.16		43.16	Yes	0.77683	0.22317	1,833,394
356	206364097	No	21.26		21.26	No	0.38268	0.61732	3,585,899
357	206190799	Yes	40.83		40.83	Yes	0.73485	0.26515	3,497,199
358	206430785	Yes	53.49	48.66	48.66	Yes	0.87590	0.12410	1,121,027
359	206190370	Yes	64.15		64.15	Yes	1.15464	(0.15464)	(633,965)

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
340	206370667	2,831,142	3,524,818	246,737	8.43	13,336	12,292	1,344
341	206190356	3,035,129	3,780,179	264,613	8.38	117,571	117,571	14,030
342	206361161	3,097,974	3,856,821	269,977	7.77	54,911	110,123	28,424
343	206160724	4,202,027	5,231,824	366,228	8.46	-	-	-
344	206160726	3,917,679	4,877,790	341,445	8.47	618	618	73
345	206190209	4,036,830	5,026,450	351,852	8.52	203,347	203,347	23,867
346	206301138	3,176,671	3,955,800	276,906	8.60	197,009	197,009	22,908
347	206190367	2,871,950	3,576,943	250,386	8.02	66,574	66,574	8,301
348	206380830	1,251,276	1,560,170	109,212	9.88	33,128	33,128	3,353
349	206010831	3,353,059	4,177,649	292,435	9.08	5,838	5,838	643
350	206010806	3,353,059	4,177,649	292,435	8.48	9,684	9,684	1,142
351	206010832	2,506,327	3,122,687	218,588	8.49	4,644	4,644	547
352	206490954	1,330,780	1,658,565	116,100	9.40	65,086	65,086	6,924
353	206480965	2,032,157	2,531,909	177,234	9.08	93,606	93,606	10,309
354	206361195	3,442,194	4,285,357	299,975	8.39	141,615	141,615	16,879
355	206190313	3,187,525	3,969,452	277,862	7.88	200,191	200,191	25,405
356	206364097	3,585,899	4,138,777	289,714	12.19	84,294	84,294	6,915
357	206190799	5,117,556	6,372,114	446,048	8.52	195,082	195,082	22,897
358	206430785	3,505,024	4,368,781	305,815	9.50	105,222	105,222	11,076
359	206190370	1,590,674	1,980,641	138,645	7.76	77,189	77,189	9,947

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
360	206361114	1/1/2015	12/31/2015	206361114423	1/18/1960	HIGHLAND CARE CENTER OF REDLAND	REDLANDS	92374	80	26,936
361	206361198	1/1/2015	12/31/2015	206361198423	1/7/1969	HIGHLAND PALMS HEALTHCARE CENT	HIGHLAND	92346	99	33,574
362	206190604	1/1/2015	12/31/2015	206190604423	1/2/1964	HIGHLAND PARK SKILLED NURSING &	LOS ANGELES	90042	59	21,020
363	206331111	1/1/2015	12/31/2015	206331111423	10/16/1964	HIGHLAND SPRINGS CARE CENTER	BEAUMONT	92223	87	31,755
364	206370718	10/1/2014	9/30/2015	206370718422	7/1/1957	HILLCREST MANOR SANITARIUM	NATIONAL CITY	91950	60	21,852
365	206361199	1/1/2015	12/31/2015	206361199423	10/5/1959	HILLCREST NURSING HOME	SAN BERNARDINO	92407	59	21,317
366	206013368	1/1/2015	12/31/2015	206013368423	11/10/1950	HILLSIDE SENIOR CARE	FREMONT	94536	73	24,011
367	206010750	1/1/2015	12/31/2015	206010750423	5/20/1963	HILLTOP CARE AND REHABILITATION	CHAYWARD	94541	71	22,642
368	206430792	1/1/2015	12/31/2015	206430792423	4/12/1951	HILLVIEW CONVALESCENT HOSPITAL	MORGAN HILL	95037	52	17,650
369	206190377	1/1/2015	12/31/2015	206190377423	3/9/1970	HOLIDAY MANOR CARE CENTER	CANOGA PARK	91306	94	33,269
370	206190378	7/1/2014	6/30/2015	206190378421	5/13/1958	HOLLENBECK PALMS	LOS ANGELES	90033	106	29,183
371	206105014	1/1/2015	12/31/2015	206105014423	5/27/2000	HORIZON HEALTH AND SUBACUTE, LLC	FRESNO	93720	180	62,300
372	206190399	1/1/2015	12/31/2015	206190399423	10/15/1963	HUNTINGTON DRIVE HEALTH & REHAB	ARCADIA	91007	99	34,193
373	206190269	1/1/2015	12/31/2015	206190269423	09/15/1967	HUNTINGTON HEALTHCARE CENTER	LOS ANGELES	90032	99	34,255
374	206190401	1/1/2015	12/31/2015	206190401423	1/19/1970	HUNTINGTON PARK NURSING CENTER	HUNTINGTON PARK	90255	99	32,617
375	206301210	1/1/2015	12/31/2015	206301210423	1/31/1968	HUNTINGTON VALLEY HEALTHCARE C	HUNTINGTON BEAC	92647	144	45,461
376	206190402	10/1/2014	9/30/2015	206190402422	8/24/1965	HYDE PARK CONVALESCENT HOSPITA	LOS ANGELES	90043	72	23,741
377	206500820	1/1/2015	12/31/2015	206500820423	12/10/1971	HY-LOND HEALTH CARE CENTER - MOI	MODESTO, CA	95355	120	41,504
378	206240909	1/1/2015	12/31/2015	206240909423	10/11/1968	HY-LOND HEALTHCARE CENTER - MER	MERCED, CA	95340	121	40,771
379	206190403	5/1/2014	4/30/2015	206190403421	4/12/1950	IDLE ACRE SANITARIUM AND CONVALE	EEL MONTE	91732	53	15,286

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
360	206361114	365	1.00000	26,936	29,200	12,573	12,573	6,324	92.25%	26,013	26,013	26,936
361	206361198	365	1.00000	33,574	36,135	14,117	14,117	7,440	92.91%	32,191	32,191	33,574
362	206190604	365	1.00000	21,020	21,535	10,317	10,317	4,965	97.61%	19,185	19,185	21,020
363	206331111	365	1.00000	31,755	31,755	15,193	15,193	8,806	100.00%	28,289	28,289	31,755
364	206370718	365	1.00000	21,852	21,900	12,682	12,682	8,342	99.78%	19,510	19,510	21,852
365	206361199	365	1.00000	21,317	21,535	12,143	12,143	7,863	98.99%	19,185	19,185	21,317
366	206013368	365	1.00000	24,011	26,645	2,449	2,449	17,061	90.11%	23,737	23,737	24,011
367	206010750	365	1.00000	22,642	25,915	551	551	16,240	87.37%	23,087	23,087	23,087
368	206430792	365	1.00000	17,650	18,980	5,714	5,714	8,321	92.99%	16,909	16,909	17,650
369	206190377	365	1.00000	33,269	34,310	19,855	19,855	5,888	96.97%	30,565	30,565	33,269
370	206190378	365	1.00000	29,183	38,690	-	-	7,741	75.43%	34,467	34,467	34,467
371	206105014	365	1.00000	62,300	65,700	353	353	26,480	94.82%	58,529	58,529	62,300
372	206190399	365	1.00000	34,193	36,135	10,471	10,471	6,357	94.63%	32,191	32,191	34,193
373	206190269	365	1.00000	34,255	36,135	16,637	16,637	7,226	94.80%	32,191	32,191	34,255
374	206190401	365	1.00000	32,617	36,135	18,963	18,963	6,068	90.26%	32,191	32,191	32,617
375	206301210	365	1.00000	45,461	52,560	27,939	27,939	1,203	86.49%	46,824	46,824	46,824
376	206190402	365	1.00000	23,741	26,280	8,898	8,898	13,811	90.34%	23,412	23,412	23,741
377	206500820	365	1.00000	41,504	43,800	360	360	28,669	94.76%	39,020	39,020	41,504
378	206240909	365	1.00000	40,771	44,165	25,788	25,788	1,555	92.32%	39,345	39,345	40,771
379	206190403	365	1.00000	15,286	19,345	5,177	5,177	9,978	79.02%	17,234	17,234	17,234

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13
 400 Land % (AA3) equip/bed (AB3) Fully Depreciated
 Minimum Value (AD3)
 1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
360	206361114	923	1.085	6,132,097	613,210	320,000	6,452,097	2,503,414	58.08	51.94	46.07
361	206361198	923	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	49.10	37.19	37.09
362	206190604	900	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	54.12	47.99	42.11
363	206331111	922	1.101	6,766,995	676,699	348,000	7,114,995	2,760,618	53.33		41.32
364	206370718	919	1.091	4,624,505	462,451	240,000	4,864,505	1,887,428	60.63	54.49	48.62
365	206361199	924	1.085	4,522,421	452,242	236,000	4,758,421	1,846,267	58.37	52.23	46.36
366	206013368	945	1.179	6,080,313	608,031	292,000	6,372,313	2,472,457	67.27	60.07	55.27
367	206010750	945	1.179	5,913,729	591,373	284,000	6,197,729	2,404,719	54.74	47.72	42.73
368	206430792	950	1.180	4,334,856	433,486	208,000	4,542,856	1,762,628	66.85	58.92	54.85
369	206190377	913	1.122	7,450,921	745,092	376,000	7,826,921	3,036,846	47.93	41.83	35.93
370	206190378	900	1.134	8,491,965	849,196	424,000	8,915,965	3,459,394	59.76	53.62	47.76
371	206105014	937	1.113	14,153,275	1,415,327	720,000	14,873,275	5,770,831	17.70	16.69	5.69
372	206190399	910	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	54.34	47.86	42.33
373	206190269	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.42	44.41	38.41
374	206190401	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	48.07	40.91	36.06
375	206301210	926	1.095	11,139,505	1,113,950	576,000	11,715,505	4,545,616	50.04	39.46	38.03
376	206190402	900	1.134	5,768,127	576,813	288,000	6,056,127	2,349,777	52.48	46.36	40.47
377	206500820	953	1.126	9,545,725	954,572	480,000	10,025,725	3,889,981	46.18	36.31	34.17
378	206240909	953	1.126	9,625,273	962,527	484,000	10,109,273	3,922,398	49.34	41.33	37.33
379	206190403	917	1.118	4,186,074	418,607	212,000	4,398,074	1,706,453	67.85	61.69	55.85

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
360	206361114	Yes	52.94	52.15	52.15	Yes	0.93862	0.06138	396,053
361	206361198	Yes	38.19	37.78	37.78	Yes	0.68011	0.31989	2,554,124
362	206190604	Yes	48.99		48.99	Yes	0.88175	0.11825	586,814
363	206331111	Yes	48.33		48.33	Yes	0.86997	0.13003	925,183
364	206370718	Yes	55.49	54.85	54.85	Yes	0.98729	0.01271	61,845
365	206361199	Yes	53.23		53.23	Yes	0.95813	0.04187	199,230
366	206013368	Yes	61.07	59.23	59.23	Yes	1.06613	(0.06613)	(421,429)
367	206010750	Yes	48.72		48.72	Yes	0.87693	0.12307	762,760
368	206430792	Yes	59.92		59.92	Yes	1.07855	(0.07855)	(356,858)
369	206190377	Yes	42.83		42.83	Yes	0.77085	0.22915	1,793,520
370	206190378	Yes	54.62		54.62	Yes	0.98321	0.01679	149,671
371	206105014	No	17.69		17.69	No	0.31848	0.68152	10,136,483
372	206190399	Yes	48.86		48.86	Yes	0.87940	0.12060	978,932
373	206190269	Yes	45.41		45.41	Yes	0.81745	0.18255	1,520,154
374	206190401	Yes	41.91	41.50	41.50	Yes	0.74704	0.25296	2,106,481
375	206301210	Yes	40.46	39.26	39.26	Yes	0.70669	0.29331	3,436,274
376	206190402	Yes	47.36		47.36	Yes	0.85239	0.14761	893,924
377	206500820	Yes	37.31		37.31	Yes	0.67160	0.32840	3,292,470
378	206240909	Yes	42.33	41.04	41.04	Yes	0.73872	0.26128	2,641,339
379	206190403	Yes	62.69		62.69	Yes	1.12844	(0.12844)	(564,900)

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
360	206361114	2,503,414	3,116,623	218,164	8.10	101,841	101,841	12,573
361	206361198	3,097,974	3,856,821	269,977	8.04	113,501	113,501	14,117
362	206190604	1,925,512	2,398,178	167,872	7.99	82,433	82,433	10,317
363	206331111	2,760,618	3,437,317	240,612	7.58	115,163	115,163	15,193
364	206370718	1,887,428	2,349,879	164,491	7.53	95,495	95,495	12,682
365	206361199	1,846,267	2,298,510	160,896	7.55	91,680	91,680	12,143
366	206013368	2,472,457	3,080,489	215,634	8.98	21,992	21,992	2,449
367	206010750	2,404,719	2,996,092	209,726	9.08	5,003	5,003	551
368	206430792	1,762,628	2,196,113	153,728	8.71	49,769	49,769	5,714
369	206190377	3,036,846	3,781,938	264,736	7.96	158,046	158,046	19,855
370	206190378	3,459,394	4,308,591	301,601	8.75	-	-	-
371	206105014	10,136,483	11,551,811	808,627	12.98	4,582	4,582	353
372	206190399	3,149,534	3,921,669	274,517	8.03	84,082	84,082	10,471
373	206190269	3,230,944	4,024,061	281,684	8.22	136,756	136,756	16,637
374	206190401	3,230,944	4,024,061	281,684	8.64	163,840	163,840	18,963
375	206301210	4,545,616	5,659,566	396,170	8.46	236,364	236,364	27,939
376	206190402	2,349,777	2,926,590	204,861	8.63	76,790	76,790	8,898
377	206500820	3,889,981	4,844,554	339,119	8.17	2,941	2,941	360
378	206240909	3,922,398	4,884,925	341,945	8.39	216,361	216,361	25,788
379	206190403	1,706,453	2,125,060	148,754	8.63	44,678	44,678	5,177

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
380	206430801	1/1/2015	12/31/2015	206430801423	6/8/1957	IDYLWOOD CARE CENTER	SUNNYVALE	94087	185	60,058
381	206190405	1/1/2015	12/31/2015	206190405423	11/6/1970	IMPERIAL CARE CENTER	STUDIO CITY	91604	130	46,246
382	206190343	1/1/2015	12/31/2015	206190343423	12/30/1965	IMPERIAL CREST HEALTH CARE CENTER	HAWTHORNE	90250	105	34,643
383	206190404	1/1/2015	12/31/2015	206190404423	10/20/1969	IMPERIAL HEALTHCARE CENTER	LA MIRADA	90638	99	33,658
384	206130764	2/1/2014	1/31/2015	206130764420	5/23/1967	IMPERIAL HEIGHTS HEALTHCARE & WELLNESS	BRAWLEY	92227	99	32,059
385	206130728	7/1/2014	6/30/2015	206130728421	6/10/1973	IMPERIAL MANOR NURSING HOME	IMPERIAL	92251	31	11,017
386	206334439	1/1/2015	12/31/2015	206334439423	5/9/1995	INDIO NURSING AND REHABILITATION CENTER	INDIO	92201	99	32,818
387	206190255	1/1/2015	12/31/2015	206190255423	4/18/1969	INFINITY CARE OF EAST LA	LOS ANGELES	90033	99	34,022
388	206190411	1/1/2015	12/31/2015	206190411423	2/4/1963	INGLEWOOD HEALTHCARE CENTER	INGLEWOOD	90301	99	30,722
389	206360042	1/1/2015	12/31/2015	206360042423	2/16/1979	INLAND CHRISTIAN HOME	ONTARIO	91762	59	19,932
390	206190173	1/1/2015	12/31/2015	206190173423	5/1/1973	INLAND VALLEY CARE & REHABILITATION CENTER	POMONA	91768	241	81,592
391	206190420	1/1/2015	12/31/2015	206190420423	3/14/1967	INTERCOMMUNITY CARE CENTER	LONG BEACH	90815	147	53,253
392	206190419	1/1/2015	12/31/2015	206190419423	3/23/1966	INTERCOMMUNITY HEALTHCARE & REHABILITATION CENTER	NORWALK	90650	86	30,465
393	206190014	1/1/2015	12/31/2015	206190014423	9/27/1965	IVY CREEK HEALTHCARE & WELLNESS CENTER	SAN GABRIEL	91775	98	34,752
394	206370770	1/1/2015	12/31/2015	206370770423	10/25/1963	JACOB HEALTH CARE CENTER LP	SAN DIEGO	92105	128	45,677
395	206190947	1/1/2015	12/31/2015	206190947423	8/7/1979	JEANNE JUGAN RESIDENCE	SAN PEDRO	90732	27	9,556
396	206010855	1/1/2015	12/31/2015	206010855423	11/25/1964	JONES CONVALESCENT HOSPITAL	SAN LEANDRO	94577	25	8,068
397	206270807	1/1/2015	12/31/2015	206270807423	1/1/1946	KATHERINE HEALTHCARE	SALINAS	93901	51	14,703
398	206541695	1/1/2015	12/31/2015	206541695423	3/18/1968	KAWEAH MANOR	VISALIA	93277	99	31,783
399	206370732	1/1/2015	12/31/2015	206370732423	11/12/1965	KEARNY MESA SKILLED NURSING & REHABILITATION CENTER	SAN DIEGO	92111	88	30,181

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	$J = (C-B) + 1$	$K = J/M2$ (M2=Days in CY)	$L = I/K$	$M = H * J$	N	$O = N/K$	P	$Q = I/M$	$R = M * T2$ (T2 = avg. occ.)	$S = R/K$	$T = S$ if $S > L$ $T = L$ if $S < L$
380	206430801	365	1.00000	60,058	67,525	15,501	15,501	34,262	88.94%	60,155	60,155	60,155
381	206190405	365	1.00000	46,246	47,450	25,864	25,864	10,443	97.46%	42,271	42,271	46,246
382	206190343	365	1.00000	34,643	38,325	11,287	11,287	4,630	90.39%	34,142	34,142	34,643
383	206190404	365	1.00000	33,658	36,135	14,591	14,591	8,922	93.15%	32,191	32,191	33,658
384	206130764	365	1.00000	32,059	36,135	318	318	20,383	88.72%	32,191	32,191	32,191
385	206130728	365	1.00000	11,017	11,315	442	442	10,633	97.37%	10,080	10,080	11,017
386	206334439	365	1.00000	32,818	36,135	7,785	7,785	4,717	90.82%	32,191	32,191	32,818
387	206190255	365	1.00000	34,022	36,135	21,650	21,650	5,166	94.15%	32,191	32,191	34,022
388	206190411	365	1.00000	30,722	36,135	16,707	16,707	5,498	85.02%	32,191	32,191	32,191
389	206360042	365	1.00000	19,932	21,535	4,955	4,955	3,557	92.56%	19,185	19,185	19,932
390	206190173	365	1.00000	81,592	87,965	25,680	25,680	20,932	92.76%	78,364	78,364	81,592
391	206190420	365	1.00000	53,253	53,655	19,192	19,192	29,979	99.25%	47,799	47,799	53,253
392	206190419	365	1.00000	30,465	31,390	12,646	12,646	3,966	97.05%	27,964	27,964	30,465
393	206190014	365	1.00000	34,752	35,770	20,440	20,440	4,852	97.15%	31,866	31,866	34,752
394	206370770	365	1.00000	45,677	46,720	9,585	9,585	6,146	97.77%	41,621	41,621	45,677
395	206190947	365	1.00000	9,556	9,855	7,444	7,444	1,918	96.97%	8,779	8,779	9,556
396	206010855	365	1.00000	8,068	9,125	2	2	5,705	88.42%	8,129	8,129	8,129
397	206270807	365	1.00000	14,703	18,615	7,516	7,516	115	78.98%	16,583	16,583	16,583
398	206541695	365	1.00000	31,783	36,135	180	180	26,265	87.96%	32,191	32,191	32,191
399	206370732	365	1.00000	30,181	32,120	7,005	7,005	4,634	93.96%	28,614	28,614	30,181

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
380	206430801	940	1.286	16,807,456	1,680,746	740,000	17,547,456	6,808,413	60.69	53.48	48.68
381	206190405	916	1.122	10,304,466	1,030,447	520,000	10,824,466	4,199,893	47.27	40.75	35.26
382	206190343	902	1.134	8,411,852	841,185	420,000	8,831,852	3,426,759	52.13	43.23	40.12
383	206190404	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	48.32		36.31
384	206130764	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	50.73	40.65	38.72
385	206130728	922	1.101	2,411,228	241,123	124,000	2,535,228	983,668	44.68	38.58	32.67
386	206334439	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	22.75	20.93	10.74
387	206190255	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	48.82	42.71	36.82
388	206190411	903	1.103	7,714,361	771,436	396,000	8,110,361	3,146,820	55.03	48.11	43.02
389	206360042	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	38.99	37.49	26.98
390	206190173	917	1.118	19,034,791	1,903,479	964,000	19,998,791	7,759,531	44.79	37.80	32.78
391	206190420	908	1.115	11,579,278	1,157,928	588,000	12,167,278	4,720,904	50.92	44.32	38.92
392	206190419	906	1.115	6,774,271	677,427	344,000	7,118,271	2,761,889	51.90	45.78	39.89
393	206190014	917	1.118	7,740,289	774,029	392,000	8,132,289	3,155,328	52.38	45.91	40.38
394	206370770	921	1.091	9,865,611	986,561	512,000	10,377,611	4,026,513	54.31	47.06	42.30
395	206190947	907	1.115	2,126,806	212,681	108,000	2,234,806	867,105	38.52	18.84	26.51
396	206010855	945	1.179	2,082,299	208,230	100,000	2,182,299	846,732	53.22	52.22	
397	206270807	939	1.148	4,136,198	413,620	204,000	4,340,198	1,683,997	72.13	62.50	60.13
398	206541695	932	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	49.91	43.80	37.90
399	206370732	921	1.091	6,782,608	678,261	352,000	7,134,608	2,768,228	52.26	46.14	40.25

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
380	206430801	Yes	54.48	54.01	54.01	Yes	0.97219	0.02781	487,921
381	206190405	Yes	41.75	41.32	41.32	Yes	0.74383	0.25617	2,772,954
382	206190343	Yes	44.23		44.23	Yes	0.79610	0.20390	1,800,830
383	206190404	Yes	43.32		43.32	Yes	0.77972	0.22028	1,805,034
384	206130764	Yes	41.65	39.68	39.68	Yes	0.71422	0.28578	2,313,802
385	206130728	Yes	39.58		39.58	Yes	0.71238	0.28762	729,190
386	206334439	No	21.93		21.93	No	0.39473	0.60527	4,900,532
387	206190255	Yes	43.71		43.71	Yes	0.78684	0.21316	1,775,053
388	206190411	Yes	49.11		49.11	Yes	0.88403	0.11597	940,538
389	206360042	No	38.49		38.49	Yes	0.69284	0.30716	1,503,825
390	206190173	Yes	38.80		38.80	Yes	0.69844	0.30156	6,030,895
391	206190420	Yes	45.32	44.77	44.77	Yes	0.80591	0.19409	2,361,581
392	206190419	Yes	46.78		46.78	Yes	0.84202	0.15798	1,124,570
393	206190014	Yes	46.91	44.84	44.84	Yes	0.80714	0.19286	1,568,415
394	206370770	Yes	48.06	47.39	47.39	Yes	0.85300	0.14700	1,525,527
395	206190947	No	19.84	19.39	19.39	No	0.34896	0.65104	1,454,938
396	206010855	No	53.22		53.22	Yes	0.95790	0.04210	91,884
397	206270807	Yes	63.50		63.50	Yes	1.14299	(0.14299)	(620,597)
398	206541695	Yes	44.80		44.80	Yes	0.80631	0.19369	1,561,401
399	206370732	Yes	47.14		47.14	Yes	0.84846	0.15154	1,081,185

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
380	206430801	6,808,413	8,489,158	594,241	9.88	153,150	153,150	15,501
381	206190405	4,199,893	5,230,339	366,124	7.92	204,843	204,843	25,864
382	206190343	3,426,759	4,267,944	298,756	8.62	97,294	97,294	11,287
383	206190404	3,179,384	3,959,213	277,145	8.23	120,084	120,084	14,591
384	206130764	3,141,393	3,911,430	273,800	8.51	2,706	2,706	318
385	206130728	983,668	1,224,791	85,735	7.78	3,439	3,439	442
386	206334439	4,900,532	5,670,569	396,940	12.10	94,199	94,199	7,785
387	206190255	3,230,944	4,024,061	281,684	8.28	179,262	179,262	21,650
388	206190411	3,146,820	3,918,256	274,278	8.52	142,344	142,344	16,707
389	206360042	1,899,636	2,365,633	165,594	8.31	41,176	41,176	4,955
390	206190173	7,759,531	9,663,010	676,411	8.29	212,887	212,887	25,680
391	206190420	4,720,904	5,878,832	411,518	7.73	148,354	148,354	19,192
392	206190419	2,761,889	3,439,316	240,752	7.90	99,903	99,903	12,646
393	206190014	3,155,328	3,929,357	275,055	7.91	161,680	161,680	20,440
394	206370770	4,026,513	5,013,074	350,915	7.68	73,613	73,613	9,585
395	206190947	1,454,938	1,667,619	116,733	12.22	90,966	90,966	7,444
396	206010855	846,732	1,054,962	73,847	9.08	18	18	2
397	206270807	1,683,997	2,097,617	146,833	8.85	66,517	66,517	7,516
398	206541695	3,127,825	3,894,365	272,606	8.47	1,525	1,525	180
399	206370732	2,768,228	3,446,489	241,254	7.99	55,970	55,970	7,005

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
400	206194199	11/1/2014	10/31/2015	206194199423	9/22/1990	KEIRO NURSING HOME	LOS ANGELES	90031	300	97,155
401	206190441	1/1/2015	12/31/2015	206190441423	8/21/1968	KENNEDY CARE CENTER	LOS ANGELES	90036	97	33,324
402	206380921	7/1/2014	6/30/2015	206380921421	2/19/1970	KND NRSG & REHAB-GOLDEN GATE	SAN FRANCISCO	94115	120	43,273
403	206380814	1/1/2015	12/31/2015	206380814423	7/16/1968	KND NRSG & REH NINETEENTH AVENU	SAN FRANCISCO	94116	140	49,675
404	206271712	1/1/2015	12/31/2015	206271712423	4/12/1978	KND NRSG & TRANS - PACIFIC COAST	SALINAS	93901	149	52,679
405	206070896	1/1/2015	12/31/2015	206070896423	1/27/1971	KINDRED NURSING AND HEALTHCARE	CONCORD	94520	99	33,044
406	206010825	7/1/2014	6/30/2015	206010825421	6/27/1966	KINDRED NURSING AND HEALTHCARE	LIVERMORE	94550	83	26,926
407	206380984	7/1/2014	6/30/2015	206380984421	10/30/1967	KINDRED NURSING AND HEALTHCARE	SAN FRANCISCO	94115	90	32,574
408	206010972	1/1/2015	12/31/2015	206010972423	6/15/1964	KINDRED NURSING AND REHABILITATI	OAKLAND	94609	124	42,850
409	206071107	1/1/2015	12/31/2015	206071107423	11/3/1965	KINDRED NURSING AND REHABILITATI	WALNUT CREEK	94598	97	30,654
410	206440809	7/1/2014	6/30/2015	206440809421	5/21/1969	KINDRED NURSING AND TRANSITIONAI	SANTA CRUZ	95062	149	48,564
411	206454003	7/1/2014	6/30/2015	206454003421	3/27/1989	KND TRANS & REHAB-CANYONWOOD	REDDING	96003	115	37,945
412	206314025	1/1/2015	12/31/2015	206314025423	12/17/1998	KND TRANS & REHAB-SIENA	AUBURN	95603	107	34,181
413	206210957	1/1/2015	12/31/2015	206210957423	05/16/1966	KND TRANS & REHAB-SOUTH MARIN	GREENBRAE	94904	72	16,573
414	206380938	7/1/2014	6/30/2015	206380938421	6/8/1970	KND TRANS & REHAB-TUNNELL CENTE	SAN FRANCISCO	94109	180	60,374
415	206374060	7/1/2014	6/30/2015	206374060421	2/23/1990	KND TRANS & REHAB-VILLAGE SQUARI	SAN MARCOS	92078	118	37,145
416	206394003	7/1/2014	6/30/2015	206394003421	4/19/1988	KINDRED TRANSTIONAL CARE AND RE	STOCKTON	95210	120	39,725
417	206194139	7/1/2014	6/30/2015	206194139421	3/27/1990	KINDRED TRANSITIONAL CARE AND RE	GLENDORA	91741	120	37,582
418	206073366	1/1/2015	12/31/2015	206073366423	6/1/1972	KINDRED TRANSITIONAL CARE AND RE	WALNUT CREEK	94595	180	57,671
419	206160741	1/1/2015	12/31/2015	206160741423	7/1/1964	KINGS NURSING AND REHABILITATION	HANFORD	93230	70	21,309

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
400	206194199	365	1.00000	97,155	109,500	40,451	40,451	24,601	88.73%	97,549	97,549	97,549
401	206190441	365	1.00000	33,324	35,405	17,711	17,711	5,757	94.12%	31,541	31,541	33,324
402	206380921	365	1.00000	43,273	43,800	1,627	1,627	36,965	98.80%	39,020	39,020	43,273
403	206380814	365	1.00000	49,675	51,100	1,512	1,512	43,402	97.21%	45,523	45,523	49,675
404	206271712	365	1.00000	52,679	54,385	6,385	6,385	1,228	96.86%	48,449	48,449	52,679
405	206070896	365	1.00000	33,044	36,135	199	199	22,730	91.45%	32,191	32,191	33,044
406	206010825	365	1.00000	26,926	30,295	-	-	17,386	88.88%	26,989	26,989	26,989
407	206380984	365	1.00000	32,574	32,850	198	198	29,898	99.16%	29,265	29,265	32,574
408	206010972	365	1.00000	42,850	45,260	1,098	1,098	32,036	94.68%	40,320	40,320	42,850
409	206071107	365	1.00000	30,654	35,405	33	33	22,171	86.58%	31,541	31,541	31,541
410	206440809	365	1.00000	48,564	54,385	31,327	31,327	1,412	89.30%	48,449	48,449	48,564
411	206454003	365	1.00000	37,945	41,975	24,035	24,035	1,841	90.40%	37,394	37,394	37,945
412	206314025	365	1.00000	34,181	39,055	86	86	12,574	87.52%	34,793	34,793	34,793
413	206210957	365	1.00000	16,573	26,280	699	699	1,106	63.06%	23,412	23,412	23,412
414	206380938	365	1.00000	60,374	65,700	254	254	25,649	91.89%	58,529	58,529	60,374
415	206374060	365	1.00000	37,145	43,070	5,773	5,773	14,892	86.24%	38,369	38,369	38,369
416	206394003	365	1.00000	39,725	43,800	-	-	22,014	90.70%	39,020	39,020	39,725
417	206194139	365	1.00000	37,582	43,800	752	752	8,259	85.80%	39,020	39,020	39,020
418	206073366	365	1.00000	57,671	65,700	189	189	34,032	87.78%	58,529	58,529	58,529
419	206160741	365	1.00000	21,309	25,550	154	154	10,958	83.40%	22,761	22,761	22,761

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
400	206194199	900	1.134	24,033,863	2,403,386	1,200,000	25,233,863	9,790,739	27.38	17.79	15.37
401	206190441	900	1.134	7,770,949	777,095	388,000	8,158,949	3,165,672	49.48	42.56	37.47
402	206380921	941	1.286	10,902,133	1,090,213	480,000	11,382,133	4,416,268	47.98	40.74	35.98
403	206380814	941	1.286	12,719,156	1,271,916	560,000	13,279,156	5,152,312	49.58	41.68	37.57
404	206271712	939	1.148	12,084,187	1,208,419	596,000	12,680,187	4,919,912	39.84	33.89	27.83
405	206070896	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	47.05	45.59	
406	206010825	945	1.179	6,913,233	691,323	332,000	7,245,233	2,811,150	51.64	44.10	39.63
407	206380984	941	1.286	8,176,600	817,660	360,000	8,536,600	3,312,201	50.29	42.79	38.28
408	206010972	946	1.231	10,783,730	1,078,373	496,000	11,279,730	4,376,535	53.67	45.69	41.66
409	206071107	945	1.179	8,079,320	807,932	388,000	8,467,320	3,285,320	52.28	49.17	
410	206440809	950	1.180	12,421,028	1,242,103	596,000	13,017,028	5,050,607	48.73	39.58	36.73
411	206454003	960	1.184	9,619,197	961,920	460,000	10,079,197	3,910,728	28.87	27.93	16.86
412	206314025	956	1.134	8,572,078	857,208	428,000	9,000,078	3,492,030	19.14	18.91	
413	206210957	949	1.240	6,307,300	630,730	288,000	6,595,300	2,558,976	51.75	48.61	
414	206380938	941	1.286	16,353,200	1,635,320	720,000	17,073,200	6,624,402	47.68	39.65	35.68
415	206374060	920	1.091	9,094,860	909,486	472,000	9,566,860	3,711,942	27.96	26.46	15.95
416	206394003	952	1.134	9,613,545	961,355	480,000	10,093,545	3,916,296	29.81	28.42	17.80
417	206194139	917	1.118	9,477,904	947,790	480,000	9,957,904	3,863,667	27.87	24.64	15.86
418	206073366	945	1.179	14,992,553	1,499,255	720,000	15,712,553	6,096,470	45.70	32.58	33.69
419	206160741	932	1.096	5,419,982	541,998	280,000	5,699,982	2,211,593	53.62	41.83	41.62

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	Received Five Year Age Reduction in 2005/06 Model'	Calculated Effective Age	Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value
				Effective Age After Improvements and Bed Additions	AG				
400	206194199	No	18.79	18.62	18.62	No	0.33514	0.66486	16,776,892
401	206190441	Yes	43.56		43.56	Yes	0.78399	0.21601	1,762,400
402	206380921	Yes	41.74		41.74	Yes	0.75123	0.24877	2,831,492
403	206380814	Yes	42.68	42.06	42.06	Yes	0.75714	0.24286	3,224,927
404	206271712	No	34.89		34.89	Yes	0.62806	0.37194	4,716,313
405	206070896	No	46.59		46.59	Yes	0.83855	0.16145	1,395,249
406	206010825	Yes	45.10	44.81	44.81	Yes	0.80666	0.19334	1,400,790
407	206380984	Yes	43.79	41.93	41.93	Yes	0.75466	0.24534	2,094,332
408	206010972	Yes	46.69		46.69	Yes	0.84042	0.15958	1,800,020
409	206071107	No	50.17		50.17	Yes	0.90300	0.09700	821,342
410	206440809	Yes	40.58		40.58	Yes	0.73046	0.26954	3,508,557
411	206454003	No	28.93		28.93	No	0.52071	0.47929	4,830,874
412	206314025	No	19.91		19.91	No	0.35846	0.64154	5,773,878
413	206210957	No	49.61		49.61	Yes	0.89304	0.10696	705,442
414	206380938	Yes	40.65		40.65	Yes	0.73176	0.26824	4,579,699
415	206374060	No	27.46		27.46	No	0.49419	0.50581	4,838,974
416	206394003	No	29.42		29.42	No	0.52950	0.47050	4,749,014
417	206194139	No	25.64		25.64	No	0.46160	0.53840	5,361,331
418	206073366	Yes	33.58	30.12	30.12	No	0.54210	0.45790	7,194,783
419	206160741	Yes	42.83		42.83	Yes	0.77089	0.22911	1,305,913

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
400	206194199	16,776,892	19,180,278	1,342,619	13.76	556,606	556,606	40,451
401	206190441	3,165,672	3,942,767	275,994	8.28	146,647	146,647	17,711
402	206380921	4,416,268	5,506,481	385,454	8.91	14,497	14,497	1,627
403	206380814	5,152,312	6,424,228	449,696	9.05	13,684	13,684	1,512
404	206271712	4,919,912	6,128,331	428,983	8.14	51,974	51,974	6,385
405	206070896	3,353,059	4,177,649	292,435	8.85	1,761	1,761	199
406	206010825	2,811,150	3,502,474	245,173	9.08	-	-	-
407	206380984	3,312,201	4,129,861	289,090	8.87	1,756	1,756	198
408	206010972	4,376,535	5,454,908	381,844	8.91	9,783	9,783	1,098
409	206071107	3,285,320	4,093,252	286,528	9.08	300	300	33
410	206440809	5,050,607	6,292,710	440,490	9.07	284,136	284,136	31,327
411	206454003	4,830,874	5,792,794	405,496	10.69	256,934	256,934	24,035
412	206314025	5,773,878	6,631,086	464,176	13.34	1,147	1,147	86
413	206210957	2,558,976	3,189,706	223,279	9.54	6,668	6,668	699
414	206380938	6,624,402	8,259,722	578,181	9.58	2,433	2,433	254
415	206374060	4,838,974	5,748,460	402,392	10.49	60,559	60,559	5,773
416	206394003	4,749,014	5,710,369	399,726	10.06	-	-	-
417	206194139	5,361,331	6,309,122	441,639	11.32	8,513	8,513	752
418	206073366	7,194,783	8,694,039	608,583	10.40	1,966	1,966	189
419	206160741	2,211,593	2,753,591	192,751	8.47	1,304	1,304	154

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
420	206102153	1/1/2015	12/31/2015	206102153423	6/18/1964	KINGSBURG CARE & REHAB CENTER	KINGSBURG CA	93631	86	29,545
421	206190444	4/1/2014	3/31/2015	206190444420	10/28/1949	KINGSLEY MANOR CARE CENTER	LOS ANGELES	90029	49	16,389
422	206030915	1/1/2015	12/31/2015	206030915423	2/10/1970	KIT CARSON NURSING & REHAB CENTI	JACKSON	95642	199	39,881
423	206364001	1/1/2015	12/31/2015	206364001423	2/19/1987	KNOLLS WEST POST ACUTE LLC	VICTORVILLE	92395	116	40,211
424	206301280	1/1/2015	12/31/2015	206301280423	2/3/1967	KNOTT AVENUE CARE CENTER	BUENA PARK	90620	99	35,076
425	206010863	1/1/2015	12/31/2015	206010863423	12/14/1965	KYAKAMEENA SANITORIUM	BERKELEY	94704	60	19,926
426	206301233	1/1/2015	12/31/2015	206301233423	1/1/1965	LA HABRA CONVALESCENT HOSPITAL	LA HABRA	90631	86	26,186
427	206370779	1/1/2015	12/31/2015	206370779423	7/21/1969	LA JOLLA NURSING & REHAB CENTER	LA JOLLA	92037	161	45,066
428	206480995	1/1/2015	12/31/2015	206480995423	8/11/1969	LA MARIPOSA CARE & REHABILITATION	FAIRFIELD	94533	99	25,768
429	206370769	1/1/2015	12/31/2015	206370769423	2/1/1961	LA MESA HEALTHCARE CENTER	LA MESA	91941	94	29,034
430	206301201	1/1/2015	12/31/2015	206301201423	12/5/1960	LA PALMA NURSING CENTER	ANAHEIM	92801	72	24,604
431	206370781	1/1/2015	12/31/2015	206370781423	2/4/1964	LA PALOMA HEALTHCARE CENTER	OCEANSIDE, CA	92056	93	31,905
432	206390916	1/1/2015	12/31/2015	206390916423	11/6/1967	LA SALETTE HEALTH & REHABILITATIO	STOCKTON	95204	116	33,418
433	206242204	1/1/2015	12/31/2015	206242204423	9/22/1966	LA SIERRA CARE CENTER	MERCED	95340	68	21,735
434	206301115	1/1/2015	12/31/2015	206301115423	9/25/1969	LAGUNA HILLS HEALTH & REHABILITAT	LAGUNA HILLS	92653	208	58,488
435	206190051	1/1/2015	12/31/2015	206190051423	11/12/1958	LAKE BALBOA CARE CENTER	VAN NUYS	91406	50	17,129
436	206304007	10/1/2014	9/30/2015	206304007422	6/26/1987	LAKE FOREST NURSING CENTER	LAKE FOREST	92630	175	46,248
437	206370794	1/1/2015	12/31/2015	206370794423	3/31/1958	LAKESIDE SPECIAL CARE CENTER	LAKESIDE	92040	94	34,208
438	206190454	8/1/2014	5/31/2015	206190454421	6/4/1969	LAKEVIEW TERRACE	LOS ANGELES	91780	99	29,517
439	206190309	5/1/2014	4/30/2015	206190309421	4/2/1962	LAKESIDE HEALTHCARE CENTER	DOWNEY	90242	290	104,260

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	$J = (C-B) + 1$	$K = J/M2$ (M2=Days in CY)	$L = I/K$	$M = H * J$	N	$O = N/K$	P	$Q = I/M$	$R = M * T2$ (T2 = avg. occ.)	$S = R/K$	$T = S$ if $S > L$ $T = L$ if $S < L$
420	206102153	365	1.00000	29,545	31,390	107	107	22,847	94.12%	27,964	27,964	29,545
421	206190444	365	1.00000	16,389	17,885	-	-	8,217	91.64%	15,933	15,933	16,389
422	206030915	365	1.00000	39,881	72,635	109	109	32,802	54.91%	64,708	64,708	64,708
423	206364001	365	1.00000	40,211	42,340	2,993	2,993	8,715	94.97%	37,719	37,719	40,211
424	206301280	365	1.00000	35,076	36,135	543	543	926	97.07%	32,191	32,191	35,076
425	206010863	365	1.00000	19,926	21,900	571	571	14,776	90.99%	19,510	19,510	19,926
426	206301233	365	1.00000	26,186	31,390	15,294	15,294	2,736	83.42%	27,964	27,964	27,964
427	206370779	365	1.00000	45,066	58,765	14,746	14,746	9,960	76.69%	52,351	52,351	52,351
428	206480995	365	1.00000	25,768	36,135	17,476	17,476	308	71.31%	32,191	32,191	32,191
429	206370769	365	1.00000	29,034	34,310	17,387	17,387	5,894	84.62%	30,565	30,565	30,565
430	206301201	365	1.00000	24,604	26,280	16,016	16,016	457	93.62%	23,412	23,412	24,604
431	206370781	365	1.00000	31,905	33,945	10,990	10,990	4,052	93.99%	30,240	30,240	31,905
432	206390916	365	1.00000	33,418	42,340	117	117	26,114	78.93%	37,719	37,719	37,719
433	206242204	365	1.00000	21,735	24,820	18,082	18,082	95	87.57%	22,111	22,111	22,111
434	206301115	365	1.00000	58,488	75,920	36,376	36,376	1,531	77.04%	67,634	67,634	67,634
435	206190051	365	1.00000	17,129	18,250	106	106	47	93.86%	16,258	16,258	17,129
436	206304007	365	1.00000	46,248	63,875	22,466	22,466	1,484	72.40%	56,904	56,904	56,904
437	206370794	365	1.00000	34,208	34,310	8,306	8,306	18,974	99.70%	30,565	30,565	34,208
438	206190454	304	0.83288	35,440	30,096	7,970	9,569	17,467	98.08%	26,811	32,191	35,440
439	206190309	365	1.00000	104,260	105,850	23,484	23,484	17,724	98.50%	94,297	94,297	104,260

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
420	206102153	936	1.113	6,762,120	676,212	344,000	7,106,120	2,757,175	53.66	42.36	41.65
421	206190444	900	1.134	3,925,531	392,553	196,000	4,121,531	1,599,154	68.31	62.14	56.30
422	206030915	956	1.134	15,942,463	1,594,246	796,000	16,738,463	6,494,523	48.01	41.90	36.00
423	206364001	923	1.085	8,891,540	889,154	464,000	9,355,540	3,629,950	30.97	26.99	18.96
424	206301280	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	51.03	42.41	39.02
425	206010863	947	1.230	5,213,695	521,370	240,000	5,453,695	2,116,034	52.17	46.05	40.16
426	206301233	906	1.115	6,774,271	677,427	344,000	7,118,271	2,761,889	53.12	45.19	41.11
427	206370779	920	1.091	12,409,089	1,240,909	644,000	13,053,089	5,064,599	48.57	38.59	36.56
428	206480995	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	48.51	41.99	36.50
429	206370769	919	1.091	7,245,058	724,506	376,000	7,621,058	2,956,971	57.04	45.55	45.03
430	206301201	928	1.114	5,666,397	566,640	288,000	5,954,397	2,310,306	57.20	49.70	45.19
431	206370781	920	1.091	7,167,983	716,798	372,000	7,539,983	2,925,513	54.03	40.43	42.02
432	206390916	952	1.134	9,293,094	929,309	464,000	9,757,094	3,785,752	50.27	42.79	38.27
433	206242204	953	1.126	5,409,244	540,924	272,000	5,681,244	2,204,323	51.40	45.28	39.39
434	206301115	926	1.095	16,090,396	1,609,040	832,000	16,922,396	6,565,890	48.39	42.28	36.38
435	206190051	914	1.122	3,963,256	396,326	200,000	4,163,256	1,615,343	59.26	47.25	47.25
436	206304007	926	1.095	13,537,593	1,353,759	700,000	14,237,593	5,524,186	30.62	29.56	18.62
437	206370794	920	1.091	7,245,058	724,506	376,000	7,621,058	2,956,971	59.88	53.74	47.87
438	206190454	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	48.70	42.58	36.69
439	206190309	902	1.134	23,232,734	2,323,273	1,160,000	24,392,734	9,464,381	55.87	50.02	43.87

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
420	206102153	Yes	43.36		43.36	Yes	0.78053	0.21947	1,559,557
421	206190444	Yes	63.14		63.14	Yes	1.13661	(0.13661)	(563,028)
422	206030915	Yes	42.90		42.90	Yes	0.77218	0.22782	3,813,351
423	206364001	No	27.99		27.99	No	0.50382	0.49618	4,642,007
424	206301280	Yes	43.41		43.41	Yes	0.78138	0.21862	1,791,460
425	206010863	Yes	47.05		47.05	Yes	0.84689	0.15311	835,041
426	206301233	Yes	46.19		46.19	Yes	0.83147	0.16853	1,199,651
427	206370779	Yes	39.59		39.59	Yes	0.71269	0.28731	3,750,218
428	206480995	Yes	42.99		42.99	Yes	0.77379	0.22621	1,954,848
429	206370769	Yes	46.55	46.01	46.01	Yes	0.82825	0.17175	1,308,931
430	206301201	Yes	50.70	50.27	50.27	Yes	0.90479	0.09521	566,891
431	206370781	Yes	41.43		41.43	Yes	0.74573	0.25427	1,917,172
432	206390916	Yes	43.79		43.79	Yes	0.78831	0.21169	2,065,517
433	206242204	Yes	46.28	45.74	45.74	Yes	0.82329	0.17671	1,003,961
434	206301115	Yes	43.28		43.28	Yes	0.77897	0.22103	3,740,404
435	206190051	Yes	48.25		48.25	Yes	0.86842	0.13158	547,805
436	206304007	No	30.56		30.56	No	0.55013	0.44987	6,405,049
437	206370794	Yes	54.74		54.74	Yes	0.98533	0.01467	111,817
438	206190454	Yes	43.58		43.58	Yes	0.78452	0.21548	1,770,189
439	206190309	Yes	51.02		51.02	Yes	0.91841	0.08159	1,990,267

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
420	206102153	2,757,175	3,433,387	240,337	8.13	870	870	107
421	206190444	1,599,154	1,991,707	139,419	8.51	-	-	-
422	206030915	6,494,523	8,088,770	566,214	8.75	954	954	109
423	206364001	4,642,007	5,531,161	387,181	9.63	28,823	28,823	2,993
424	206301280	3,179,384	3,959,213	277,145	7.90	4,290	4,290	543
425	206010863	2,116,034	2,637,403	184,618	9.27	5,293	5,293	571
426	206301233	2,761,889	3,439,316	240,752	8.61	131,681	131,681	15,294
427	206370779	5,064,599	6,305,507	441,386	8.43	124,309	124,309	14,746
428	206480995	3,353,059	4,177,649	292,435	9.08	158,682	158,682	17,476
429	206370769	2,956,971	3,681,476	257,703	8.43	146,572	146,572	17,387
430	206301201	2,310,306	2,876,946	201,386	8.19	131,171	131,171	16,016
431	206370781	2,925,513	3,642,312	254,962	7.99	87,810	87,810	10,990
432	206390916	3,785,752	4,715,062	330,054	8.75	1,024	1,024	117
433	206242204	2,204,323	2,745,247	192,167	8.69	157,133	157,133	18,082
434	206301115	6,565,890	8,174,929	572,245	8.46	307,741	307,741	36,376
435	206190051	1,615,343	2,011,669	140,817	8.22	871	871	106
436	206304007	6,405,049	7,758,809	543,117	9.54	214,326	214,326	22,466
437	206370794	2,956,971	3,681,476	257,703	7.53	62,544	62,544	8,306
438	206190454	3,187,525	3,969,452	277,862	7.84	62,485	75,023	11,489
439	206190309	9,464,381	11,787,654	825,136	7.91	185,758	185,758	23,484

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
440	206190456	1/1/2015	12/31/2015	206190456423	6/18/1963	LANCASTER HEALTH CARE CENTER	LANCASTER, CA	93534	99	30,280
441	206080930	4/1/2015	12/31/2015	206080930423	9/14/1971	CRESCENT CITY NURSING & REHAB.	CRESCENT CITY	95531	99	15,224
442	206190463	1/1/2015	12/31/2015	206190463423	1/24/1969	LAS FLORES CONVALESCENT HOSPITAL	GARDENA	90249	99	33,431
443	206371735	1/1/2015	12/31/2015	206371735423	06/26/1986	LAS VILLAS DEL NORTE HEALTH CENTER	ESCONDIDO	92026	48	10,789
444	206182233	1/1/2015	12/31/2015	206182233423	11/10/1970	LASSEN NURSING & REHABILITATION	SUSANVILLE	96130	96	21,064
445	206361241	1/1/2015	12/31/2015	206361241423	10/1/1954	LAUREL CONVALESCENT HOSPITAL	FONTANA	92335	99	34,435
446	206190601	1/1/2015	12/31/2015	206190601423	5/21/1964	LAWNDALE CARE CENTER	LAWNDALE	90260	59	20,457
447	206073349	1/1/2015	12/31/2015	206073349423	1/1/1969	LEGACY NURSING AND REHABILITATION	MARTINEZ	94553	96	31,643
448	206361332	1/1/2015	12/31/2015	206361332423	11/7/1961	LEGACY POST-ACUTE REHABILITATION	SAN BERNARDINO	92404	119	40,253
449	206301192	1/1/2015	12/31/2015	206301192423	7/1/1966	LEISURE COURT NURSING CENTER	ANAHEIM	92801	115	39,797
450	206190022	1/1/2015	12/31/2015	206190022423	11/15/1966	LEISURE GLEN CARE CENTER	GLENDALE	91205	117	40,780
451	206370736	1/1/2015	12/31/2015	206370736423	2/10/1964	LEMON GROVE CARE & REHABILITATION	LEMON GROVE	91945	158	51,476
452	206371716	10/1/2014	9/30/2015	206371716422	1/14/1986	LIFE CARE CENTER OF ESCONDIDO	ESCONDIDO	92025	120	37,746
453	206331346	1/1/2015	12/31/2015	206331346423	4/28/1970	LIFE CARE CENTER OF MENIFEE	SUN CITY	92586	99	25,123
454	206370790	1/1/2015	12/31/2015	206370790423	6/28/1960	LIFE CARE CENTER OF VISTA	VISTA	92083	176	45,747
455	206331238	1/1/2015	12/31/2015	206331238423	8/1/1967	LIFEHOUSE OF RIVERSIDE HEALTHCARE	RIVERSIDE	92509	188	38,356
456	206150774	1/1/2015	12/31/2015	206150774423	11/1/1963	LIFEHOUSE PARKVIEW	BAKERSFIELD	93309	184	47,342
457	206190301	1/1/2015	12/31/2015	206190301423	4/8/1968	LIGHTHOUSE HEALTHCARE CENTER	LOS ANGELES	90059	149	53,779
458	206431530	10/1/2014	9/30/2015	206431530422	4/22/1979	LINCOLN GLEN SKILLED NURSING	SAN JOSE	95125	59	21,022
459	206314004	1/1/2015	12/31/2015	206314004423	7/30/1987	LINCOLN MEADOWS CARE CENTER	LINCOLN	95648	97	33,817

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
440	206190456	365	1.00000	30,280	36,135	9,787	9,787	6,470	83.80%	32,191	32,191	32,191
441	206080930	275	0.75342	20,206	27,225	15,035	19,956	189	55.92%	24,254	32,191	32,191
442	206190463	365	1.00000	33,431	36,135	17,509	17,509	4,781	92.52%	32,191	32,191	33,431
443	206371735	365	1.00000	10,789	17,520	1,095	1,095	1,486	61.58%	15,608	15,608	15,608
444	206182233	365	1.00000	21,064	35,040	17,687	17,687	1,562	60.11%	31,216	31,216	31,216
445	206361241	365	1.00000	34,435	36,135	15,446	15,446	9,848	95.30%	32,191	32,191	34,435
446	206190601	365	1.00000	20,457	21,535	8,859	8,859	4,363	94.99%	19,185	19,185	20,457
447	206073349	365	1.00000	31,643	35,040	1,359	1,359	23,326	90.31%	31,216	31,216	31,643
448	206361332	365	1.00000	40,253	43,435	5,530	5,530	7,142	92.67%	38,694	38,694	40,253
449	206301192	365	1.00000	39,797	41,975	26,044	26,044	914	94.81%	37,394	37,394	39,797
450	206190022	365	1.00000	40,780	42,705	17,333	17,333	5,659	95.49%	38,044	38,044	40,780
451	206370736	365	1.00000	51,476	57,670	22,207	22,207	14,310	89.26%	51,376	51,376	51,476
452	206371716	365	1.00000	37,746	43,800	16,522	16,522	10,006	86.18%	39,020	39,020	39,020
453	206331346	365	1.00000	25,123	36,135	4,723	4,723	3,292	69.53%	32,191	32,191	32,191
454	206370790	365	1.00000	45,747	64,240	18,530	18,530	12,723	71.21%	57,229	57,229	57,229
455	206331238	365	1.00000	38,356	68,620	17,869	17,869	13,264	55.90%	61,131	61,131	61,131
456	206150774	365	1.00000	47,342	67,160	429	429	35,954	70.49%	59,830	59,830	59,830
457	206190301	365	1.00000	53,779	54,385	30,945	30,945	12,397	98.89%	48,449	48,449	53,779
458	206431530	365	1.00000	21,022	21,535	-	-	7,940	97.62%	19,185	19,185	21,022
459	206314004	365	1.00000	33,817	35,405	365	365	20,488	95.51%	31,541	31,541	33,817

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
440	206190456	935	1.081	7,560,494	756,049	396,000	7,956,494	3,087,120	54.66	44.77	42.65
441	206080930	955	1.155	8,078,048	807,805	396,000	8,474,048	3,287,931	46.42	40.31	34.41
442	206190463	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	49.05	42.66	37.05
443	206371735	920	1.091	3,699,604	369,960	192,000	3,891,604	1,509,942	31.62	30.62	19.62
444	206182233	961	1.178	7,989,246	798,925	384,000	8,373,246	3,248,819	47.26	41.15	35.25
445	206361241	923	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	63.38	55.61	51.37
446	206190601	902	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	53.74	47.73	41.73
447	206073349	945	1.179	7,996,028	799,603	384,000	8,380,028	3,251,451	49.12	42.39	37.11
448	206361332	924	1.085	9,121,494	912,149	476,000	9,597,494	3,723,828	56.27	49.11	44.27
449	206301192	928	1.114	9,050,494	905,049	460,000	9,510,494	3,690,072	51.62	44.58	39.62
450	206190022	912	1.104	9,125,238	912,524	468,000	9,593,238	3,722,176	51.25	45.13	39.24
451	206370736	919	1.091	12,177,864	1,217,786	632,000	12,809,864	4,970,227	54.01	41.66	42.01
452	206371716	920	1.091	9,249,010	924,901	480,000	9,729,010	3,774,856	32.07	31.01	20.06
453	206331346	925	1.112	7,777,307	777,731	396,000	8,173,307	3,171,243	47.80	40.73	35.79
454	206370790	920	1.091	13,565,215	1,356,522	704,000	14,269,215	5,536,456	57.64	51.03	45.63
455	206331238	925	1.112	14,769,028	1,476,903	752,000	15,521,028	6,022,159	50.54	41.53	38.53
456	206150774	933	1.096	14,246,811	1,424,681	736,000	14,982,811	5,813,331	54.29	47.13	42.28
457	206190301	900	1.134	11,936,819	1,193,682	596,000	12,532,819	4,862,734	49.85	43.74	37.84
458	206431530	951	1.235	5,147,641	514,764	236,000	5,383,641	2,088,853	38.81	37.45	26.80
459	206314004	956	1.134	7,770,949	777,095	388,000	8,158,949	3,165,672	30.53	27.55	18.52

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
440	206190456	Yes	45.77		45.77	Yes	0.82389	0.17611	1,401,244
441	206080930	Yes	41.31		41.31	Yes	0.74361	0.25639	2,172,690
442	206190463	Yes	43.66		43.66	Yes	0.78584	0.21416	1,783,337
443	206371735	No	31.62		31.62	No	0.56915	0.43085	1,676,716
444	206182233	Yes	42.15	41.62	41.62	Yes	0.74922	0.25078	2,099,859
445	206361241	Yes	56.61	54.78	54.78	Yes	0.98612	0.01388	110,803
446	206190601	Yes	48.73		48.73	Yes	0.87712	0.12288	609,823
447	206073349	Yes	43.39	49.43	49.43	Yes	0.88972	0.11028	924,149
448	206361332	Yes	50.11	49.22	49.22	Yes	0.88593	0.11407	1,094,796
449	206301192	Yes	45.58	44.95	44.95	Yes	0.80918	0.19082	1,814,825
450	206190022	Yes	46.13		46.13	Yes	0.83036	0.16964	1,627,391
451	206370736	Yes	42.66	42.34	42.34	Yes	0.76204	0.23796	3,048,197
452	206371716	No	32.01		32.01	No	0.57610	0.42390	4,124,143
453	206331346	Yes	41.73		41.73	Yes	0.75120	0.24880	2,033,540
454	206370790	Yes	52.03		52.03	Yes	0.93663	0.06337	904,307
455	206331238	Yes	42.53	42.19	42.19	Yes	0.75943	0.24057	3,733,921
456	206150774	Yes	48.13	47.73	47.73	Yes	0.85920	0.14080	2,109,621
457	206190301	Yes	44.74		44.74	Yes	0.80528	0.19472	2,440,407
458	206431530	No	38.45		38.45	Yes	0.69203	0.30797	1,657,987
459	206314004	No	28.55		28.55	No	0.51388	0.48612	3,966,233

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
440	206190456	3,087,120	3,843,169	269,022	8.36	81,819	81,819	9,787
441	206080930	3,287,931	4,095,736	286,701	8.91	133,962	177,804	26,486
442	206190463	3,230,944	4,024,061	281,684	8.43	147,601	147,601	17,509
443	206371735	1,676,716	2,046,677	143,267	9.18	10,052	10,052	1,095
444	206182233	3,248,819	4,047,744	283,342	9.08	160,598	160,598	17,687
445	206361241	3,097,974	3,856,821	269,977	7.84	121,097	121,097	15,446
446	206190601	1,925,512	2,398,178	167,872	8.21	72,732	72,732	8,859
447	206073349	3,251,451	4,051,054	283,574	8.96	12,177	12,177	1,359
448	206361332	3,723,828	4,635,977	324,518	8.06	44,572	44,572	5,530
449	206301192	3,690,072	4,595,121	321,658	8.08	210,436	210,436	26,044
450	206190022	3,722,176	4,634,700	324,429	7.96	137,971	137,971	17,333
451	206370736	4,970,227	6,188,014	433,161	8.41	186,761	186,761	22,207
452	206371716	4,124,143	5,049,045	353,433	9.06	149,689	149,689	16,522
453	206331346	3,171,243	3,948,974	276,428	8.59	40,571	40,571	4,723
454	206370790	5,536,456	6,892,977	482,508	8.43	156,208	156,208	18,530
455	206331238	6,022,159	7,499,062	524,934	8.59	153,495	153,495	17,869
456	206150774	5,813,331	7,238,012	506,661	8.47	3,634	3,634	429
457	206190301	4,862,734	6,056,416	423,949	7.88	243,847	243,847	30,945
458	206431530	2,088,853	2,603,617	182,253	8.67	-	-	-
459	206314004	3,966,233	4,743,328	332,033	9.82	3,584	3,584	365

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
460	206392310	1/1/2015	12/31/2015	206392310423	9/14/1962	LINCOLN SQUARE POST-ACUTE CARE	STOCKTON	95203	68	21,115
461	206411305	1/1/2015	12/31/2015	206411305423	2/11/1964	LINDA MAR CARE CENTER	PACIFICA	94044	59	18,236
462	206361244	1/1/2015	12/31/2015	206361244423	7/24/1964	LINDA VALLEY CARE CENTER	LOMA LINDA	92354	83	28,141
463	206542063	1/1/2015	12/31/2015	206542063423	4/16/1980	LINWOOD MEADOWS CARE CENTER	VISALIA	93277	98	31,859
464	206190194	1/1/2015	12/31/2015	206190194423	10/17/1969	LIVE OAK REHABILITATION CENTER	SAN GABRIEL	91776	99	35,121
465	206190472	1/1/2015	12/31/2015	206190472423	11/20/1959	LOMITA POST-ACUTE CARE CENTER	LOMITA	90717	71	20,072
466	206424054	1/1/2015	12/31/2015	206424054423	3/7/2002	LOMPOC SKILLED NURSING & REHABIL	LOMPOC	93436	120	37,865
467	206073641	5/1/2014	4/30/2015	206073641421	12/5/1968	LONE TREE CONVALESCENT HOSPITAL	ANTIOCH	94509	99	32,892
468	206190884	1/1/2015	12/31/2015	206190884423	6/8/1970	LONG BEACH CARE CENTER	LONG BEACH	90815	163	55,211
469	206190845	1/1/2015	12/31/2015	206190845423	1/1/1962	LONG BEACH POST ACUTE	LONG BEACH	90813	78	25,313
470	206190481	7/1/2014	6/30/2015	206190481421	11/27/1946	LONGWOOD MANOR CONVALESCENT	LOS ANGELES	90016	198	70,946
471	206430721	1/1/2015	12/31/2015	206430721423	10/19/1969	LOS ALTOS SUBACUTE & REHAB CENT	LOS ALTOS	94024	152	49,245
472	206190375	#####	4/30/2015	206190375421	11/2/1965	LOS ANGELES REHABILITATION & WEL	LOS ANGELES	90057	180	28,413
473	206241879	1/1/2015	12/31/2015	206241879423	10/19/1965	LOS BANOS NURSING & REHAB	LOS BANOS	93635	59	18,343
474	206190141	#####	4/30/2015	206190141421	3/17/1969	LOS FELIZ HEALTHCARE & WELLNESS	LOS ANGELES	90039	131	22,810
475	206430810	1/31/2015	12/31/2015	206430810423	10/8/1957	LOS GATOS SNF, LLC	LOS GATOS	95032	28	8,620
476	206190492	1/1/2015	12/31/2015	206190492423	12/9/1966	LOS PALOS CONVALESCENT HOSPITAL	SAN PEDRO	90732	99	31,521
477	206190250	1/1/2015	12/31/2015	206190250423	5/14/1954	LOTUS CARE CENTER	LOS ANGELES	90043	40	14,082
478	206190201	1/1/2015	12/31/2015	206190201423	2/23/1967	LYNWOOD HEALTHCARE CENTER	LYNWOOD	90262	99	34,258
479	206200749	1/1/2015	12/31/2015	206200749423	4/14/1965	MADERA REHABILITATION AND NURSIN	MADERA	93638	176	61,451

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
 Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
 Square Feet Per Bed (Z2)
 RS Means Median Cost Per Sq Ft ⁽¹⁾
 Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
460	206392310	365	1.00000	21,115	24,820	-	-	3,091	85.07%	22,111	22,111	22,111
461	206411305	365	1.00000	18,236	21,535	7,563	7,563	733	84.68%	19,185	19,185	19,185
462	206361244	365	1.00000	28,141	30,295	11,934	11,934	4,857	92.89%	26,989	26,989	28,141
463	206542063	365	1.00000	31,859	35,770	33	33	19,403	89.07%	31,866	31,866	31,866
464	206190194	365	1.00000	35,121	36,135	18,657	18,657	5,684	97.19%	32,191	32,191	35,121
465	206190472	365	1.00000	20,072	25,915	4,896	4,896	1,514	77.45%	23,087	23,087	23,087
466	206424054	365	1.00000	37,865	43,800	28,499	28,499	1,104	86.45%	39,020	39,020	39,020
467	206073641	365	1.00000	32,892	36,135	633	633	23,293	91.03%	32,191	32,191	32,892
468	206190884	365	1.00000	55,211	59,495	27,828	27,828	12,914	92.80%	53,002	53,002	55,211
469	206190845	365	1.00000	25,313	28,470	12,132	12,132	472	88.91%	25,363	25,363	25,363
470	206190481	365	1.00000	70,946	72,270	18,791	18,791	30,765	98.17%	64,382	64,382	70,946
471	206430721	365	1.00000	49,245	55,480	-	-	16,726	88.76%	49,425	49,425	49,425
472	206190375	182	0.49863	56,982	32,760	6,439	12,913	8,599	86.73%	29,185	58,529	58,529
473	206241879	365	1.00000	18,343	21,535	14,342	14,342	304	85.18%	19,185	19,185	19,185
474	206190141	182	0.49863	45,745	23,842	11,030	22,121	7,041	95.67%	21,240	42,596	45,745
475	206430810	335	0.91781	9,392	9,380	3,663	3,991	3,732	91.90%	8,356	9,105	9,392
476	206190492	365	1.00000	31,521	36,135	14,197	14,197	7,039	87.23%	32,191	32,191	32,191
477	206190250	365	1.00000	14,082	14,600	-	-	1,795	96.45%	13,007	13,007	14,082
478	206190201	365	1.00000	34,258	36,135	22,431	22,431	6,541	94.81%	32,191	32,191	34,258
479	206200749	365	1.00000	61,451	64,240	1,003	1,003	44,817	95.66%	57,229	57,229	61,451

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
460	206392310	952	1.134	5,447,676	544,768	272,000	5,719,676	2,219,234	55.42	38.64	43.41
461	206411305	940	1.286	5,360,216	536,022	236,000	5,596,216	2,171,332	54.01	46.61	42.00
462	206361244	923	1.085	6,362,050	636,205	332,000	6,694,050	2,597,292	53.56	45.96	41.55
463	206542063	932	1.096	7,587,975	758,798	392,000	7,979,975	3,096,230	37.82	33.38	25.81
464	206190194	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	48.33	41.11	36.32
465	206190472	907	1.115	5,592,712	559,271	284,000	5,876,712	2,280,164	58.24	28.70	46.23
466	206424054	934	1.105	9,367,696	936,770	480,000	9,847,696	3,820,906	15.92	15.13	3.91
467	206073641	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	49.19	43.08	37.18
468	206190884	908	1.115	12,839,607	1,283,961	652,000	13,491,607	5,234,744	47.68	38.87	35.68
469	206190845	908	1.115	6,144,107	614,411	312,000	6,456,107	2,504,969	56.12	49.12	44.12
470	206190481	900	1.134	15,862,350	1,586,235	792,000	16,654,350	6,461,888	71.23	65.06	59.22
471	206430721	940	1.286	13,809,369	1,380,937	608,000	14,417,369	5,593,939	48.32	41.81	36.31
472	206190375	900	1.134	14,420,318	1,442,032	720,000	15,140,318	5,874,443	52.28		40.28
473	206241879	936	1.113	4,639,129	463,913	236,000	4,875,129	1,891,550	52.32		40.32
474	206190141	900	1.134	10,494,787	1,049,479	524,000	11,018,787	4,275,289	48.91		36.90
475	206430810	950	1.180	2,334,153	233,415	112,000	2,446,153	949,107	60.36	54.22	48.35
476	206190492	907	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	51.18	38.80	39.18
477	206190250	900	1.134	3,204,515	320,452	160,000	3,364,515	1,305,432	63.76	57.76	51.76
478	206190201	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.98	44.86	38.97
479	206200749	936	1.113	13,838,758	1,383,876	704,000	14,542,758	5,642,590	52.84	46.72	40.83

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
460	206392310	Yes	39.64	38.73	38.73	Yes	0.69710	0.30290	1,732,476
461	206411305	Yes	47.61		47.61	Yes	0.85696	0.14304	800,467
462	206361244	Yes	46.96		46.96	Yes	0.84527	0.15473	1,035,764
463	206542063	No	34.38		34.38	Yes	0.61890	0.38110	3,041,155
464	206190194	Yes	42.11		42.11	Yes	0.75789	0.24211	1,988,973
465	206190472	Yes	29.70	28.17	28.17	No	0.50703	0.49297	2,897,046
466	206424054	No	16.13	15.85	15.85	No	0.28532	0.71468	7,037,961
467	206073641	Yes	44.08		44.08	Yes	0.79343	0.20657	1,785,191
468	206190884	Yes	39.87		39.87	Yes	0.71763	0.28237	3,809,645
469	206190845	Yes	50.12	49.34	49.34	Yes	0.88812	0.11188	722,335
470	206190481	Yes	66.06		66.06	Yes	1.18903	(0.18903)	(3,148,218)
471	206430721	Yes	42.81		42.81	Yes	0.77063	0.22937	3,306,887
472	206190375	Yes	47.28		47.28	Yes	0.85113	0.14887	2,253,958
473	206241879	Yes	47.32		47.32	Yes	0.85182	0.14818	722,401
474	206190141	Yes	43.91		43.91	Yes	0.79042	0.20958	2,309,296
475	206430810	Yes	55.22		55.22	Yes	0.99389	0.00611	14,958
476	206190492	Yes	39.80		39.80	Yes	0.71636	0.28364	2,324,256
477	206190250	Yes	58.76		58.76	Yes	1.05771	(0.05771)	(194,165)
478	206190201	Yes	45.86		45.86	Yes	0.82544	0.17456	1,453,570
479	206200749	Yes	47.72		47.72	Yes	0.85889	0.14111	2,052,198

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	206392310	2,219,234	2,764,002	193,480	8.75	-	-	-
461	206411305	2,171,332	2,707,353	189,515	9.88	74,722	74,722	7,563
462	206361244	2,597,292	3,233,497	226,345	8.04	95,949	95,949	11,934
463	206542063	3,096,230	3,855,028	269,852	8.47	280	280	33
464	206190194	3,187,525	3,969,452	277,862	7.91	147,577	147,577	18,657
465	206190472	2,897,046	3,456,318	241,942	10.48	51,310	51,310	4,896
466	206424054	7,037,961	7,974,731	558,231	14.31	407,821	407,821	28,499
467	206073641	3,353,059	4,177,649	292,435	8.89	5,627	5,627	633
468	206190884	5,234,744	6,518,704	456,309	8.26	229,859	229,859	27,828
469	206190845	2,504,969	3,119,380	218,357	8.61	104,457	104,457	12,132
470	206190481	6,461,888	8,048,123	563,369	7.94	149,201	149,201	18,791
471	206430721	5,593,939	6,974,876	488,241	9.88	-	-	-
472	206190375	5,874,443	7,316,475	512,153	8.75	56,341	112,992	25,898
473	206241879	1,891,550	2,355,463	164,882	8.59	123,198	123,198	14,342
474	206190141	4,275,289	5,324,768	372,734	8.15	89,895	180,283	44,363
475	206430810	949,107	1,182,523	82,777	8.81	32,271	35,161	4,348
476	206190492	3,179,384	3,959,213	277,145	8.61	122,236	122,236	14,197
477	206190250	1,305,432	1,625,883	113,812	8.08	-	-	-
478	206190201	3,230,944	4,024,061	281,684	8.22	184,383	184,383	22,431
479	206200749	5,642,590	7,026,466	491,853	8.00	8,024	8,024	1,003

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
480	206190496	7/1/2014	6/30/2015	206190496421	3/29/1963	MAGNOLIA GARDENS CONVALESCENT	GRANDA HILLS	91344	99	33,779
481	206370741	12/1/2014	12/31/2015	206370741423	2/16/1968	MAGNOLIA POST ACUTE CARE	EL CAJON	92020	99	36,801
482	206331250	2/1/2014	1/31/2015	206331250420	1/21/1964	MAGNOLIA REHABILITATION & NURSIN	RIVERSIDE	92504	120	37,329
483	206501990	7/1/2015	12/31/2015	206501990423	2/1/1966	MAIN WEST POSTACUTE CARE	TURLOCK	95380	99	16,934
484	206190497	1/1/2015	12/31/2015	206190497423	10/16/1963	MANCHESTER MANOR CONVALESCEN	LOS ANGELES	90044	49	15,474
485	206100750	1/1/2015	12/31/2015	206100750423	7/22/1963	MANNING GARDENS CARE CENTER,	IN FRESNO	93725	59	20,525
486	206074024	6/1/2014	5/31/2015	206074024421	11/14/1990	MANOR CARE HEALTH SERVICES (WAL	WALNUT CREEK	94595	155	47,936
487	206344022	6/1/2014	5/31/2015	206344022421	12/13/1988	MANOR CARE HEALTH SERVICES CITR	CITRUS HEIGHTS	95610	162	51,499
488	206304010	6/1/2014	5/31/2015	206304010421	12/14/1988	MANORCARE HEALTH SERVICES (FOU	FOUNTAIN VALLEY	92708	151	47,085
489	206334012	6/1/2014	5/31/2015	206334012421	1/11/1988	MANORCARE HEALTH SERVICES (HEM	HEMET	92545	178	58,687
490	206334020	6/1/2014	5/31/2015	206334020421	1/5/1989	MANORCARE HEALTH SERVICES (PAL	PALM DESERT	92260	178	48,246
491	206434026	6/1/2014	5/31/2015	206434026421	11/29/1990	MANORCARE HEALTH SERVICES (SUN	SUNNYVALE	94087	140	35,917
492	206074076	6/1/2014	5/31/2015	206074076421	6/16/1997	MANORCARE HEALTH SERVICES-TICE	WALNUT CREEK	94595	120	40,313
493	206390929	1/1/2015	12/31/2015	206390929423	9/15/1970	MANTECA CARE AND REHAB. CENTER	MANTECA	95336	176	51,796
494	206190498	1/1/2015	12/31/2015	206190498423	10/7/1965	MAPLE HEALTHCARE CENTER	LOS ANGELES	90011	59	20,097
495	206190499	#####	4/30/2015	206190499421	1/1/1966	MAR VISTA COUNTRY VILLA HEALTHC	LOS ANGELES	90066	68	11,061
496	206013653	1/1/2015	12/31/2015	206013653423	3/14/1958	MARINA GARDEN NURSING CENTER	ALAMEDA	94501	32	11,239
497	206190423	1/1/2015	12/31/2015	206190423423	11/28/1967	MARINA POINTE HEALTHCARE & SUBA	CULVER CITY	90230	116	33,617
498	206190502	1/1/2015	12/31/2015	206190502423	3/8/1946	MARLINDA NURSING HOME/BLOOMFIE	LYNWOOD	90262	130	42,917
499	206190506	1/1/2015	12/31/2015	206190506423	8/11/1970	MARLORA POST ACUTE REHAB HOSPI	LONG BEACH	90804	99	32,438

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
480	206190496	365	1.00000	33,779	36,135	7,372	7,372	12,368	93.48%	32,191	32,191	33,779
481	206370741	396	1.08493	33,920	39,204	16,990	15,660	11,708	93.87%	34,925	32,191	33,920
482	206331250	365	1.00000	37,329	43,800	731	731	15,211	85.23%	39,020	39,020	39,020
483	206501990	184	0.50411	33,592	18,216	666	1,321	12,475	92.96%	16,228	32,191	33,592
484	206190497	365	1.00000	15,474	17,885	8,969	8,969	3,624	86.52%	15,933	15,933	15,933
485	206100750	365	1.00000	20,525	21,535	2,295	2,295	13,923	95.31%	19,185	19,185	20,525
486	206074024	365	1.00000	47,936	56,575	461	461	7,449	84.73%	50,400	50,400	50,400
487	206344022	365	1.00000	51,499	59,130	-	-	20,206	87.09%	52,676	52,676	52,676
488	206304010	365	1.00000	47,085	55,115	20,026	20,026	871	85.43%	49,100	49,100	49,100
489	206334012	365	1.00000	58,687	64,970	7,692	7,692	13,294	90.33%	57,879	57,879	58,687
490	206334020	365	1.00000	48,246	64,970	6,879	6,879	12,135	74.26%	57,879	57,879	57,879
491	206434026	365	1.00000	35,917	51,100	373	373	7,800	70.29%	45,523	45,523	45,523
492	206074076	365	1.00000	40,313	43,800	7	7	14,085	92.04%	39,020	39,020	40,313
493	206390929	365	1.00000	51,796	64,240	-	-	33,789	80.63%	57,229	57,229	57,229
494	206190498	365	1.00000	20,097	21,535	8,543	8,543	10,077	93.32%	19,185	19,185	20,097
495	206190499	182	0.49863	22,183	12,376	1,839	3,688	2,302	89.37%	11,025	22,111	22,183
496	206013653	365	1.00000	11,239	11,680	791	791	8,726	96.22%	10,405	10,405	11,239
497	206190423	365	1.00000	33,617	42,340	12,921	12,921	6,717	79.40%	37,719	37,719	37,719
498	206190502	365	1.00000	42,917	47,450	22,837	22,837	13,282	90.45%	42,271	42,271	42,917
499	206190506	365	1.00000	32,438	36,135	14,136	14,136	5,497	89.77%	32,191	32,191	32,438

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
480	206190496	913	1.122	7,847,247	784,725	396,000	8,243,247	3,198,380	54.88	47.16	42.88
481	206370741	920	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	49.99		37.99
482	206331250	925	1.112	9,427,039	942,704	480,000	9,907,039	3,843,931	54.07	47.94	42.06
483	206501990	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	52.04	45.49	40.03
484	206190497	900	1.134	3,925,531	392,553	196,000	4,121,531	1,599,154	54.33	48.21	42.33
485	206100750	937	1.113	4,639,129	463,913	236,000	4,875,129	1,891,550	54.57	48.44	42.56
486	206074024	945	1.179	12,910,254	1,291,025	620,000	13,530,254	5,249,738	27.24	22.07	15.23
487	206344022	956	1.134	12,978,286	1,297,829	648,000	13,626,286	5,286,999	29.16	20.06	17.15
488	206304010	927	1.095	11,681,009	1,168,101	604,000	12,285,009	4,766,583	29.15	26.33	17.15
489	206334012	925	1.112	13,983,441	1,398,344	712,000	14,695,441	5,701,831	30.08	24.78	18.07
490	206334020	922	1.101	13,845,116	1,384,512	712,000	14,557,116	5,648,161	29.09	24.88	17.08
491	206434026	940	1.286	12,719,156	1,271,916	560,000	13,279,156	5,152,312	27.19	24.50	15.19
492	206074076	945	1.179	9,995,035	999,504	480,000	10,475,035	4,064,314	20.64	18.64	8.64
493	206390929	953	1.126	14,000,396	1,400,040	704,000	14,704,396	5,705,306	47.41	39.48	35.41
494	206190498	900	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	52.36	45.89	40.35
495	206190499	900	1.134	5,447,676	544,768	272,000	5,719,676	2,219,234	52.12		
496	206013653	945	1.179	2,665,343	266,534	128,000	2,793,343	1,083,817	59.93	53.79	47.92
497	206190423	902	1.134	9,293,094	929,309	464,000	9,757,094	3,785,752	50.21	44.10	38.21
498	206190502	902	1.134	10,414,674	1,041,467	520,000	10,934,674	4,242,654	71.95	65.05	59.95
499	206190506	908	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	47.51	35.67	35.50

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
480	206190496	Yes	48.16		48.16	Yes	0.86685	0.13315	1,097,584
481	206370741	Yes	44.99		44.99	Yes	0.80990	0.19010	1,525,814
482	206331250	Yes	48.94		48.94	Yes	0.88097	0.11903	1,179,262
483	206501990	Yes	46.49		46.49	Yes	0.83684	0.16316	1,349,539
484	206190497	Yes	49.21		49.21	Yes	0.88574	0.11426	470,936
485	206100750	Yes	49.44		49.44	Yes	0.88997	0.11003	536,424
486	206074024	No	23.07	22.82	22.82	No	0.41077	0.58923	7,972,432
487	206344022	No	21.06	20.76	20.76	No	0.37369	0.62631	8,534,280
488	206304010	No	27.33		27.33	No	0.49200	0.50800	6,240,802
489	206334012	No	25.78	25.56	25.56	No	0.46016	0.53984	7,933,256
490	206334020	No	25.88		25.88	No	0.46582	0.53418	7,776,188
491	206434026	No	25.50	25.09	25.09	No	0.45156	0.54844	7,282,806
492	206074076	No	19.64	19.25	19.25	No	0.34655	0.65345	6,844,907
493	206390929	Yes	40.48		40.48	Yes	0.72864	0.27136	3,990,129
494	206190498	Yes	46.89		46.89	Yes	0.84402	0.15598	774,067
495	206190499	No	52.12		52.12	Yes	0.93817	0.06183	353,648
496	206013653	Yes	54.79		54.79	Yes	0.98616	0.01384	38,649
497	206190423	Yes	45.10		45.10	Yes	0.81177	0.18823	1,836,573
498	206190502	Yes	66.05		66.05	Yes	1.18895	(0.18895)	(2,066,161)
499	206190506	Yes	36.67		36.67	Yes	0.66010	0.33990	2,785,212

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
480	206190496	3,198,380	3,983,105	278,817	8.25	60,819	60,819	7,372
481	206370741	3,114,256	3,877,300	271,411	8.00	135,920	125,280	14,434
482	206331250	3,843,931	4,786,635	335,064	8.59	6,279	6,279	731
483	206501990	3,209,235	3,996,757	279,773	8.33	5,548	11,005	2,621
484	206190497	1,599,154	1,991,707	139,419	8.75	78,479	78,479	8,969
485	206100750	1,891,550	2,355,463	164,882	8.03	18,429	18,429	2,295
486	206074024	7,972,432	9,263,457	648,442	12.87	5,933	5,933	461
487	206344022	8,534,280	9,832,109	688,248	13.07	-	-	-
488	206304010	6,240,802	7,408,903	518,623	10.56	211,475	211,475	20,026
489	206334012	7,933,256	9,331,600	653,212	11.13	85,612	85,612	7,692
490	206334020	7,776,188	9,160,699	641,249	11.08	76,219	76,219	6,879
491	206434026	7,282,806	8,554,722	598,831	13.15	4,905	4,905	373
492	206074076	6,844,907	7,844,411	549,109	13.62	95	95	7
493	206390929	5,705,306	7,105,345	497,374	8.69	-	-	-
494	206190498	1,925,512	2,398,178	167,872	8.35	71,334	71,334	8,543
495	206190499	2,219,234	2,764,002	193,480	8.72	16,036	32,160	7,396
496	206013653	1,083,817	1,350,351	94,525	8.41	6,652	6,652	791
497	206190423	3,785,752	4,715,062	330,054	8.75	113,059	113,059	12,921
498	206190502	4,242,654	5,284,121	369,888	8.62	196,855	196,855	22,837
499	206190506	3,179,384	3,959,213	277,145	8.54	120,721	120,721	14,136

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
500	206451017	1/1/2015	12/31/2015	206451017423	5/22/1970	MARQUIS CARE OF SHASTA	REDDING	96002	180	46,070
501	206071009	1/1/2015	12/31/2015	206071009423	6/18/1959	MARTINEZ CONVALESCENT HOSPITAL	MARTINEZ	94553	35	11,447
502	206560495	1/1/2015	12/31/2015	206560495423	7/1/1964	MARY HEALTH OF THE SICK CONV & N	NEWBURY PARK	91320	61	21,520
503	206190508	8/1/2014	7/31/2015	206190508422	1/21/1955	MARYCREST MANOR	CULVER CITY	90230	57	20,137
504	206010879	11/1/2014	10/31/2015	206010879423	02/01/1954	MASONIC HOME	UNION CITY	94587	125	19,659
505	206190509	10/1/2014	9/30/2015	206190509422	7/1/1971	MAYFLOWER GARDENS CONVALESCEN	LANCASTER	93536	48	16,673
506	206560496	10/1/2014	9/30/2015	206560496422	11/2/1964	MAYWOOD ACRES HEALTHCARE	OXNARD	93033	98	30,946
507	206190510	1/1/2015	12/31/2015	206190510423	1/1/1970	MAYWOOD SKILLED NURSING & WELL	MAYWOOD	90270	133	46,351
508	206342229	1/1/2015	12/31/2015	206342229423	4/30/1962	MCKINLEY PARK CARE CENTER	SACRAMENTO	95816	86	29,407
509	206331256	1/1/2015	12/31/2015	206331256423	1/1/1962	MEADOWBROOK HEALTH CARE CENTE	HEMET	92543	64	19,388
510	206394041	1/1/2015	12/31/2015	206394041423	09/17/1997	MEADOWOOD HEALTH & REHABILITAT	STOCKTON	95209	100	32,456
511	206174005	1/1/2015	12/31/2015	206174005423	2/13/1992	MEADOWOOD NURSING CENTER	CLEARLAKE	95422	99	30,458
512	206361257	1/1/2015	12/31/2015	206361257423	9/12/1966	MEDICAL CENTER CONVALESCENT HC	SAN BERNARDINO	92404	99	31,261
513	206240943	1/1/2015	12/31/2015	206240943423	4/11/1963	MERCED NURSING & REHABILITATION	MERCED	95340	79	24,712
514	206013696	7/1/2014	6/30/2015	206013696421	1/15/1985	MERCY RETIREMENT AND CARE CENT	OAKLAND	94601	59	19,294
515	206540762	1/1/2015	12/31/2015	206540762423	2/17/1970	MERRITT MANOR CONVALESCENT HO	TULARE	93274	99	34,289
516	206190193	1/1/2015	12/31/2015	206190193423	1/12/1965	MESA GLEN CARE CENTER	GLENDORA	91740	96	31,683
517	206301259	6/1/2014	5/31/2015	206301259421	12/8/1964	MESA VERDE POST ACUTE CARE CEN	COSTA MESA	92627	80	25,996
518	206341119	1/1/2015	12/31/2015	206341119423	02/18/1964	MID-TOWN OAKS POST ACUTE	SACRAMENTO	95816	100	34,087
519	206190533	1/1/2015	12/31/2015	206190533423	2/11/1970	MID WILSHIRE HEALTHCARE CENTER	LOS ANGELES	90057	80	28,256

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
500	206451017	365	1.00000	46,070	65,700	12,381	12,381	3,020	70.12%	58,529	58,529	58,529
501	206071009	365	1.00000	11,447	12,775	995	995	7,251	89.60%	11,381	11,381	11,447
502	206560495	365	1.00000	21,520	22,265	9,305	9,305	458	96.65%	19,835	19,835	21,520
503	206190508	365	1.00000	20,137	20,805	4,068	4,068	4,529	96.79%	18,534	18,534	20,137
504	206010879	365	1.00000	19,659	45,625	139	139	12,198	43.09%	40,645	40,645	40,645
505	206190509	365	1.00000	16,673	17,520	-	-	6,555	95.17%	15,608	15,608	16,673
506	206560496	365	1.00000	30,946	35,770	25,560	25,560	305	86.51%	31,866	31,866	31,866
507	206190510	365	1.00000	46,351	48,545	26,381	26,381	6,717	95.48%	43,247	43,247	46,351
508	206342229	365	1.00000	29,407	31,390	1,339	1,339	12,267	93.68%	27,964	27,964	29,407
509	206331256	365	1.00000	19,388	23,360	10,098	10,098	5,700	83.00%	20,810	20,810	20,810
510	206394041	365	1.00000	32,456	36,500	-	-	9,439	88.92%	32,516	32,516	32,516
511	206174005	365	1.00000	30,458	36,135	22,615	22,615	750	84.29%	32,191	32,191	32,191
512	206361257	365	1.00000	31,261	36,135	15,608	15,608	6,953	86.51%	32,191	32,191	32,191
513	206240943	365	1.00000	24,712	28,835	18,148	18,148	45,485	85.70%	25,688	25,688	25,688
514	206013696	365	1.00000	19,294	21,535	-	-	6,660	89.59%	19,185	19,185	19,294
515	206540762	365	1.00000	34,289	36,135	66	66	31,186	94.89%	32,191	32,191	34,289
516	206190193	365	1.00000	31,683	35,040	15,696	15,696	7,699	90.42%	31,216	31,216	31,683
517	206301259	365	1.00000	25,996	29,200	12,454	12,454	672	89.03%	26,013	26,013	26,013
518	206341119	365	1.00000	34,087	36,500	1,072	1,072	18,388	93.39%	32,516	32,516	34,087
519	206190533	365	1.00000	28,256	29,200	16,853	16,853	3,223	96.77%	26,013	26,013	28,256

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
500	206451017	960	1.184	15,056,134	1,505,613	720,000	15,776,134	6,121,140	47.73	39.77	35.72
501	206071009	945	1.179	2,915,219	291,522	140,000	3,055,219	1,185,425	58.67	50.32	46.66
502	206560495	913	1.122	4,835,172	483,517	244,000	5,079,172	1,970,719	53.62	47.50	41.62
503	206190508	902	1.134	4,566,434	456,643	228,000	4,794,434	1,860,240	63.07	48.23	51.07
504	206010879	945	1.179	10,411,495	1,041,149	500,000	10,911,495	4,233,660	64.04	62.88	
505	206190509	935	1.081	3,665,694	366,569	192,000	3,857,694	1,496,785	46.62	39.08	34.61
506	206560496	930	1.104	7,643,362	764,336	392,000	8,035,362	3,117,720	53.28	47.15	41.28
507	206190510	902	1.134	10,655,013	1,065,501	532,000	11,187,013	4,340,561	48.12	40.33	36.11
508	206342229	958	1.134	6,889,707	688,971	344,000	7,233,707	2,806,678	55.80	45.65	43.79
509	206331256	925	1.112	5,027,754	502,775	256,000	5,283,754	2,050,097	56.12	49.50	44.12
510	206394041	952	1.134	8,011,288	801,129	400,000	8,411,288	3,263,580	20.39	19.27	
511	206174005	954	1.221	8,539,651	853,965	396,000	8,935,651	3,467,033	25.99	25.19	13.98
512	206361257	924	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	51.42	45.31	39.42
513	206240943	953	1.126	6,284,269	628,427	316,000	6,600,269	2,560,904	54.85	47.97	42.84
514	206013696	946	1.231	5,130,968	513,097	236,000	5,366,968	2,082,384	33.07	25.52	21.06
515	206540762	932	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	47.99	41.98	35.98
516	206190193	917	1.118	7,582,324	758,232	384,000	7,966,324	3,090,934	53.09	46.96	41.08
517	206301259	926	1.095	6,188,614	618,861	320,000	6,508,614	2,525,342	53.19	43.35	41.18
518	206341119	958	1.134	8,011,288	801,129	400,000	8,411,288	3,263,580	53.99	52.99	
519	206190533	900	1.134	6,409,030	640,903	320,000	6,729,030	2,610,864	48.01	41.90	36.00

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
500	206451017	Yes	40.77		40.77	Yes	0.73388	0.26612	4,198,352
501	206071009	Yes	51.32		51.32	Yes	0.92368	0.07632	233,181
502	206560495	Yes	48.50	44.15	44.15	Yes	0.79463	0.20537	1,043,093
503	206190508	Yes	49.23	36.47	36.47	Yes	0.65653	0.34347	1,646,750
504	206010879	No	63.88		63.88	Yes	1.14989	(0.14989)	(1,635,472)
505	206190509	Yes	40.08		40.08	Yes	0.72143	0.27857	1,074,636
506	206560496	Yes	48.15		48.15	Yes	0.86675	0.13325	1,070,679
507	206190510	Yes	41.33		41.33	Yes	0.74388	0.25612	2,865,227
508	206342229	Yes	46.65		46.65	Yes	0.83977	0.16023	1,159,047
509	206331256	Yes	50.50		50.50	Yes	0.90907	0.09093	480,465
510	206394041	No	20.27	19.63	19.63	No	0.35336	0.64664	5,439,100
511	206174005	No	26.19		26.19	No	0.47140	0.52860	4,723,347
512	206361257	Yes	46.31		46.31	Yes	0.83351	0.16649	1,329,349
513	206240943	Yes	48.97		48.97	Yes	0.88148	0.11852	782,285
514	206013696	No	26.52	24.66	24.66	No	0.44388	0.55612	2,984,666
515	206540762	Yes	42.98		42.98	Yes	0.77365	0.22635	1,824,660
516	206190193	Yes	47.96		47.96	Yes	0.86326	0.13674	1,089,297
517	206301259	Yes	44.35		44.35	Yes	0.79829	0.20171	1,312,870
518	206341119	No	53.99		53.99	Yes	0.97185	0.02815	236,760
519	206190533	Yes	42.90		42.90	Yes	0.77213	0.22787	1,533,336

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
500	206451017	6,121,140	7,626,754	533,873	9.12	112,915	112,915	12,381
501	206071009	1,185,425	1,476,947	103,386	9.03	8,985	8,985	995
502	206560495	1,970,719	2,454,236	171,797	7.98	74,254	74,254	9,305
503	206190508	1,860,240	2,316,884	162,182	8.05	32,747	32,747	4,068
504	206010879	4,233,660	5,274,810	369,237	9.08	1,262	1,262	139
505	206190509	1,496,785	1,863,355	130,435	7.82	-	-	-
506	206560496	3,117,720	3,882,057	271,744	8.53	218,027	218,027	25,560
507	206190510	4,340,561	5,406,062	378,424	8.16	215,269	215,269	26,381
508	206342229	2,806,678	3,495,649	244,695	8.32	11,140	11,140	1,339
509	206331256	2,050,097	2,552,872	178,701	8.59	86,742	86,742	10,098
510	206394041	5,439,100	6,240,229	436,816	13.43	-	-	-
511	206174005	4,723,347	5,577,313	390,412	12.13	274,320	274,320	22,615
512	206361257	3,097,974	3,856,821	269,977	8.39	130,951	130,951	15,608
513	206240943	2,560,904	3,189,331	223,253	8.69	157,706	157,706	18,148
514	206013696	2,984,666	3,497,763	244,843	12.69	-	-	-
515	206540762	3,127,825	3,894,365	272,606	7.95	525	525	66
516	206190193	3,090,934	3,849,166	269,442	8.50	133,416	133,416	15,696
517	206301259	2,525,342	3,144,204	220,094	8.46	105,361	105,361	12,454
518	206341119	3,263,580	4,064,708	284,530	8.35	8,951	8,951	1,072
519	206190533	2,610,864	3,251,767	227,624	8.06	135,835	135,835	16,853

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
520	206361221	4/5/2015	12/31/2015	206361221423	7/14/1959	MILL CREEK MANOR	MENTONE	92359	50	13,242
521	206430766	1/1/2015	12/31/2015	206430766423	12/12/1966	MILPITAS CARE CENTER	MILPITAS	95035	35	11,011
522	206190536	1/1/2015	12/31/2015	206190536423	4/4/1967	MIRADA HILLS REHAB & CONV HOSPIT.	LA MIRADA	90638	142	40,160
523	206331349	1/1/2015	12/31/2015	206331349423	10/13/1965	MIRAVILLA CARE CENTER	CHERRY VALLEY	92223	59	19,467
524	206190122	1/1/2015	12/31/2015	206190122423	9/17/1954	MISSION CARE CENTER	ROSEMEAD	91770	59	18,146
525	206340953	1/1/2015	12/31/2015	206340953423	1/3/1972	MISSION CARMICHAEL HEALTHCARE C	CARMICHAEL	95608	135	45,382
526	206434018	1/1/2015	12/31/2015	206434018423	6/13/1989	MISSION DE LA CASA NURSING & REH/	SAN JOSE	95121	163	57,193
527	206370747	2/1/2014	1/31/2015	206370747420	1/16/1967	MISSION HILLS HEALTH CARE, INC.	SAN DIEGO	92103	96	33,354
528	206370678	12/1/2014	12/31/2015	206370678423	2/1/1962	MISSION HILLS POST ACUTE CARE	SAN DIEGO	92103	75	23,701
529	206301212	1/1/2015	12/31/2015	206301212423	2/22/1971	MISSION PALMS HEALTHCARE CENTE	WESTMINSTER	92683	99	33,060
530	206430823	1/1/2015	12/31/2015	206430823423	11/16/1961	MISSION SKILLED NURSING & SUBACU	SANTA CLARA	95050	133	46,720
531	206420499	1/1/2015	12/31/2015	206420499423	09/30/1968	MISSION TERRACE CONVALESCENT H	SANTA BARBARA	93015	138	35,798
532	206400484	1/1/2015	12/31/2015	206400484423	2/25/1963	MISSION VIEW HEALTH CENTER	SAN LUIS OBISPO	93401	162	47,777
533	206501094	1/1/2015	12/31/2015	206501094423	12/7/1967	MODESTO POST ACUTE CENTER	MODESTO	95350	99	29,574
534	206190542	1/1/2015	12/31/2015	206190542423	5/2/1963	MONROVIA CONVLESCENT HOSPITAL	DUARTE	91010	82	25,600
535	206190084	1/1/2015	12/31/2015	206190084423	6/19/1963	MONROVIA GARDENS HEALTHCARE C	MONROVIA	91016	95	28,899
536	206361265	1/1/2015	12/31/2015	206361265423	11/13/1963	MONTCLAIR MANOR CARE CENTER	MONTCLAIR	91763	59	19,466
537	206190112	1/1/2015	12/31/2015	206190112423	6/11/1965	MONTE VISTA HEALTHCARE CENTER	DUARTE	91010	69	23,393
538	206190545	1/1/2015	12/31/2015	206190545423	11/12/1964	MONTEBELLO CARE CENTER	MONTEBELLO	90640	99	33,537
539	206190779	1/1/2015	12/31/2015	206190779423	9/13/1963	MONTECITO HEIGHTS HEALTHCARE &	LOS ANGELES	90065	90	30,046

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
520	206361221	271	0.74247	17,835	13,550	4,082	5,498	1,658	97.73%	12,071	16,258	17,835
521	206430766	365	1.00000	11,011	12,775	5,226	5,226	2,683	86.19%	11,381	11,381	11,381
522	206190536	365	1.00000	40,160	51,830	18,676	18,676	8,782	77.48%	46,173	46,173	46,173
523	206331349	365	1.00000	19,467	21,535	12,018	12,018	5,675	90.40%	19,185	19,185	19,467
524	206190122	365	1.00000	18,146	21,535	2,365	2,365	1,815	84.26%	19,185	19,185	19,185
525	206340953	365	1.00000	45,382	49,275	-	-	33,978	92.10%	43,897	43,897	45,382
526	206434018	365	1.00000	57,193	59,495	25,155	25,155	22,465	96.13%	53,002	53,002	57,193
527	206370747	365	1.00000	33,354	35,040	6,829	6,829	25,288	95.19%	31,216	31,216	33,354
528	206370678	396	1.08493	21,846	29,700	3,693	3,404	2,639	79.80%	26,459	24,387	24,387
529	206301212	365	1.00000	33,060	36,135	19,977	19,977	797	91.49%	32,191	32,191	33,060
530	206430823	365	1.00000	46,720	48,545	15,018	15,018	16,448	96.24%	43,247	43,247	46,720
531	206420499	365	1.00000	35,798	50,370	8,531	8,531	1,310	71.07%	44,873	44,873	44,873
532	206400484	365	1.00000	47,777	59,130	25,261	25,261	2,511	80.80%	52,676	52,676	52,676
533	206501094	365	1.00000	29,574	36,135	836	836	23,708	81.84%	32,191	32,191	32,191
534	206190542	365	1.00000	25,600	29,930	16,020	16,020	5,540	85.53%	26,663	26,663	26,663
535	206190084	365	1.00000	28,899	34,675	15,531	15,531	4,087	83.34%	30,891	30,891	30,891
536	206361265	365	1.00000	19,466	21,535	11,021	11,021	4,891	90.39%	19,185	19,185	19,466
537	206190112	365	1.00000	23,393	25,185	11,184	11,184	4,685	92.88%	22,436	22,436	23,393
538	206190545	365	1.00000	33,537	36,135	17,072	17,072	4,656	92.81%	32,191	32,191	33,537
539	206190779	365	1.00000	30,046	32,850	16,130	16,130	2,934	91.46%	29,265	29,265	30,046

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** **Minimum Value (AD3)**
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
520	206361221	923	1.085	3,832,560	383,256	200,000	4,032,560	1,564,633	58.59	52.46	46.59
521	206430766	950	1.180	2,917,691	291,769	140,000	3,057,691	1,186,384	51.18	45.06	39.17
522	206190536	906	1.115	11,185,425	1,118,542	568,000	11,753,425	4,560,329	50.87	44.75	38.86
523	206331349	922	1.101	4,589,111	458,911	236,000	4,825,111	1,872,143	52.34	44.36	40.33
524	206190122	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	63.42	52.26	51.41
525	206340953	956	1.134	10,815,238	1,081,524	540,000	11,355,238	4,405,833	46.11	39.32	34.10
526	206434018	951	1.235	14,221,449	1,422,145	652,000	14,873,449	5,770,898	28.66	27.60	16.65
527	206370747	921	1.091	7,399,208	739,921	384,000	7,783,208	3,019,885	51.08	44.45	39.07
528	206370678	921	1.091	5,780,632	578,063	300,000	6,080,632	2,359,285	56.04		44.03
529	206301212	926	1.095	7,658,410	765,841	396,000	8,054,410	3,125,111	46.98	40.97	34.97
530	206430823	950	1.180	11,087,227	1,108,723	532,000	11,619,227	4,508,260	56.25	48.19	44.24
531	206420499	930	1.104	10,763,101	1,076,310	552,000	11,315,101	4,390,259	49.37	48.24	
532	206400484	934	1.105	12,646,390	1,264,639	648,000	13,294,390	5,158,223	54.97	45.26	42.96
533	206501094	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	50.19	44.07	38.18
534	206190542	910	1.104	6,395,466	639,547	328,000	6,723,466	2,608,705	54.79	47.85	42.78
535	206190084	910	1.104	7,409,381	740,938	380,000	7,789,381	3,022,280	54.66	48.53	42.65
536	206361265	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	54.26	48.42	42.25
537	206190112	910	1.104	5,381,551	538,155	276,000	5,657,551	2,195,130	52.68	46.56	40.67
538	206190545	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	53.26	40.97	41.25
539	206190779	900	1.134	7,210,159	721,016	360,000	7,570,159	2,937,222	54.42	45.32	42.42

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
		AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
520	206361221	Yes	53.46		53.46	Yes	0.96221	0.03779	152,378
521	206430766	Yes	46.06		46.06	Yes	0.82903	0.17097	522,765
522	206190536	Yes	45.75		45.75	Yes	0.82348	0.17652	2,074,769
523	206331349	Yes	45.36		45.36	Yes	0.81645	0.18355	885,657
524	206190122	Yes	53.26	48.58	48.58	Yes	0.87444	0.12556	614,732
525	206340953	Yes	40.32		40.32	Yes	0.72574	0.27426	3,114,249
526	206434018	No	28.60		28.60	No	0.51482	0.48518	7,216,305
527	206370747	Yes	45.45		45.45	Yes	0.81816	0.18184	1,415,323
528	206370678	Yes	51.04		51.04	Yes	0.91869	0.08131	494,414
529	206301212	Yes	41.97		41.97	Yes	0.75551	0.24449	1,969,248
530	206430823	Yes	49.19	47.63	47.63	Yes	0.85741	0.14259	1,656,731
531	206420499	No	49.24	48.42	48.42	Yes	0.87157	0.12843	1,453,215
532	206400484	Yes	46.26		46.26	Yes	0.83272	0.16728	2,223,906
533	206501094	Yes	45.07		45.07	Yes	0.81133	0.18867	1,560,549
534	206190542	Yes	48.85		48.85	Yes	0.87936	0.12064	811,126
535	206190084	Yes	49.53		49.53	Yes	0.89159	0.10841	844,446
536	206361265	Yes	49.42		49.42	Yes	0.88950	0.11050	540,995
537	206190112	Yes	47.56		47.56	Yes	0.85603	0.14397	814,502
538	206190545	Yes	41.97		41.97	Yes	0.75538	0.24462	2,004,458
539	206190779	Yes	46.32		46.32	Yes	0.83381	0.16619	1,258,108

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
520	206361221	1,564,633	1,947,890	136,352	7.65	31,227	42,059	7,405
521	206430766	1,186,384	1,478,153	103,471	9.09	47,504	47,504	5,226
522	206190536	4,560,329	5,678,871	397,521	8.61	160,800	160,800	18,676
523	206331349	1,872,143	2,331,054	163,174	8.38	100,711	100,711	12,018
524	206190122	1,899,636	2,365,633	165,594	8.63	20,410	20,410	2,365
525	206340953	4,405,833	5,487,356	384,115	8.46	-	-	-
526	206434018	7,216,305	8,638,450	604,691	10.57	265,888	265,888	25,155
527	206370747	3,019,885	3,759,806	263,186	7.89	53,881	53,881	6,829
528	206370678	2,359,285	2,937,348	205,614	8.43	31,132	28,695	3,137
529	206301212	3,125,111	3,890,952	272,367	8.24	164,610	164,610	19,977
530	206430823	4,508,260	5,616,983	393,189	8.42	126,452	126,452	15,018
531	206420499	4,390,259	5,466,570	382,660	8.53	72,769	72,769	8,531
532	206400484	5,158,223	6,422,862	449,600	8.54	215,729	215,729	25,261
533	206501094	3,209,235	3,996,757	279,773	8.69	7,265	7,265	836
534	206190542	2,608,705	3,248,251	227,378	8.53	136,651	136,651	16,020
535	206190084	3,022,280	3,763,218	263,425	8.53	132,479	132,479	15,531
536	206361265	1,899,636	2,365,633	165,594	8.51	93,789	93,789	11,021
537	206190112	2,195,130	2,733,285	191,330	8.18	91,485	91,485	11,184
538	206190545	3,179,384	3,959,213	277,145	8.26	141,015	141,015	17,072
539	206190779	2,937,222	3,658,238	256,077	8.52	137,428	137,428	16,130

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
540	206190548	1/1/2015	12/31/2015	206190548423	7/1/1963	MONTEREY HEALTHCARE & WELLNES	ROSEMEAD	91770	96	24,876
541	206334030	1/1/2015	12/31/2015	206334030423	12/4/1989	MONTEREY PALMS HEALTH CARE CEN	PALM DESERT	92260	99	32,705
542	206190546	1/1/2015	12/31/2015	206190546423	1/26/1965	MONTEREY PARK CONVALESCENT HO	MONTEREY PARK	91754	89	31,656
543	206190549	1/1/2015	12/31/2015	206190549423	5/2/1963	MONTROSE NURSING CENTER	MONTROSE	91020	59	20,198
544	206370750	2/1/2014	1/31/2015	206370750420	4/11/1972	MOUNT MIGUEL COVENANT VILLAGE	SPRING VALLEY	91977	90	26,520
545	206340959	1/1/2015	12/31/2015	206340959423	10/10/1972	MOUNTAIN MANOR	CARMICHAEL	95608	47	16,677
546	206190554	1/1/2015	12/31/2015	206190554423	1/1/1962	MOUNTAIN VIEW CONVALESCENT HOS	SYLMAR	91342	114	37,787
547	206430788	1/1/2015	12/31/2015	206430788423	12/16/1964	MOUNTAIN VIEW HEALTHCARE CENTE	MOUNTAIN VIEW	94040	138	37,850
548	206430829	1/1/2015	12/31/2015	206430829423	6/4/1963	MT. PLEASANT NURSING CENTER	SAN JOSE	95127	54	17,551
549	206334502	1/1/2015	12/31/2015	206334502423	8/18/1999	MURRIETA HEALTH & REHABILITATION	MURRIETA	92562	145	47,025
550	206282278	1/1/2015	12/31/2015	206282278423	1/23/1984	NAPA VALLEY CARE CENTER	NAPA	94558	130	42,532
551	206244031	1/1/2015	12/31/2015	206244031423	6/22/1999	NEW BETHANY	LOS BANOS	93635	35	11,324
552	206394001	1/1/2015	12/31/2015	206394001423	2/23/1987	NEW HOPE POST ACUTE CARE	TRACY	95376	99	32,009
553	206304012	11/1/2014	10/31/2015	206304012423	10/23/1987	NEW ORANGE HILLS	ORANGE	92869	145	41,447
554	206190236	1/1/2015	12/31/2015	206190236423	7/16/1963	NEW VISTA NURSING & REHABILITATIC	SUNLAND	91040	121	42,649
555	206190092	1/1/2015	12/31/2015	206190092423	12/16/1963	NEW VISTA POST ACUTE CARE CENTE	LOS ANGELES	90025	116	38,403
556	206301187	1/1/2015	12/31/2015	206301187423	10/21/1961	NEWPORT NURSING CENTER	NEWPORT BEACH	92660	59	17,666
557	206301302	1/1/2015	12/31/2015	206301302423	7/20/1970	NEWPORT SUBACUTE HEALTHCARE C	COSTA MESA	92627	137	29,248
558	206190706	#####	4/30/2015	206190706421	3/20/1968	NORTH HILLS HEALTHCARE & WELLNE	NORTH HILLS	91343	138	22,977
559	206190774	#####	4/30/2015	206190774421	10/9/1964	NORTH PALMS REHABILITATION & WEL	LOS ANGELES	90019	99	16,780

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
540	206190548	365	1.00000	24,876	35,040	18,015	18,015	6,264	70.99%	31,216	31,216	31,216
541	206334030	365	1.00000	32,705	36,135	10,073	10,073	6,175	90.51%	32,191	32,191	32,705
542	206190546	365	1.00000	31,656	32,485	20,897	20,897	2,191	97.45%	28,940	28,940	31,656
543	206190549	365	1.00000	20,198	21,535	6,539	6,539	2,914	93.79%	19,185	19,185	20,198
544	206370750	365	1.00000	26,520	32,850	1,659	1,659	10,719	80.73%	29,265	29,265	29,265
545	206340959	365	1.00000	16,677	17,155	-	-	14,101	97.21%	15,283	15,283	16,677
546	206190554	365	1.00000	37,787	41,610	13,273	13,273	8,033	90.81%	37,069	37,069	37,787
547	206430788	365	1.00000	37,850	50,370	11,460	11,460	9,472	75.14%	44,873	44,873	44,873
548	206430829	365	1.00000	17,551	19,710	7,350	7,350	8,349	89.05%	17,559	17,559	17,559
549	206334502	365	1.00000	47,025	52,925	12,722	12,722	5,993	88.85%	47,149	47,149	47,149
550	206282278	365	1.00000	42,532	47,450	25,539	25,539	1,011	89.64%	42,271	42,271	42,532
551	206244031	365	1.00000	11,324	12,775	5,652	5,652	112	88.64%	11,381	11,381	11,381
552	206394001	365	1.00000	32,009	36,135	-	-	23,572	88.58%	32,191	32,191	32,191
553	206304012	365	1.00000	41,447	52,925	8,199	8,199	709	78.31%	47,149	47,149	47,149
554	206190236	365	1.00000	42,649	44,165	18,089	18,089	5,084	96.57%	39,345	39,345	42,649
555	206190092	365	1.00000	38,403	42,340	12,910	12,910	5,339	90.70%	37,719	37,719	38,403
556	206301187	365	1.00000	17,666	21,535	-	-	17,666	82.03%	19,185	19,185	19,185
557	206301302	365	1.00000	29,248	50,005	17,248	17,248	390	58.49%	44,547	44,547	44,547
558	206190706	182	0.49863	46,080	25,116	5,857	11,746	6,431	91.48%	22,375	44,873	46,080
559	206190774	182	0.49863	33,652	18,018	6,308	12,651	6,824	93.13%	16,051	32,191	33,652

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
540	206190548	917	1.118	7,582,324	758,232	384,000	7,966,324	3,090,934	54.63	48.50	42.62
541	206334030	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	28.18	26.13	16.17
542	206190546	917	1.118	7,029,446	702,945	356,000	7,385,446	2,865,553	53.05	45.92	41.04
543	206190549	910	1.104	4,601,616	460,162	236,000	4,837,616	1,876,995	54.79	45.74	42.78
544	206370750	919	1.091	6,936,758	693,676	360,000	7,296,758	2,831,142	45.84	32.05	33.83
545	206340959	956	1.134	3,765,305	376,531	188,000	3,953,305	1,533,882	45.34		33.33
546	206190554	913	1.122	9,036,224	903,622	456,000	9,492,224	3,682,983	56.12	49.52	44.12
547	206430788	940	1.286	12,537,453	1,253,745	552,000	13,089,453	5,078,708	53.16	47.04	41.16
548	206430829	951	1.235	4,711,400	471,140	216,000	4,927,400	1,911,831	54.70	48.57	42.69
549	206334502	925	1.112	11,391,006	1,139,101	580,000	11,971,006	4,644,750	18.47	17.09	6.46
550	206282278	945	1.179	10,827,955	1,082,795	520,000	11,347,955	4,403,006	34.05	31.25	22.04
551	206244031	936	1.113	2,752,026	275,203	140,000	2,892,026	1,122,106	18.63	17.60	6.62
552	206394001	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	30.96	28.06	18.95
553	206304012	928	1.114	11,411,493	1,141,149	580,000	11,991,493	4,652,699	30.30	28.97	18.29
554	206190236	910	1.104	9,437,212	943,721	484,000	9,921,212	3,849,430	54.59	47.66	42.58
555	206190092	900	1.134	9,293,094	929,309	464,000	9,757,094	3,785,752	54.17	45.92	42.16
556	206301187	926	1.095	4,564,103	456,410	236,000	4,800,103	1,862,440	56.32	36.47	44.31
557	206301302	926	1.095	10,598,001	1,059,800	548,000	11,146,001	4,324,648	47.57	39.89	35.56
558	206190706	913	1.122	10,938,587	1,093,859	552,000	11,490,587	4,458,348	49.90		37.90
559	206190774	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	53.35	46.23	41.34

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
540	206190548	Yes	49.50	48.81	48.81	Yes	0.87861	0.12139	967,067
541	206334030	No	27.13		27.13	No	0.48835	0.51165	4,142,494
542	206190546	Yes	46.92		46.92	Yes	0.84448	0.15552	1,148,613
543	206190549	Yes	46.74		46.74	Yes	0.84129	0.15871	767,794
544	206370750	Yes	33.05		33.05	No	0.59490	0.40510	2,955,943
545	206340959	Yes	40.34		40.34	Yes	0.72616	0.27384	1,082,556
546	206190554	Yes	50.52		50.52	Yes	0.90929	0.09071	861,027
547	206430788	Yes	48.04		48.04	Yes	0.86474	0.13526	1,770,509
548	206430829	Yes	49.57		49.57	Yes	0.89233	0.10767	530,544
549	206334502	No	18.09		18.09	No	0.32571	0.67429	8,071,981
550	206282278	No	32.25		32.25	No	0.58050	0.41950	4,760,444
551	206244031	No	18.60		18.60	No	0.33477	0.66523	1,923,861
552	206394001	No	29.06		29.06	No	0.52303	0.47697	3,945,133
553	206304012	No	29.97	28.83	28.83	No	0.51886	0.48114	5,769,588
554	206190236	Yes	48.66		48.66	Yes	0.87590	0.12410	1,231,245
555	206190092	Yes	46.92		46.92	Yes	0.84448	0.15552	1,517,455
556	206301187	Yes	37.47		37.47	Yes	0.67446	0.32554	1,562,644
557	206301302	Yes	40.89		40.89	Yes	0.73595	0.26405	2,943,085
558	206190706	Yes	44.90		44.90	Yes	0.80827	0.19173	2,203,045
559	206190774	Yes	47.23	46.50	46.50	Yes	0.83703	0.16297	1,357,110

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
540	206190548	3,090,934	3,849,166	269,442	8.63	155,469	155,469	18,015
541	206334030	4,142,494	4,912,531	343,877	10.51	105,867	105,867	10,073
542	206190546	2,865,553	3,568,498	249,795	7.89	164,877	164,877	20,897
543	206190549	1,876,995	2,337,157	163,601	8.10	52,966	52,966	6,539
544	206370750	2,955,943	3,649,618	255,473	8.73	14,483	14,483	1,659
545	206340959	1,533,882	1,910,413	133,729	8.02	-	-	-
546	206190554	3,682,983	4,586,605	321,062	8.50	112,821	112,821	13,273
547	206430788	5,078,708	6,332,453	443,272	9.88	113,225	113,225	11,460
548	206430829	1,911,831	2,382,971	166,808	9.50	69,825	69,825	7,350
549	206334502	8,071,981	9,211,081	644,776	13.68	174,037	174,037	12,722
550	206282278	4,760,444	5,843,239	409,027	9.62	245,685	245,685	25,539
551	206244031	1,923,861	2,199,063	153,934	13.53	76,472	76,472	5,652
552	206394001	3,945,133	4,732,655	331,286	10.29	-	-	-
553	206304012	5,769,588	6,910,738	483,752	10.26	84,122	84,122	8,199
554	206190236	3,849,430	4,793,152	335,521	7.87	142,360	142,360	18,089
555	206190092	3,785,752	4,715,062	330,054	8.59	110,897	110,897	12,910
556	206301187	1,862,440	2,318,850	162,320	8.46	-	-	-
557	206301302	4,324,648	5,384,449	376,911	8.46	145,918	145,918	17,248
558	206190706	4,458,348	5,552,206	388,654	8.43	49,375	99,020	23,557
559	206190774	3,230,944	4,024,061	281,684	8.37	52,798	105,886	25,371

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
560	206100800	#####	4/30/2015	206100800421	7/1/1966	NORTH POINT HC AND WELLNESS CEN	FRESNO	93710	99	16,886
561	206501989	7/1/2015	12/31/2015	206501989423	9/4/1962	NORTH STARR POSTACUTE CARE	TURLOCK	95380	31	5,195
562	206190192	1/1/2015	12/31/2015	206190192423	7/30/1964	NORTH VALLEY NURSING CENTER	TUJUNGA	91042	92	27,591
563	206231024	1/1/2015	12/31/2015	206231024423	5/18/1970	NORTHBROOK HEALTHCARE CENTER	WILLITS	95490	70	16,423
564	206190643	1/1/2015	12/31/2015	206190643423	8/13/1970	NORTHRIDGE CARE CENTER	RESEDA	91335	97	34,048
565	206190098	1/1/2015	12/31/2015	206190098423	11/5/1965	NORTHWALK VILLA CONVALESCENT H	NORWALK	90650	59	19,721
566	206190331	1/1/2015	12/31/2015	206190331423	10/9/1964	NORWALK MEADOWS NURSING CENTE	NORWALK	90650	99	35,119
567	206190634	1/1/2015	12/31/2015	206190634423	2/25/1970	NORWALK SKILLED NURSING & WELL	NORWALK	90650	99	34,005
568	206340789	1/1/2015	12/31/2015	206340789423	3/1/1967	NORWOOD PINES CARE CENTER	SACRAMENTO	95838	161	54,311
569	206210969	1/1/2015	12/31/2015	206210969423	8/20/1970	NOVATO HEALTHCARE CENTER	NOVATO	94947	181	60,486
570	206312216	1/1/2015	12/31/2015	206312216423	11/12/1963	OAK RIDGE HEALTHCARE CENTER	ROSEVILLE	95661	67	20,531
571	206452301	1/1/2015	12/31/2015	206452301423	6/7/1982	OAK RIVER REHAB	ANDERSON	96007	143	48,112
572	206201802	7/1/2014	6/30/2015	206201802421	8/6/1979	OAKHURST SKILLED NURSING & WELL	OAKHURST	93644	66	22,270
573	206010848	9/1/2014	8/31/2015	206010848422	11/16/1959	OAKLAND HEALTHCARE & WELLNESS	OAKLAND	94609	98	33,516
574	206014077	1/1/2015	12/31/2015	206014077423	7/26/1993	OAKLAND HEIGHTS NURSING AND RE	OAKLAND	94606	48	16,215
575	206190572	1/1/2015	12/31/2015	206190572423	2/25/1963	OAKPARK HEALTHCARE CENTER	TUJUNGA	91042	49	17,015
576	206100732	1/1/2015	12/31/2015	206100732423	4/1/1964	OAKWOOD GARDENS CARE CENTER	FRESNO	93726	104	34,906
577	206190577	1/1/2015	12/31/2015	206190577423	10/29/1971	OLYMPIA CONVALESCENT HOSPITAL	LOS ANGELES	90006	135	47,127
578	206361112	#####	4/30/2015	206361112421	6/22/1965	ONTARIO GROVE HEALTHCARE & WEL	ONTARIO	91764	59	9,935
579	206361276	1/1/2015	12/31/2015	206361276423	1/1/1958	ONTARIO HEALTHCARE CENTER	ONTARIO	91762	59	19,203

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
560	206100800	182	0.49863	33,865	18,018	28	56	11,762	93.72%	16,051	32,191	33,865
561	206501989	184	0.50411	10,305	5,704	13	26	3,612	91.08%	5,081	10,080	10,305
562	206190192	365	1.00000	27,591	33,580	6,595	6,595	5,623	82.16%	29,915	29,915	29,915
563	206231024	365	1.00000	16,423	25,550	12,691	12,691	413	64.28%	22,761	22,761	22,761
564	206190643	365	1.00000	34,048	35,405	9,594	9,594	5,578	96.17%	31,541	31,541	34,048
565	206190098	365	1.00000	19,721	21,535	10,440	10,440	4,522	91.58%	19,185	19,185	19,721
566	206190331	365	1.00000	35,119	36,135	6,937	6,937	3,683	97.19%	32,191	32,191	35,119
567	206190634	365	1.00000	34,005	36,135	15,357	15,357	6,060	94.11%	32,191	32,191	34,005
568	206340789	365	1.00000	54,311	58,765	3,229	3,229	41,542	92.42%	52,351	52,351	54,311
569	206210969	365	1.00000	60,486	66,065	227	227	5,487	91.56%	58,855	58,855	60,486
570	206312216	365	1.00000	20,531	24,455	62	62	12,471	83.95%	21,786	21,786	21,786
571	206452301	365	1.00000	48,112	52,195	24,133	24,133	5,531	92.18%	46,498	46,498	48,112
572	206201802	365	1.00000	22,270	24,090	142	142	14,383	92.44%	21,461	21,461	22,270
573	206010848	365	1.00000	33,516	35,770	133	133	23,284	93.70%	31,866	31,866	33,516
574	206014077	365	1.00000	16,215	17,520	-	-	6,711	92.55%	15,608	15,608	16,215
575	206190572	365	1.00000	17,015	17,885	6,534	6,534	2,860	95.14%	15,933	15,933	17,015
576	206100732	365	1.00000	34,906	37,960	440	440	19,684	91.95%	33,817	33,817	34,906
577	206190577	365	1.00000	47,127	49,275	35,098	35,098	5,278	95.64%	43,897	43,897	47,127
578	206361112	182	0.49863	19,925	10,738	3,536	7,091	3,511	92.52%	9,566	19,185	19,925
579	206361276	365	1.00000	19,203	21,535	8,605	8,605	5,463	89.17%	19,185	19,185	19,203

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
560	206100800	937	1.113	7,784,301	778,430	396,000	8,180,301	3,173,957	51.62		39.62
561	206501989	953	1.126	2,465,979	246,598	124,000	2,589,979	1,004,912	55.45	49.32	43.44
562	206190192	910	1.104	7,175,401	717,540	368,000	7,543,401	2,926,840	53.55	46.06	41.54
563	206231024	954	1.221	6,038,137	603,814	280,000	6,318,137	2,451,437	47.74	37.99	35.73
564	206190643	913	1.122	7,688,717	768,872	388,000	8,076,717	3,133,766	47.50	40.43	35.50
565	206190098	906	1.115	4,647,465	464,747	236,000	4,883,465	1,894,785	52.28	44.63	40.27
566	206190331	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	53.35	34.62	41.34
567	206190634	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	47.97	40.03	35.96
568	206340789	958	1.134	12,898,173	1,289,817	644,000	13,542,173	5,254,363	50.96	35.90	38.95
569	206210969	949	1.240	15,855,850	1,585,585	724,000	16,579,850	6,432,982	47.48	38.66	35.48
570	206312216	956	1.134	5,367,563	536,756	268,000	5,635,563	2,186,598	54.26	48.13	42.25
571	206452301	960	1.184	11,961,262	1,196,126	572,000	12,533,262	4,862,906	35.68	29.64	23.67
572	206201802	936	1.113	5,189,534	518,953	264,000	5,453,534	2,115,971	38.52	36.92	26.51
573	206010848	946	1.231	8,522,625	852,263	392,000	8,914,625	3,458,875	58.25	51.77	46.24
574	206014077	946	1.231	4,174,347	417,435	192,000	4,366,347	1,694,143	24.54	21.30	12.53
575	206190572	910	1.104	3,821,681	382,168	196,000	4,017,681	1,558,860	54.97	36.18	42.96
576	206100732	937	1.113	8,177,448	817,745	416,000	8,593,448	3,334,258	53.87	44.82	41.87
577	206190577	900	1.134	10,815,238	1,081,524	540,000	11,355,238	4,405,833	46.29	40.19	34.28
578	206361112	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	52.65	45.53	40.64
579	206361276	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	60.13	53.98	48.12

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
560	206100800	Yes	46.62		46.62	Yes	0.83924	0.16076	1,315,034
561	206501989	Yes	50.32		50.32	Yes	0.90575	0.09425	244,095
562	206190192	Yes	47.06		47.06	Yes	0.84717	0.15283	1,152,867
563	206231024	Yes	38.99	36.16	36.16	Yes	0.65082	0.34918	2,206,168
564	206190643	Yes	41.43		41.43	Yes	0.74572	0.25428	2,053,767
565	206190098	Yes	45.63		45.63	Yes	0.82141	0.17859	872,153
566	206190331	Yes	35.62		35.62	Yes	0.64119	0.35881	2,940,165
567	206190634	Yes	41.03		41.03	Yes	0.73846	0.26154	2,143,147
568	206340789	Yes	36.90		36.90	Yes	0.66415	0.33585	4,548,120
569	206210969	Yes	39.66		39.66	Yes	0.71384	0.28616	4,744,553
570	206312216	Yes	49.13		49.13	Yes	0.88441	0.11559	651,416
571	206452301	No	30.64	30.32	30.32	No	0.54582	0.45418	5,692,379
572	206201802	No	37.92		37.92	Yes	0.68259	0.31741	1,731,024
573	206010848	Yes	52.77	52.24	52.24	Yes	0.94033	0.05967	531,892
574	206014077	No	22.30		22.30	No	0.40142	0.59858	2,613,588
575	206190572	Yes	37.18		37.18	Yes	0.66921	0.33079	1,328,991
576	206100732	Yes	45.82		45.82	Yes	0.82475	0.17525	1,506,044
577	206190577	Yes	41.19		41.19	Yes	0.74139	0.25861	2,936,539
578	206361112	Yes	46.53	45.89	45.89	Yes	0.82604	0.17396	851,713
579	206361276	Yes	54.98		54.98	Yes	0.98970	0.01030	50,404

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
560	206100800	3,173,957	3,952,387	276,667	8.17	229	459	113
561	206501989	1,004,912	1,251,510	87,606	8.50	111	219	51
562	206190192	2,926,840	3,644,380	255,107	8.53	56,255	56,255	6,595
563	206231024	2,451,437	3,055,251	213,868	9.40	119,295	119,295	12,691
564	206190643	3,133,766	3,902,638	273,185	8.02	76,944	76,944	9,594
565	206190098	1,894,785	2,359,531	165,167	8.38	87,487	87,487	10,440
566	206190331	3,179,384	3,959,213	277,145	7.89	54,733	54,733	6,937
567	206190634	3,179,384	3,959,213	277,145	8.15	125,160	125,160	15,357
568	206340789	5,254,363	6,544,181	458,093	8.43	27,220	27,220	3,229
569	206210969	6,432,982	8,018,567	561,300	9.28	2,107	2,107	227
570	206312216	2,186,598	2,723,355	190,635	8.75	543	543	62
571	206452301	5,692,379	6,888,505	482,195	10.02	241,813	241,813	24,133
572	206201802	2,115,971	2,634,925	184,445	8.28	1,176	1,176	142
573	206010848	3,458,875	4,311,137	301,780	9.00	1,197	1,197	133
574	206014077	2,613,588	3,031,022	212,172	13.08	-	-	-
575	206190572	1,558,860	1,941,028	135,872	7.99	52,207	52,207	6,534
576	206100732	3,334,258	4,152,003	290,640	8.33	3,665	3,665	440
577	206190577	4,405,833	5,487,356	384,115	8.15	286,049	286,049	35,098
578	206361112	1,899,636	2,365,633	165,594	8.31	29,384	58,930	14,222
579	206361276	1,899,636	2,365,633	165,594	8.62	74,175	74,175	8,605

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
580	206301204	6/1/2014	5/31/2015	206301204421	1/12/1965	ORANGE HEALTHCARE & WELLNESS	CORANGE	92668	102	33,758
581	206301363	1/1/2015	12/31/2015	206301363423	3/23/1972	ORANGEGROVE REHABILITATION	HOS GARDEN GROVE	92843	97	32,340
582	206481105	1/1/2015	12/31/2015	206481105423	8/6/1965	ORCHARD POST ACUTE CARE	HOSPIT. VACAVILLE	95688	87	23,136
583	206071029	2/24/2015	12/31/2015	206071029423	07/18/1967	ORINDA CARE CENTER	ORINDA	94563	47	14,773
584	206044003	1/1/2015	12/31/2015	206044003423	8/26/1987	OROVILLE HOSPITAL POST ACUTE	CENOROVILLE	95966	126	40,348
585	206430840	7/1/2014	6/30/2015	206430840421	6/11/1948	OUR LADY OF FATIMA VILLA	SARATOGA	95070	85	27,406
586	206190871	#####	4/30/2015	206190871421	8/27/1951	OVERLAND TERRACE HEALTHCARE &	'LOS ANGELES	90034	87	12,881
587	206560503	1/1/2015	12/31/2015	206560503423	2/1/1965	OXNARD MANOR HEALTHCARE	CENTE OXNARD	93030	82	29,077
588	206190593	1/1/2015	12/31/2015	206190593423	11/7/1968	PACIFIC CARE NURSING CENTER	LONG BEACH	90806	99	34,736
589	206440764	1/1/2015	12/31/2015	206440764423	7/21/1965	PACIFIC COAST MANOR	CAPITOLA	95010	99	34,098
590	206190584	1/1/2015	12/31/2015	206190584423	10/28/1956	PACIFIC CONVALESCENT CENTER	SANTA MONICA	90404	49	15,009
591	206100772	1/1/2015	12/31/2015	206100772423	6/30/1970	PACIFIC GARDENS NURSING & REHAB	FRESNO	93727	180	57,582
592	206270842	1/1/2015	12/31/2015	206270842423	2/18/1963	PACIFIC GROVE CONVALESCENT	HOSIPACIFIC GROVE	93950	51	16,217
593	206301334	1/1/2015	12/31/2015	206301334423	10/1/1959	PACIFIC HAVEN HEALTHCARE	CENTERGARDEN GROVE	92843	99	34,460
594	206434001	1/1/2015	12/31/2015	206434001423	3/20/1987	PACIFIC HILLS MANOR	MORGAN HILL	95037	99	33,117
595	206190279	1/1/2015	12/31/2015	206190279423	3/6/1970	PACIFIC PALMS HEALTHCARE	LONG BEACH	90804	133	31,987
596	206121030	11/1/2014	10/31/2015	206121030423	10/5/1966	PACIFIC REHABILITATION & WELLNESS	EUREKA	95501	60	18,387
597	206190594	12/8/2014	12/31/2015	206190594423	3/13/1972	PACIFIC VILLA	LONG BEACH	90807	99	36,946
598	206410844	1/1/2015	12/31/2015	206410844423	5/14/1970	PACIFICA NURSING & REHAB CENTER	PACIFICA	94044	68	22,599
599	206331214	1/1/2015	12/31/2015	206331214423	5/23/1966	PALM GROVE HEALTHCARE	BEAUMONT	92223	57	18,090

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
580	206301204	365	1.00000	33,758	37,230	20,537	20,537	457	90.67%	33,167	33,167	33,758
581	206301363	365	1.00000	32,340	35,405	21,763	21,763	822	91.34%	31,541	31,541	32,340
582	206481105	365	1.00000	23,136	31,755	15,551	15,551	331	72.86%	28,289	28,289	28,289
583	206071029	311	0.85205	17,338	14,617	-	-	7,722	101.07%	13,022	15,283	17,338
584	206044003	365	1.00000	40,348	45,990	-	-	13,548	87.73%	40,971	40,971	40,971
585	206430840	365	1.00000	27,406	31,025	1,603	1,603	13,254	88.34%	27,639	27,639	27,639
586	206190871	182	0.49863	25,833	15,834	4,264	8,551	6,463	81.35%	14,106	28,289	28,289
587	206560503	365	1.00000	29,077	29,930	17,871	17,871	1,038	97.15%	26,663	26,663	29,077
588	206190593	365	1.00000	34,736	36,135	8,878	8,878	8,203	96.13%	32,191	32,191	34,736
589	206440764	365	1.00000	34,098	36,135	14,636	14,636	1,088	94.36%	32,191	32,191	34,098
590	206190584	365	1.00000	15,009	17,885	5,387	5,387	1,477	83.92%	15,933	15,933	15,933
591	206100772	365	1.00000	57,582	65,700	604	604	39,861	87.64%	58,529	58,529	58,529
592	206270842	365	1.00000	16,217	18,615	9,877	9,877	526	87.12%	16,583	16,583	16,583
593	206301334	365	1.00000	34,460	36,135	11,724	11,724	194	95.36%	32,191	32,191	34,460
594	206434001	365	1.00000	33,117	36,135	7,989	7,989	9,892	91.65%	32,191	32,191	33,117
595	206190279	365	1.00000	31,987	48,545	13,926	13,926	9,204	65.89%	43,247	43,247	43,247
596	206121030	365	1.00000	18,387	21,900	13,982	13,982	171	83.96%	19,510	19,510	19,510
597	206190594	389	1.06575	34,667	38,511	21,479	20,154	5,439	95.94%	34,308	32,191	34,667
598	206410844	365	1.00000	22,599	24,820	-	-	22,599	91.05%	22,111	22,111	22,599
599	206331214	365	1.00000	18,090	20,805	11,197	11,197	4,872	86.95%	18,534	18,534	18,534

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
580	206301204	926	1.095	7,890,483	789,048	408,000	8,298,483	3,219,811	53.09	46.89	41.08
581	206301363	928	1.114	7,633,895	763,390	388,000	8,021,895	3,112,495	45.89	36.12	33.88
582	206481105	956	1.134	6,969,820	696,982	348,000	7,317,820	2,839,314	52.53	44.21	40.52
583	206071029	945	1.179	3,914,722	391,472	188,000	4,102,722	1,591,856	50.58	48.11	
584	206044003	959	1.145	10,192,138	1,019,214	504,000	10,696,138	4,150,102	30.46	28.84	18.45
585	206430840	950	1.180	7,085,821	708,582	340,000	7,425,821	2,881,219	69.69	50.59	57.68
586	206190871	900	1.134	6,969,820	696,982	348,000	7,317,820	2,839,314	66.48		54.47
587	206560503	930	1.104	6,395,466	639,547	328,000	6,723,466	2,608,705	53.04	46.36	41.03
588	206190593	908	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	49.27	39.17	37.26
589	206440764	950	1.180	8,252,898	825,290	396,000	8,648,898	3,355,772	52.57	44.67	40.56
590	206190584	904	1.103	3,818,219	381,822	196,000	4,014,219	1,557,517	61.30	53.36	
591	206100772	937	1.113	14,153,275	1,415,327	720,000	14,873,275	5,770,831	47.62	39.83	35.62
592	206270842	939	1.148	4,136,198	413,620	204,000	4,340,198	1,683,997	54.99	48.86	42.98
593	206301334	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	58.38	44.92	46.37
594	206434001	950	1.180	8,252,898	825,290	396,000	8,648,898	3,355,772	30.89	29.83	18.88
595	206190279	908	1.115	10,476,490	1,047,649	532,000	11,008,490	4,271,294	47.94	41.83	35.93
596	206121030	955	1.155	4,895,787	489,579	240,000	5,135,787	1,992,685	51.36	40.55	39.35
597	206190594	908	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	45.92	37.86	33.91
598	206410844	940	1.286	6,177,876	617,788	272,000	6,449,876	2,502,552	47.75	35.00	35.75
599	206331214	922	1.101	4,433,548	443,355	228,000	4,661,548	1,808,681	51.73	42.99	39.72

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
580	206301204	Yes	47.89	47.41	47.41	Yes	0.85333	0.14667	1,217,109
581	206301363	Yes	37.12		37.12	Yes	0.66823	0.33177	2,661,460
582	206481105	Yes	45.21		45.21	Yes	0.81371	0.18629	1,363,257
583	206071029	No	49.11		49.11	Yes	0.88406	0.11594	475,666
584	206044003	No	29.84		29.84	No	0.53706	0.46294	4,951,690
585	206430840	Yes	51.59		51.59	Yes	0.92866	0.07134	529,786
586	206190871	Yes	61.48		61.48	Yes	1.10663	(0.10663)	(780,300)
587	206560503	Yes	47.36	47.03	47.03	Yes	0.84662	0.15338	1,031,274
588	206190593	Yes	40.17		40.17	Yes	0.72301	0.27699	2,269,725
589	206440764	Yes	45.67		45.67	Yes	0.82203	0.17797	1,539,201
590	206190584	No	54.36	52.78	52.78	Yes	0.95004	0.04996	200,568
591	206100772	Yes	40.83		40.83	Yes	0.73485	0.26515	3,943,612
592	206270842	Yes	49.86		49.86	Yes	0.89754	0.10246	444,692
593	206301334	Yes	45.92		45.92	Yes	0.82647	0.17353	1,420,712
594	206434001	No	30.83		30.83	No	0.55495	0.44505	3,849,185
595	206190279	Yes	42.83		42.83	Yes	0.77100	0.22900	2,520,944
596	206121030	Yes	41.55		41.55	Yes	0.74782	0.25218	1,295,142
597	206190594	Yes	38.86		38.86	Yes	0.69949	0.30051	2,462,492
598	206410844	Yes	36.00		36.00	Yes	0.64800	0.35200	2,270,370
599	206331214	Yes	43.99		43.99	Yes	0.79186	0.20814	970,265

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
580	206301204	3,219,811	4,008,860	280,620	8.31	170,662	170,662	20,537
581	206301363	3,112,495	3,875,885	271,312	8.39	182,592	182,592	21,763
582	206481105	2,839,314	3,536,296	247,541	8.75	136,071	136,071	15,551
583	206071029	1,591,856	1,983,328	138,833	8.01	-	-	-
584	206044003	4,951,690	5,970,904	417,963	10.20	-	-	-
585	206430840	2,881,219	3,589,801	251,286	9.09	14,571	14,571	1,603
586	206190871	2,839,314	3,536,296	247,541	8.75	37,310	74,825	17,150
587	206560503	2,608,705	3,248,251	227,378	7.82	139,751	139,751	17,871
588	206190593	3,179,384	3,959,213	277,145	7.98	70,846	70,846	8,878
589	206440764	3,355,772	4,181,062	292,674	8.58	125,577	125,577	14,636
590	206190584	1,557,517	1,939,339	135,754	8.52	45,897	45,897	5,387
591	206100772	5,770,831	7,186,158	503,031	8.59	5,188	5,188	604
592	206270842	1,683,997	2,097,617	146,833	8.85	87,411	87,411	9,877
593	206301334	3,176,671	3,955,800	276,906	8.04	94,261	94,261	11,724
594	206434001	3,849,185	4,674,475	327,213	9.88	78,931	78,931	7,989
595	206190279	4,271,294	5,318,943	372,326	8.61	119,903	119,903	13,926
596	206121030	1,992,685	2,482,264	173,758	8.91	124,580	124,580	13,982
597	206190594	3,179,384	3,959,213	277,145	7.99	171,617	161,029	18,910
598	206410844	2,502,552	3,120,339	218,424	9.67	-	-	-
599	206331214	1,808,681	2,252,036	157,642	8.51	95,286	95,286	11,197

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
600	206331284	1/1/2015	12/31/2015	206331284423	10/9/1970	PALM SPRINGS HEALTHCARE AND REH	PALM SPRINGS	92262	99	32,256
601	206331285	1/1/2015	12/31/2015	206331285423	8/3/1959	PALM TERRACE CARE CENTER	RIVERSIDE	92505	75	22,827
602	206304002	1/1/2015	12/31/2015	206304002423	3/18/1987	PALM TERRACE HEALTHCARE CENTER	LAGUNA WOODS	92637	99	30,485
603	206100778	1/1/2015	12/31/2015	206100778423	3/8/1998	PALM VILLAGE RETIREMENT COMMUN	REEDLEY	93654	120	41,511
604	206431059	1/1/2015	12/31/2015	206431059423	9/5/1963	PALO ALTO NURSING CENTER	PALO ALTO	94301	66	19,513
605	206370723	1/1/2015	12/31/2015	206370723423	1/3/1963	PALOMAR HEIGHTS CARE CENTER	ESCONDIDO	92027	98	31,673
606	206370702	1/1/2015	12/31/2015	206370702423	7/30/1962	PALOMAR VISTA HEALTHCARE CENTER	ESCONDIDO	92025	74	22,845
607	206190614	1/1/2015	12/31/2015	206190614423	1/15/1962	PALOS VERDES HEALTH CARE CENTER	LOMITA	90717	48	15,875
608	206190596	1/1/2015	12/31/2015	206190596423	5/25/1965	PANORAMA GARDENS	PANORAMA CITY	91402	149	50,542
609	206190770	1/1/2015	12/31/2015	206190770423	11/20/1969	PANORAMA MEADOWS NURSING CENTER	PANORAMA CITY	91402	98	35,154
610	206040974	7/1/2014	6/30/2015	206040974421	3/29/1965	PARADISE SKILLED NURSING	PARADISE	95969	44	12,377
611	206371261	1/1/2015	12/31/2015	206371261423	6/15/1978	PARADISE VALLEY HEALTH CARE CENTER	NATIONAL CITY	91950	86	30,482
612	206190598	1/1/2015	12/31/2015	206190598423	1/6/1964	PARAMOUNT CONVALESCENT HOSPITAL	PARAMOUNT	90723	59	20,285
613	206190099	1/1/2015	12/31/2015	206190099423	3/5/1970	PARAMOUNT MEADOWS NURSING CENTER	PARAMOUNT	90723	104	37,668
614	206301135	1/1/2015	12/31/2015	206301135423	10/27/1970	PARK ANAHEIM HEALTHCARE CENTER	ANAHEIM	92804	115	39,205
615	206190427	1/1/2015	12/31/2015	206190427423	11/9/1970	PARK AVENUE HEALTHCARE & WELLNESS	POMONA	91768	231	80,252
616	206010912	1/1/2015	12/31/2015	206010912423	9/24/1971	PARK CENTRAL CARE & REHABILITATION	FREMONT	94536	99	32,913
617	206304055	1/1/2015	12/31/2015	206304055423	5/3/1990	PARK REGENCY CARE CENTER	LA HABRA	90631	99	34,853
618	206491058	1/1/2015	12/31/2015	206491058423	5/15/1969	PARK VIEW POST ACUTE	SANTA ROSA	95405	116	37,774
619	206370737	12/1/2014	12/31/2015	206370737423	5/17/1966	PARKSIDE HEALTH & WELLNESS CENTER	EL CAJON	92020	52	16,943

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
600	206331284	365	1.00000	32,256	36,135	11,724	11,724	4,746	89.27%	32,191	32,191	32,256
601	206331285	365	1.00000	22,827	27,375	3,225	3,225	962	83.39%	24,387	24,387	24,387
602	206304002	365	1.00000	30,485	36,135	7,015	7,015	28	84.36%	32,191	32,191	32,191
603	206100778	365	1.00000	41,511	43,800	127	127	28,200	94.77%	39,020	39,020	41,511
604	206431059	365	1.00000	19,513	24,090	3,814	3,814	4,583	81.00%	21,461	21,461	21,461
605	206370723	365	1.00000	31,673	35,770	2,654	2,654	10,278	88.55%	31,866	31,866	31,866
606	206370702	365	1.00000	22,845	27,010	6,569	6,569	6,568	84.58%	24,062	24,062	24,062
607	206190614	365	1.00000	15,875	17,520	5,462	5,462	5,834	90.61%	15,608	15,608	15,875
608	206190596	365	1.00000	50,542	54,385	32,289	32,289	6,631	92.93%	48,449	48,449	50,542
609	206190770	365	1.00000	35,154	35,770	13,943	13,943	6,568	98.28%	31,866	31,866	35,154
610	206040974	365	1.00000	12,377	16,060	-	-	8,783	77.07%	14,307	14,307	14,307
611	206371261	365	1.00000	30,482	31,390	6,341	6,341	4,343	97.11%	27,964	27,964	30,482
612	206190598	365	1.00000	20,285	21,535	12,173	12,173	3,023	94.20%	19,185	19,185	20,285
613	206190099	365	1.00000	37,668	37,960	6,371	6,371	3,489	99.23%	33,817	33,817	37,668
614	206301135	365	1.00000	39,205	41,975	17,811	17,811	335	93.40%	37,394	37,394	39,205
615	206190427	365	1.00000	80,252	84,315	41,457	41,457	20,368	95.18%	75,113	75,113	80,252
616	206010912	365	1.00000	32,913	36,135	14	14	21,324	91.08%	32,191	32,191	32,913
617	206304055	365	1.00000	34,853	36,135	21,542	21,542	2,025	96.45%	32,191	32,191	34,853
618	206491058	365	1.00000	37,774	42,340	22,555	22,555	665	89.22%	37,719	37,719	37,774
619	206370737	396	1.08493	15,617	20,592	7,132	6,574	5,343	82.28%	18,345	16,909	16,909

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
600	206331284	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	47.35	39.42	35.34
601	206331285	925	1.112	5,891,899	589,190	300,000	6,191,899	2,402,457	58.54	45.74	46.53
602	206304002	926	1.095	7,658,410	765,841	396,000	8,054,410	3,125,111	30.90	23.34	18.89
603	206100778	936	1.113	9,435,517	943,552	480,000	9,915,517	3,847,220	19.92	18.89	7.91
604	206431059	943	1.210	5,641,812	564,181	264,000	5,905,812	2,291,455	54.45	48.32	42.44
605	206370723	920	1.091	7,553,359	755,336	392,000	7,945,359	3,082,799	55.12	49.11	43.11
606	206370702	920	1.091	5,703,556	570,356	296,000	5,999,556	2,327,828	55.55	42.07	43.54
607	206190614	907	1.115	3,780,989	378,099	192,000	3,972,989	1,541,520	56.08	49.95	44.08
608	206190596	914	1.122	11,810,503	1,181,050	596,000	12,406,503	4,813,723	52.73	42.81	40.72
609	206190770	914	1.122	7,767,982	776,798	392,000	8,159,982	3,166,073	48.23	38.19	36.22
610	206040974	959	1.145	3,559,159	355,916	176,000	3,735,159	1,449,242	52.88	42.66	40.87
611	206371261	919	1.091	6,628,458	662,846	344,000	6,972,458	2,705,314	39.66	38.57	27.65
612	206190598	907	1.115	4,647,465	464,747	236,000	4,883,465	1,894,785	54.11	45.31	42.10
613	206190099	907	1.115	8,192,142	819,214	416,000	8,608,142	3,339,959	47.95	30.75	35.94
614	206301135	928	1.114	9,050,494	905,049	460,000	9,510,494	3,690,072	47.30	39.13	35.29
615	206190427	917	1.118	18,244,966	1,824,497	924,000	19,168,966	7,437,559	47.26	37.76	35.25
616	206010912	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	46.39	40.03	34.38
617	206304055	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	27.77	26.30	15.76
618	206491058	954	1.221	10,006,056	1,000,606	464,000	10,470,056	4,062,382	48.75	42.53	36.74
619	206370737	920	1.091	4,007,905	400,790	208,000	4,215,905	1,635,771	51.75		39.74

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
600	206331284	Yes	40.42		40.42	Yes	0.72761	0.27239	2,205,357
601	206331285	Yes	46.74		46.74	Yes	0.84141	0.15859	981,999
602	206304002	No	24.34	23.81	23.81	No	0.42866	0.57134	4,601,790
603	206100778	No	19.89		19.89	No	0.35793	0.64207	6,366,412
604	206431059	Yes	49.32	48.44	48.44	Yes	0.87185	0.12815	756,823
605	206370723	Yes	50.11		50.11	Yes	0.90197	0.09803	778,863
606	206370702	Yes	43.07	41.43	41.43	Yes	0.74581	0.25419	1,525,019
607	206190614	Yes	50.95		50.95	Yes	0.91716	0.08284	329,107
608	206190596	Yes	43.81		43.81	Yes	0.78862	0.21138	2,622,477
609	206190770	Yes	39.19		39.19	Yes	0.70551	0.29449	2,403,039
610	206040974	Yes	43.66		43.66	Yes	0.78587	0.21413	799,804
611	206371261	No	39.57		39.57	Yes	0.71233	0.28767	2,005,782
612	206190598	Yes	46.31		46.31	Yes	0.83366	0.16634	812,293
613	206190099	Yes	31.75		31.75	No	0.57143	0.42857	3,689,213
614	206301135	Yes	40.13	37.76	37.76	Yes	0.67966	0.32034	3,046,626
615	206190427	Yes	38.76	38.17	38.17	Yes	0.68699	0.31301	6,000,065
616	206010912	Yes	41.03		41.03	Yes	0.73851	0.26149	2,259,751
617	206304055	No	27.30	27.12	27.12	No	0.48816	0.51184	4,194,172
618	206491058	Yes	43.53	43.01	43.01	Yes	0.77426	0.22574	2,363,484
619	206370737	Yes	46.75		46.75	Yes	0.84146	0.15854	668,377

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
600	206331284	3,141,393	3,911,430	273,800	8.49	99,537	99,537	11,724
601	206331285	2,402,457	2,991,647	209,415	8.59	27,703	27,703	3,225
602	206304002	4,601,790	5,367,631	375,734	11.67	81,865	81,865	7,015
603	206100778	6,366,412	7,309,964	511,697	12.33	1,566	1,566	127
604	206431059	2,291,455	2,855,636	199,895	9.31	35,508	35,508	3,814
605	206370723	3,082,799	3,838,135	268,669	8.43	22,373	22,373	2,654
606	206370702	2,327,828	2,898,184	202,873	8.43	55,377	55,377	6,569
607	206190614	1,541,520	1,919,618	134,373	8.46	46,209	46,209	5,462
608	206190596	4,813,723	5,994,774	419,634	8.30	267,999	267,999	32,289
609	206190770	3,166,073	3,942,871	276,001	7.85	109,453	109,453	13,943
610	206040974	1,449,242	1,805,158	126,361	8.83	-	-	-
611	206371261	2,705,314	3,368,159	235,771	7.73	49,016	49,016	6,341
612	206190598	1,894,785	2,359,531	165,167	8.14	99,088	99,088	12,173
613	206190099	3,689,213	4,508,427	315,590	8.38	53,389	53,389	6,371
614	206301135	3,690,072	4,595,121	321,658	8.20	146,050	146,050	17,811
615	206190427	7,437,559	9,262,055	648,344	\$ 8.08	\$ 334,973	\$ 334,973	41,457
616	206010912	3,353,059	4,177,649	292,435	8.89	124	124	14
617	206304055	4,194,172	4,974,001	348,180	9.99	215,205	215,205	21,542
618	206491058	4,062,382	5,062,987	354,409	9.38	211,566	211,566	22,555
619	206370737	1,635,771	2,036,561	142,559	8.43	60,123	55,416	6,059

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
620	206010917	1/1/2015	12/31/2015	206010917423	3/20/1969	PARKVIEW HEALTHCARE CENTER	HAYWARD	94544	121	41,642
621	206301294	1/1/2015	12/31/2015	206301294423	7/26/1957	PARKVIEW HEALTHCARE CENTER	ANAHEIM	92805	41	13,039
622	206150773	1/1/2015	12/31/2015	206150773423	9/3/1963	PARKVIEW JULIAN CONVALESCENT	BAKERSFIELD	93304	99	34,971
623	206370715	1/1/2015	12/31/2015	206370715423	1/7/1957	PARKWAY HILLS NURSING & REHABILITATION	LA MESA	91942	60	19,834
624	206190645	4/1/2015	12/31/2015	206190645423	1/19/1971	PASADENA CARE CENTER	PASADENA	91103	99	22,281
625	206190505	1/1/2015	12/31/2015	206190505423	6/27/1969	PASADENA MEADOWS NURSING CENTER	PASADENA	91105	130	46,303
626	206190602	3/1/2014	2/28/2015	206190602420	10/7/1966	PASADENA PARK HEALTHCARE & WELLNESS	PASADENA	91107	99	33,491
627	206190295	#####	4/30/2015	206190295421	7/28/1966	PAVILION ON PICO HEALTHCARE & WELLNESS	LOS ANGELES	90035	59	9,586
628	206491035	1/1/2015	12/31/2015	206491035423	4/11/1969	PETALUMA POST-ACUTE REHABILITATION	PETALUMA	94952	90	29,770
629	206190761	1/1/2015	12/31/2015	206190761423	3/6/1964	PICO RIVERA HEALTHCARE CENTER	PICO RIVERA	90660	99	34,314
630	206010920	10/1/2014	9/30/2015	206010920422	7/7/1969	PIEDMONT GARDENS HEALTH FACILITY	OAKLAND	94611	94	27,944
631	206190617	1/1/2015	12/31/2015	206190617423	8/23/1951	PILGRIM PLACE HEALTH SERVICES CENTER	CLAREMONT	91711	62	19,754
632	206314005	1/1/2015	12/31/2015	206314005423	4/7/1987	PINE CREEK CARE CENTER	ROSEVILLE	95661	99	33,647
633	206190293	1/1/2015	12/31/2015	206190293423	1/28/1964	PINE GROVE HEALTHCARE & WELLNESS	SAN GABRIEL	91775	75	26,122
634	206210999	1/1/2015	12/31/2015	206210999423	11/1/1967	PINE RIDGE CARE CENTER	SAN RAFAEL	94903	101	34,258
635	206044001	1/1/2015	12/31/2015	206044001423	2/20/1987	PINE VIEW CARE CENTER	PARADISE	95969	99	30,594
636	206281040	7/1/2014	6/30/2015	206281040421	5/20/1964	PINERS NURSING HOME INC	NAPA	94558	49	14,953
637	206340980	10/1/2014	9/30/2015	206340980422	9/8/1966	PIONEER HOUSE	SACRAMENTO	95814	49	15,715
638	206071042	1/1/2015	12/31/2015	206071042423	3/1/1966	PITTSBURG SKILLED NURSING CENTER	PITTSBURG	94565	49	16,756
639	206190623	1/1/2015	12/31/2015	206190623423	1/21/1966	PLAYA DEL REY CARE & REHABILITATION	PLAYA DEL REY	90293	99	34,505

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
620	206010917	365	1.00000	41,642	44,165	1,457	1,457	34,607	94.29%	39,345	39,345	41,642
621	206301294	365	1.00000	13,039	14,965	11,078	11,078	151	87.13%	13,332	13,332	13,332
622	206150773	365	1.00000	34,971	36,135	186	186	28,249	96.78%	32,191	32,191	34,971
623	206370715	365	1.00000	19,834	21,900	7,991	7,991	3,481	90.57%	19,510	19,510	19,834
624	206190645	275	0.75342	29,573	27,225	15,309	20,319	4,449	81.84%	24,254	32,191	32,191
625	206190505	365	1.00000	46,303	47,450	16,672	16,672	10,151	97.58%	42,271	42,271	46,303
626	206190602	365	1.00000	33,491	36,135	5,233	5,233	17,008	92.68%	32,191	32,191	33,491
627	206190295	182	0.49863	19,225	10,738	2,334	4,681	3,180	89.27%	9,566	19,185	19,225
628	206491035	365	1.00000	29,770	32,850	15,552	15,552	667	90.62%	29,265	29,265	29,770
629	206190761	365	1.00000	34,314	36,135	21,454	21,454	6,946	94.96%	32,191	32,191	34,314
630	206010920	365	1.00000	27,944	34,310	609	609	11,516	81.45%	30,565	30,565	30,565
631	206190617	365	1.00000	19,754	22,630	2,613	2,613	2,845	87.29%	20,160	20,160	20,160
632	206314005	365	1.00000	33,647	36,135	1,447	1,447	16,486	93.11%	32,191	32,191	33,647
633	206190293	365	1.00000	26,122	27,375	13,161	13,161	4,840	95.42%	24,387	24,387	26,122
634	206210999	365	1.00000	34,258	36,865	25,618	25,618	3,942	92.93%	32,842	32,842	34,258
635	206044001	365	1.00000	30,594	36,135	41	41	20,092	84.67%	32,191	32,191	32,191
636	206281040	365	1.00000	14,953	17,885	7,243	7,243	1,033	83.61%	15,933	15,933	15,933
637	206340980	365	1.00000	15,715	17,885	1,299	1,299	10,011	87.87%	15,933	15,933	15,933
638	206071042	365	1.00000	16,756	17,885	48	48	13,101	93.69%	15,933	15,933	16,756
639	206190623	365	1.00000	34,505	36,135	16,737	16,737	6,744	95.49%	32,191	32,191	34,505

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
620	206010917	945	1.179	10,078,327	1,007,833	484,000	10,562,327	4,098,183	48.90	42.79	36.90
621	206301294	928	1.114	3,226,698	322,670	164,000	3,390,698	1,315,591	60.56	53.30	48.55
622	206150773	933	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	54.45	48.33	42.44
623	206370715	919	1.091	4,624,505	462,451	240,000	4,864,505	1,887,428	61.11	54.96	49.10
624	206190645	911	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	47.07	40.96	35.06
625	206190505	911	1.104	10,139,154	1,013,915	520,000	10,659,154	4,135,752	48.63	42.52	36.62
626	206190602	911	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	51.36	48.00	
627	206190295	900	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	51.55		39.54
628	206491035	949	1.240	7,884,124	788,412	360,000	8,244,124	3,198,720	48.84	37.86	36.84
629	206190761	906	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	53.95	47.82	41.94
630	206010920	946	1.231	8,174,763	817,476	376,000	8,550,763	3,317,696	48.61	41.31	36.60
631	206190617	917	1.118	4,896,917	489,692	248,000	5,144,917	1,996,228	66.49	60.33	54.48
632	206314005	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	30.84	28.70	18.84
633	206190293	917	1.118	5,923,690	592,369	300,000	6,223,690	2,414,792	54.05	43.91	42.04
634	206210999	949	1.240	8,847,740	884,774	404,000	9,251,740	3,589,675	50.29	43.41	38.28
635	206044001	959	1.145	8,008,109	800,811	396,000	8,404,109	3,260,794	30.97	28.46	18.96
636	206281040	945	1.179	4,081,306	408,131	196,000	4,277,306	1,659,595	53.74	47.61	41.73
637	206340980	958	1.134	3,925,531	392,553	196,000	4,121,531	1,599,154	51.44	45.02	39.43
638	206071042	945	1.179	4,081,306	408,131	196,000	4,277,306	1,659,595	51.96	45.84	39.95
639	206190623	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	52.07	43.98	40.06

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
620	206010917	Yes	43.79		43.79	Yes	0.78826	0.21174	2,236,443
621	206301294	Yes	54.30		54.30	Yes	0.97739	0.02261	76,677
622	206150773	Yes	49.33		49.33	Yes	0.88785	0.11215	904,067
623	206370715	Yes	55.96		55.96	Yes	1.00736	(0.00736)	(35,806)
624	206190645	Yes	41.96		41.96	Yes	0.75531	0.24469	1,986,224
625	206190505	Yes	43.52		43.52	Yes	0.78339	0.21661	2,308,843
626	206190602	No	49.00		49.00	Yes	0.88206	0.11794	957,358
627	206190295	Yes	46.55		46.55	Yes	0.83791	0.16209	804,386
628	206491035	Yes	38.86		38.86	Yes	0.69947	0.30053	2,477,586
629	206190761	Yes	48.82		48.82	Yes	0.87875	0.12125	993,524
630	206010920	Yes	42.31	41.64	41.64	Yes	0.74950	0.25050	2,141,981
631	206190617	Yes	61.33		61.33	Yes	1.10395	(0.10395)	(534,818)
632	206314005	No	29.70		29.70	No	0.53459	0.46541	3,875,546
633	206190293	Yes	44.91	44.54	44.54	Yes	0.80177	0.19823	1,233,712
634	206210999	Yes	44.41	44.13	44.13	Yes	0.79443	0.20557	1,901,909
635	206044001	No	29.46		29.46	No	0.53034	0.46966	3,947,033
636	206281040	Yes	48.61		48.61	Yes	0.87507	0.12493	534,383
637	206340980	Yes	46.02		46.02	Yes	0.82837	0.17163	707,374
638	206071042	Yes	46.84		46.84	Yes	0.84310	0.15690	671,116
639	206190623	Yes	44.98		44.98	Yes	0.80962	0.19038	1,585,339

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
620	206010917	4,098,183	5,106,016	357,421	8.58	12,501	12,501	1,457
621	206301294	1,315,591	1,638,261	114,678	8.60	95,271	95,271	11,078
622	206150773	3,127,825	3,894,365	272,606	7.80	1,451	1,451	186
623	206370715	1,887,428	2,349,879	164,491	8.29	66,245	66,245	7,991
624	206190645	3,149,534	3,921,669	274,517	8.53	130,586	173,323	26,969
625	206190505	4,135,752	5,149,667	360,477	7.79	129,875	129,875	16,672
626	206190602	3,149,534	3,921,669	274,517	8.20	42,911	42,911	5,233
627	206190295	1,925,512	2,398,178	167,872	8.73	20,376	40,864	9,387
628	206491035	3,198,720	3,987,133	279,099	9.38	145,878	145,878	15,552
629	206190761	3,179,384	3,959,213	277,145	8.08	173,348	173,348	21,454
630	206010920	3,317,696	4,135,172	289,462	9.47	5,767	5,767	609
631	206190617	1,996,228	2,485,920	174,014	8.63	22,550	22,550	2,613
632	206314005	3,875,546	4,668,663	326,806	9.71	14,050	14,050	1,447
633	206190293	2,414,792	3,007,161	210,501	8.06	106,078	106,078	13,161
634	206210999	3,589,675	4,474,449	313,211	9.14	234,149	234,149	25,618
635	206044001	3,947,033	4,747,844	332,349	10.32	423	423	41
636	206281040	1,659,595	2,067,725	144,741	9.08	65,766	65,766	7,243
637	206340980	1,599,154	1,991,707	139,419	8.75	11,366	11,366	1,299
638	206071042	1,659,595	2,067,725	144,741	8.64	415	415	48
639	206190623	3,230,944	4,024,061	281,684	8.16	136,574	136,574	16,737

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
640	206010926	1/1/2015	12/31/2015	206010926423	7/18/1973	PLEASANTON NURSING AND REHABILITATION CENTER	PLEASANTON	94566	139	49,031
641	206430863	1/1/2015	12/31/2015	206430863423	12/18/1967	PLUM TREE CARE CENTER	SAN JOSE	95124	76	20,411
642	206390987	12/1/2014	11/30/2015	206390987423	1/19/1970	PLYMOUTH SQUARE	STOCKTON	95202	38	10,869
643	206361301	10/1/2014	9/30/2015	206361301422	3/24/1968	PLYMOUTH VILLAGE	REDLANDS	92373	48	15,035
644	206370763	1/1/2015	12/31/2015	206370763423	1/23/1964	POINT LOMA CONVALESCENT HOSPITAL	SAN DIEGO	92110	133	45,604
645	206190626	1/1/2015	12/31/2015	206190626423	9/14/1959	POMONA VISTA CARE CENTER	POMONA	91768	59	20,716
646	206544041	1/1/2015	12/31/2015	206544041423	12/28/1995	PORTERVILLE CONVALESCENT HOSPITAL	PORTERVILLE	92284	99	33,492
647	206371593	1/1/2015	12/31/2015	206371593423	5/19/1981	POWAY HEALTHCARE CENTER	POWAY	92064	99	34,296
648	206331147	1/1/2015	12/31/2015	206331147423	3/3/1972	PREMIER CARE CENTER FOR PALM SPRINGS	PALM SPRINGS	92264	99	33,405
649	206212036	1/1/2015	12/31/2015	206212036423	1/1/1966	PROFESSIONAL POST ACUTE CENTER	SAN RAFAEL	94903	99	31,140
650	206010854	3/1/2015	12/31/2015	206010854423	12/17/1965	PROVIDENCE ALL SAINT'S SUBACUTE	SAN LEANDRO	94578	70	20,039
651	206360077	1/1/2015	12/31/2015	206360077423	9/11/1981	PROVIDENCE DEL ROSA VILLA	SAN BERNARDINO	92404	104	34,368
652	206544043	1/1/2015	12/31/2015	206544043423	4/22/1996	PROVIDENCE LINDSAY GARDENS	LINDSAY, CA	93247	99	34,662
653	206010881	3/1/2015	12/31/2015	206010881423	1/7/1963	PROVIDENCE MCCLURE	OAKLAND	94609	60	16,437
654	206331267	1/1/2015	12/31/2015	206331267423	10/19/1966	PROVIDENCE MT RUBIDOUX	RIVERSIDE	92599	143	46,938
655	206560465	3/1/2015	12/31/2015	206560465423	9/17/1959	PROVIDENCE OJAI	OJAI	93023	74	21,193
656	206361299	1/1/2015	12/31/2015	206361299423	1/1/1946	PROVIDENCE ONTARIO	ONTARIO	91764	216	67,342
657	206331364	1/1/2015	12/31/2015	206331364423	5/22/1972	PROVIDENCE ORANGE TREE	RIVERSIDE	92503	146	49,980
658	206410877	3/1/2015	12/31/2015	206410877423	5/10/1963	PROVIDENCE SAN BRUNO	SAN BRUNO	94066	45	12,413
659	206382635	3/1/2015	12/31/2015	206382635423	8/17/1964	PROVIDENCE SAN FRANCISCO	SAN FRANCISCO	94112	53	15,517

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
640	206010926	365	1.00000	49,031	50,735	-	-	25,297	96.64%	45,198	45,198	49,031
641	206430863	365	1.00000	20,411	27,740	783	783	1,051	73.58%	24,712	24,712	24,712
642	206390987	365	1.00000	10,869	13,870	-	-	7,104	78.36%	12,356	12,356	12,356
643	206361301	365	1.00000	15,035	17,520	1,467	1,467	1,748	85.82%	15,608	15,608	15,608
644	206370763	365	1.00000	45,604	48,545	19,574	19,574	11,441	93.94%	43,247	43,247	45,604
645	206190626	365	1.00000	20,716	21,535	11,015	11,015	5,701	96.20%	19,185	19,185	20,716
646	206544041	365	1.00000	33,492	36,135	85	85	25,080	92.69%	32,191	32,191	33,492
647	206371593	365	1.00000	34,296	36,135	16,600	16,600	4,989	94.91%	32,191	32,191	34,296
648	206331147	365	1.00000	33,405	36,135	15,453	15,453	3,489	92.44%	32,191	32,191	33,405
649	206212036	365	1.00000	31,140	36,135	20,931	20,931	5,349	86.18%	32,191	32,191	32,191
650	206010854	306	0.83836	23,903	21,420	248	296	5,351	93.55%	19,082	22,761	23,903
651	206360077	365	1.00000	34,368	37,960	15,339	15,339	8,508	90.54%	33,817	33,817	34,368
652	206544043	365	1.00000	34,662	36,135	280	280	26,831	95.92%	32,191	32,191	34,662
653	206010881	306	0.83836	19,606	18,360	178	212	11,995	89.53%	16,356	19,510	19,606
654	206331267	365	1.00000	46,938	52,195	19,675	19,675	15,209	89.93%	46,498	46,498	46,938
655	206560465	306	0.83836	25,279	22,644	15,933	19,005	1,231	93.59%	20,173	24,062	25,279
656	206361299	365	1.00000	67,342	78,840	30,516	30,516	17,166	85.42%	70,235	70,235	70,235
657	206331364	365	1.00000	49,980	53,290	20,941	20,941	15,665	93.79%	47,474	47,474	49,980
658	206410877	306	0.83836	14,806	13,770	6,439	7,681	1,579	90.15%	12,267	14,632	14,806
659	206382635	306	0.83836	18,509	16,218	320	382	10,459	95.68%	14,448	17,234	18,509

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
640	206010926	945	1.179	11,577,582	1,157,758	556,000	12,133,582	4,707,830	44.57	36.39	32.56
641	206430863	951	1.235	6,630,859	663,086	304,000	6,934,859	2,690,725	50.16	39.45	38.15
642	206390987	952	1.134	3,044,289	304,429	152,000	3,196,289	1,240,160	48.07	40.57	36.06
643	206361301	923	1.085	3,679,258	367,926	192,000	3,871,258	1,502,048	49.89	37.59	37.88
644	206370763	921	1.091	10,250,987	1,025,099	532,000	10,782,987	4,183,799	54.06	42.22	42.05
645	206190626	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	58.42	50.57	46.42
646	206544041	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	22.11	21.07	10.10
647	206371593	920	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	36.73	33.48	24.72
648	206331147	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	45.95	36.25	33.94
649	206212036	949	1.240	8,672,537	867,254	396,000	9,068,537	3,518,592	52.12	46.00	40.11
650	206010854	945	1.179	5,830,437	583,044	280,000	6,110,437	2,370,850	52.16	46.15	40.15
651	206360077	924	1.085	7,971,726	797,173	416,000	8,387,726	3,254,438	36.42	35.34	24.41
652	206544043	932	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	21.79	20.76	9.79
653	206010881	946	1.231	5,217,934	521,793	240,000	5,457,934	2,117,678	55.11	48.98	43.10
654	206331267	925	1.112	11,233,888	1,123,389	572,000	11,805,888	4,580,685	51.32	45.20	39.32
655	206560465	930	1.104	5,771,518	577,152	296,000	6,067,518	2,354,197	58.42	52.42	46.41
656	206361299	917	1.118	17,060,228	1,706,023	864,000	17,924,228	6,954,600	72.13	65.96	60.13
657	206331364	925	1.112	11,469,564	1,146,956	584,000	12,053,564	4,676,783	45.73	39.63	33.72
658	206410877	940	1.286	4,088,300	408,830	180,000	4,268,300	1,656,100	54.77	46.74	42.76
659	206382635	941	1.286	4,815,109	481,511	212,000	5,027,109	1,950,518	53.50	46.56	41.49

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
640	206010926	Yes	37.39	32.42	32.42	No	0.58358	0.41642	5,052,680
641	206430863	Yes	40.45	38.54	38.54	Yes	0.69375	0.30625	2,123,782
642	206390987	Yes	41.57	36.55	36.55	Yes	0.65795	0.34205	1,093,286
643	206361301	Yes	38.59	37.25	37.25	Yes	0.67056	0.32944	1,275,334
644	206370763	Yes	43.22		43.22	Yes	0.77800	0.22200	2,393,805
645	206190626	Yes	51.57		51.57	Yes	0.92829	0.07171	351,088
646	206544041	No	22.07		22.07	No	0.39733	0.60267	4,879,459
647	206371593	No	34.48		34.48	Yes	0.62060	0.37940	3,045,261
648	206331147	Yes	37.25		37.25	Yes	0.67051	0.32949	2,667,715
649	206212036	Yes	47.00		47.00	Yes	0.84600	0.15400	1,396,555
650	206010854	Yes	47.15		47.15	Yes	0.84876	0.15124	924,132
651	206360077	No	36.34		36.34	Yes	0.65410	0.34590	2,901,328
652	206544043	No	21.76		21.76	No	0.39162	0.60838	4,904,373
653	206010881	Yes	49.98		49.98	Yes	0.89961	0.10039	547,941
654	206331267	Yes	46.20		46.20	Yes	0.83169	0.16831	1,987,066
655	206560465	Yes	53.42		53.42	Yes	0.96150	0.03850	233,624
656	206361299	Yes	66.96		66.96	Yes	1.20526	(0.20526)	(3,679,168)
657	206331364	Yes	40.63		40.63	Yes	0.73126	0.26874	3,239,247
658	206410877	Yes	47.74		47.74	Yes	0.85937	0.14063	600,239
659	206382635	Yes	47.56	47.10	47.10	Yes	0.84779	0.15221	765,168

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
640	206010926	5,052,680	6,210,438	434,731	8.87	-	-	-
641	206430863	2,690,725	3,353,811	234,767	9.50	7,439	7,439	783
642	206390987	1,240,160	1,544,589	108,121	8.75	-	-	-
643	206361301	1,502,048	1,869,974	130,898	8.39	12,308	12,308	1,467
644	206370763	4,183,799	5,208,897	364,623	8.00	156,592	156,592	19,574
645	206190626	1,899,636	2,365,633	165,594	7.99	88,010	88,010	11,015
646	206544041	4,879,459	5,649,496	395,465	11.81	1,004	1,004	85
647	206371593	3,114,256	3,877,300	271,411	7.91	131,306	131,306	16,600
648	206331147	3,141,393	3,911,430	273,800	8.20	126,715	126,715	15,453
649	206212036	3,518,592	4,385,846	307,009	9.54	199,682	199,682	20,931
650	206010854	2,370,850	2,953,893	206,773	8.65	2,145	2,559	353
651	206360077	3,254,438	4,051,610	283,613	8.25	126,547	126,547	15,339
652	206544043	4,904,373	5,670,913	396,964	11.45	3,206	3,206	280
653	206010881	2,117,678	2,639,472	184,763	9.42	1,677	2,000	253
654	206331267	4,580,685	5,704,073	399,285	8.51	167,434	167,434	19,675
655	206560465	2,354,197	2,931,349	205,194	8.12	129,376	154,321	22,669
656	206361299	6,954,600	8,660,623	606,244	8.63	263,353	263,353	30,516
657	206331364	4,676,783	5,823,739	407,662	8.16	170,879	170,879	20,941
658	206410877	1,656,100	2,064,930	144,545	9.76	62,845	74,962	9,161
659	206382635	1,950,518	2,432,029	170,242	9.20	2,944	3,512	455

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
660	206190752	1/1/2015	12/31/2015	206190752423	3/4/1959	PROVIDENCE ST. ELIZABETH CARE CE	NORTH HOLLYWOOD	91601	52	14,783
661	206541740	1/1/2015	12/31/2015	206541740423	2/23/1966	PROVIDENCE SUN VILLA	PORTERVILLE	93257	99	33,779
662	206540823	3/20/2015	12/31/2015	206540823423	1/23/1950	PROVIDENCE VALLEY CARE CENTER	PORTERVILLE	93257	62	17,015
663	206010770	3/1/2015	12/31/2015	206010770423	5/15/1961	PROVIDENCE VALLEY POINTE	CASTRO VALLEY	94546	50	12,962
664	206361378	1/1/2015	12/31/2015	206361378423	9/4/1964	PROVIDENCE WATERMAN	SAN BERNADINO	92404	166	55,544
665	206211048	6/1/2014	5/31/2015	206211048421	5/27/1953	RAFAEL CONVALESCENT HOSPITAL	SAN RAFAEL	94903	168	52,554
666	206100780	1/1/2015	12/31/2015	206100780423	8/30/1963	RAINTREE CONVALESCENT HOSPITAL	FRESNO	93727	49	17,266
667	206190268	1/1/2015	12/31/2015	206190268423	2/1/1965	RAMONA NURSING & REHABILITATION	EL MONTE	91732	148	50,454
668	206331305	1/1/2015	12/31/2015	206331305423	7/23/1970	RAMONA REHABILITATION AND POST /	HEMET	92543	104	33,200
669	206361090	1/1/2015	12/31/2015	206361090423	3/9/1964	RANCHO MESA CARE CENTER	ALTA LOMA	91701	59	20,191
670	206332173	1/1/2015	12/31/2015	206332173423	12/30/1986	RANCHO MIRAGE HEALTH & REHABILIT	RANCHO MIRAGE	92270	99	30,463
671	206364064	1/1/2015	12/31/2015	206364064423	9/5/1990	RECHE CANYON REGIONAL REHAB CE	COLTON	92324	156	54,467
672	206522221	1/1/2015	12/31/2015	206522221423	1/24/1966	RED BLUFF HEALTH CARE CENTER	RED BLUFF	96080	58	17,217
673	206361351	11/1/2014	10/31/2015	206361351423	4/25/1966	REDLANDS HEALTHCARE CENTER	REDLANDS	92373	78	27,062
674	206010934	1/1/2015	12/31/2015	206010934423	10/11/1963	REDWOOD CONVALESCENT HOSPITAL	CASTRO VALLEY	94546	70	22,557
675	206230938	1/1/2015	12/31/2015	206230938423	10/31/1967	REDWOOD COVE HEALTHCARE CENTE	UKIAH	95482	68	21,890
676	206540828	1/1/2015	12/31/2015	206540828423	1/7/1963	REDWOOD SPRINGS HEALTHCARE CE	VISALIA , CA	93292	176	57,834
677	206371321	1/1/2015	12/31/2015	206371321423	4/11/1978	REDWOOD TERRACE HEALTH CENTER	ESCONDIDO	92025	59	18,008
678	206190282	1/1/2015	12/31/2015	206190282423	9/26/1963	REGENCY OAKS CARE CENTER	LONG BEACH	90804	99	29,341
679	206300210	1/1/2015	12/31/2015	206300210423	5/1/1985	REGENTS POINT-WINDCREST	IRVINE	92715	59	17,877

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
 Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
 Square Feet Per Bed (Z2)
 RS Means Median Cost Per Sq Ft ⁽¹⁾
 Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
660	206190752	365	1.00000	14,783	18,980	-	-	2,386	77.89%	16,909	16,909	16,909
661	206541740	365	1.00000	33,779	36,135	556	556	28,851	93.48%	32,191	32,191	33,779
662	206540823	287	0.78630	21,639	17,794	191	243	14,003	95.62%	15,852	20,160	21,639
663	206010770	306	0.83836	15,461	15,300	141	168	8,233	84.72%	13,630	16,258	16,258
664	206361378	365	1.00000	55,544	60,590	23,724	23,724	15,105	91.67%	53,977	53,977	55,544
665	206211048	365	1.00000	52,554	61,320	32,658	32,658	5,081	85.70%	54,627	54,627	54,627
666	206100780	365	1.00000	17,266	17,885	314	314	15,310	96.54%	15,933	15,933	17,266
667	206190268	365	1.00000	50,454	54,020	25,987	25,987	8,320	93.40%	48,124	48,124	50,454
668	206331305	365	1.00000	33,200	37,960	7,858	7,858	4,928	87.46%	33,817	33,817	33,817
669	206361090	365	1.00000	20,191	21,535	11,724	11,724	5,093	93.76%	19,185	19,185	20,191
670	206332173	365	1.00000	30,463	36,135	7,360	7,360	4,172	84.30%	32,191	32,191	32,191
671	206364064	365	1.00000	54,467	56,940	26,727	26,727	3,297	95.66%	50,726	50,726	54,467
672	206522221	365	1.00000	17,217	21,170	166	166	13,428	81.33%	18,859	18,859	18,859
673	206361351	365	1.00000	27,062	28,470	5,000	5,000	5,917	95.05%	25,363	25,363	27,062
674	206010934	365	1.00000	22,557	25,550	677	677	18,290	88.29%	22,761	22,761	22,761
675	206230938	365	1.00000	21,890	24,820	13,950	13,950	760	88.20%	22,111	22,111	22,111
676	206540828	365	1.00000	57,834	64,240	56	56	44,100	90.03%	57,229	57,229	57,834
677	206371321	365	1.00000	18,008	21,535	4,409	4,409	4,264	83.62%	19,185	19,185	19,185
678	206190282	365	1.00000	29,341	36,135	14,408	14,408	6,603	81.20%	32,191	32,191	32,191
679	206300210	365	1.00000	17,877	21,535	5,467	5,467	391	83.01%	19,185	19,185	19,185

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
660	206190752	916	1.122	4,121,786	412,179	208,000	4,329,786	1,679,957	58.96	44.62	46.95
661	206541740	932	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	51.98	45.86	39.97
662	206540823	932	1.096	4,800,556	480,056	248,000	5,048,556	1,958,840	68.07	57.21	56.06
663	206010770	945	1.179	4,164,598	416,460	200,000	4,364,598	1,693,464	56.76	48.55	44.75
664	206361378	924	1.085	12,724,101	1,272,410	664,000	13,388,101	5,194,583	53.45	47.32	41.44
665	206211048	949	1.240	14,717,032	1,471,703	672,000	15,389,032	5,970,945	64.73	58.57	52.72
666	206100780	937	1.113	3,852,836	385,284	196,000	4,048,836	1,570,948	54.46	48.46	42.45
667	206190268	917	1.118	11,689,415	1,168,942	592,000	12,281,415	4,765,189	53.04	42.04	41.03
668	206331305	925	1.112	8,170,101	817,010	416,000	8,586,101	3,331,407	47.56	37.85	35.55
669	206361090	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	53.94	47.81	41.93
670	206332173	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	31.11	28.91	19.10
671	206364064	923	1.085	11,957,589	1,195,759	624,000	12,581,589	4,881,656	27.43	24.67	15.42
672	206522221	960	1.184	4,851,421	485,142	232,000	5,083,421	1,972,367	52.06	45.94	40.05
673	206361351	923	1.085	5,978,794	597,879	312,000	6,290,794	2,440,828	51.81	44.13	39.80
674	206010934	945	1.179	5,830,437	583,044	280,000	6,110,437	2,370,850	54.35	48.22	42.34
675	206230938	954	1.221	5,865,619	586,562	272,000	6,137,619	2,381,396	50.29	38.02	38.28
676	206540828	932	1.096	13,627,384	1,362,738	704,000	14,331,384	5,560,577	55.11	43.63	43.10
677	206371321	920	1.091	4,547,430	454,743	236,000	4,783,430	1,855,971	39.84	38.75	27.83
678	206190282	908	1.115	7,798,289	779,829	396,000	8,194,289	3,179,384	54.39	48.26	42.38
679	206300210	927	1.095	4,564,103	456,410	236,000	4,800,103	1,862,440	32.78	31.71	20.77

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
660	206190752	Yes	45.62		45.62	Yes	0.82107	0.17893	774,707
661	206541740	Yes	46.86		46.86	Yes	0.84339	0.15661	1,262,469
662	206540823	Yes	58.21		58.21	Yes	1.04782	(0.04782)	(241,438)
663	206010770	Yes	49.55		49.55	Yes	0.89196	0.10804	471,556
664	206361378	Yes	48.32		48.32	Yes	0.86980	0.13020	1,743,087
665	206211048	Yes	59.57		59.57	Yes	1.07233	(0.07233)	(1,113,056)
666	206100780	Yes	49.46		49.46	Yes	0.89024	0.10976	444,418
667	206190268	Yes	43.04		43.04	Yes	0.77477	0.22523	2,766,089
668	206331305	Yes	38.85		38.85	Yes	0.69926	0.30074	2,582,213
669	206361090	Yes	48.81		48.81	Yes	0.87861	0.12139	594,339
670	206332173	No	29.91		29.91	No	0.53842	0.46158	3,737,103
671	206364064	No	25.67		25.67	No	0.46205	0.53795	6,768,213
672	206522221	Yes	46.94		46.94	Yes	0.84487	0.15513	788,597
673	206361351	Yes	45.13		45.13	Yes	0.81241	0.18759	1,180,065
674	206010934	Yes	49.22		49.22	Yes	0.88598	0.11402	696,690
675	206230938	Yes	39.02	37.78	37.78	Yes	0.68009	0.31991	1,963,460
676	206540828	Yes	44.63	43.14	43.14	Yes	0.77657	0.22343	3,202,092
677	206371321	No	39.75		39.75	Yes	0.71552	0.28448	1,360,768
678	206190282	Yes	49.26		49.26	Yes	0.88672	0.11328	928,238
679	206300210	No	32.71		32.71	No	0.58879	0.41121	1,973,865

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
660	206190752	1,679,957	2,092,136	146,450	8.66	-	-	-
661	206541740	3,127,825	3,894,365	272,606	8.07	4,487	4,487	556
662	206540823	1,958,840	2,438,895	170,723	7.89	1,507	1,917	309
663	206010770	1,693,464	2,109,924	147,695	9.08	1,280	1,527	201
664	206361378	5,194,583	6,466,993	452,690	8.15	193,351	193,351	23,724
665	206211048	5,970,945	7,442,648	520,985	9.54	311,557	311,557	32,658
666	206100780	1,570,948	1,956,232	136,936	7.93	2,490	2,490	314
667	206190268	4,765,189	5,934,131	415,389	8.23	213,873	213,873	25,987
668	206331305	3,331,407	4,148,417	290,389	8.59	67,500	67,500	7,858
669	206361090	1,899,636	2,365,633	165,594	8.20	96,137	96,137	11,724
670	206332173	3,737,103	4,507,140	315,500	9.80	72,128	72,128	7,360
671	206364064	6,768,213	7,963,972	557,478	10.24	273,684	273,684	26,727
672	206522221	1,972,367	2,457,509	172,026	9.12	1,514	1,514	166
673	206361351	2,440,828	3,038,708	212,710	7.86	39,300	39,300	5,000
674	206010934	2,370,850	2,953,893	206,773	9.08	6,147	6,147	677
675	206230938	2,381,396	2,967,958	207,757	9.40	131,130	131,130	13,950
676	206540828	5,560,577	6,923,315	484,632	8.38	469	469	56
677	206371321	1,855,971	2,310,714	161,750	8.43	37,168	37,168	4,409
678	206190282	3,179,384	3,959,213	277,145	8.61	124,053	124,053	14,408
679	206300210	1,973,865	2,430,275	170,119	8.87	48,492	48,492	5,467

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
680	206190613	1/1/2015	12/31/2015	206190613423	12/3/1965	REHABILITATION CENTER OF SANTA M	SANTA MONICA	90404	144	44,045
681	206370756	1/1/2015	12/31/2015	206370756423	7/11/1972	REO VISTA HEALTHCARE CENTER	SAN DIEGO	92139	162	55,175
682	206074085	7/1/2014	6/30/2015	206074085421	9/1/1999	REUTLINGER COMMUNITY FOR JEWISH	DANVILLE	94506	60	21,100
683	206361311	1/1/2015	12/31/2015	206361311423	11/4/1966	RIMROCK VILLA CONVALESCENT HOSP	BARSTOW	92311	59	20,432
684	206190649	1/1/2015	12/31/2015	206190649423	3/28/1968	RINALDI CONVALESCENT HOSPITAL	GRANADA HILLS	91344	99	32,584
685	206190650	1/1/2015	12/31/2015	206190650423	2/18/1969	RIO HONDO SUBACUTE AND NURSING	MONTEBELLO	90640	200	64,214
686	206571033	1/1/2015	12/31/2015	206571033423	2/8/1968	RIVER BEND NURSING CENTER	WEST SACRAMENT	95691	99	32,522
687	206514008	1/1/2015	12/31/2015	206514008423	12/16/1992	RIVER VALLEY CARE CENTER	LIVE OAK	95953	99	33,623
688	206450841	11/1/2014	5/31/2015	206450841421	2/5/1971	RIVER VALLEY HEALTHCARE & WELLN	REDDING	96001	113	17,558
689	206500997	7/1/2014	6/30/2015	206500997421	12/12/1963	RIVERBANK NURSING CENTER	RIVERBANK	95367	99	30,926
690	206331361	4/1/2015	12/31/2015	206331361423	6/11/1962	RIVERSIDE HEIGHTS HEALTHCARE CE	JARUPA VALLEY	92509	70	18,453
691	206040999	1/1/2015	12/31/2015	206040999423	6/25/1963	RIVERSIDE POINT HEALTHCARE & WEL	CHICO	95926	99	26,686
692	206392394	1/1/2015	12/31/2015	206392394423	10/14/1986	RIVERWOOD HEALTHCARE CENTER	STOCKTON	95210	99	30,496
693	206190656	1/1/2015	12/31/2015	206190656423	6/29/1966	RIVIERA HEALTHCARE CENTER	PICO RIVERA	90660	154	49,178
694	206310790	1/1/2015	12/31/2015	206310790423	10/28/1965	ROCK CREEK CARE CENTER	AUBURN	95603	84	26,523
695	206170997	1/1/2015	12/31/2015	206170997423	10/5/1965	ROCKY POINT CARE CENTER	LAKEPORT	95453	90	26,050
696	206190270	11/1/2014	10/31/2015	206190270423	1/1/1946	ROSE GARDEN CONVALESCENT CENT	PASADENA	91103	95	32,985
697	206190068	1/1/2015	12/31/2015	206190068423	8/13/1962	ROSE VILLA CARE & REHABILITATION	(BELLFLOWER	90706	53	17,771
698	206190024	1/1/2015	12/31/2015	206190024423	6/9/1958	ROSECRANS CARE CENTER	GARDENA	90247	113	37,613
699	206311001	1/1/2015	12/31/2015	206311001423	2/19/1968	ROSEVILLE CARE CENTER	ROSEVILLE	95661	210	59,939

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
680	206190613	365	1.00000	44,045	52,560	19,281	19,281	9,076	83.80%	46,824	46,824	46,824
681	206370756	365	1.00000	55,175	59,130	26,842	26,842	13,123	93.31%	52,676	52,676	55,175
682	206074085	365	1.00000	21,100	21,900	533	533	12,838	96.35%	19,510	19,510	21,100
683	206361311	365	1.00000	20,432	21,535	427	427	11,132	94.88%	19,185	19,185	20,432
684	206190649	365	1.00000	32,584	36,135	15,393	15,393	3,481	90.17%	32,191	32,191	32,584
685	206190650	365	1.00000	64,214	73,000	30,379	30,379	12,368	87.96%	65,033	65,033	65,033
686	206571033	365	1.00000	32,522	36,135	834	834	4,401	90.00%	32,191	32,191	32,522
687	206514008	365	1.00000	33,623	36,135	788	788	26,678	93.05%	32,191	32,191	33,623
688	206450841	212	0.58082	30,230	23,956	9,608	16,542	2,260	73.29%	21,341	36,743	36,743
689	206500997	365	1.00000	30,926	36,135	-	-	25,055	85.58%	32,191	32,191	32,191
690	206331361	275	0.75342	24,492	19,250	5,852	7,767	8,080	95.86%	17,149	22,761	24,492
691	206040999	365	1.00000	26,686	36,135	716	716	17,202	73.85%	32,191	32,191	32,191
692	206392394	365	1.00000	30,496	36,135	-	-	22,640	84.39%	32,191	32,191	32,191
693	206190656	365	1.00000	49,178	56,210	27,205	27,205	8,825	87.49%	50,075	50,075	50,075
694	206310790	365	1.00000	26,523	30,660	1,302	1,302	18,069	86.51%	27,314	27,314	27,314
695	206170997	365	1.00000	26,050	32,850	17,951	17,951	651	79.30%	29,265	29,265	29,265
696	206190270	365	1.00000	32,985	34,675	-	-	7,413	95.13%	30,891	30,891	32,985
697	206190068	365	1.00000	17,771	19,345	6,473	6,473	2,951	91.86%	17,234	17,234	17,771
698	206190024	365	1.00000	37,613	41,245	22,051	22,051	10,004	91.19%	36,743	36,743	37,613
699	206311001	365	1.00000	59,939	76,650	2,186	2,186	34,718	78.20%	68,284	68,284	68,284

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D) / "Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
680	206190613	904	1.103	11,220,889	1,122,089	576,000	11,796,889	4,577,193	52.20	50.20	
681	206370756	921	1.091	12,486,164	1,248,616	648,000	13,134,164	5,096,056	45.59	35.46	33.58
682	206074085	945	1.179	4,997,518	499,752	240,000	5,237,518	2,032,157	18.43	17.40	6.42
683	206361311	923	1.085	4,522,421	452,242	236,000	4,758,421	1,846,267	51.28	44.58	39.27
684	206190649	913	1.122	7,847,247	784,725	396,000	8,243,247	3,198,380	49.88	41.37	37.87
685	206190650	906	1.115	15,754,120	1,575,412	800,000	16,554,120	6,422,998	48.99	36.71	36.98
686	206571033	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.02	42.71	38.01
687	206514008	959	1.145	8,008,109	800,811	396,000	8,404,109	3,260,794	25.15	23.90	13.14
688	206450841	960	1.184	9,451,907	945,191	452,000	9,903,907	3,842,716	47.02	40.64	35.01
689	206500997	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	54.18	48.05	42.17
690	206331361	925	1.112	5,499,106	549,911	280,000	5,779,106	2,242,293	55.68	49.55	43.67
691	206040999	959	1.145	8,008,109	800,811	396,000	8,404,109	3,260,794	54.64	48.14	42.64
692	206392394	952	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	31.32	30.26	19.32
693	206190656	906	1.115	12,130,672	1,213,067	616,000	12,746,672	4,945,709	51.63	43.13	39.62
694	206310790	956	1.134	6,729,482	672,948	336,000	7,065,482	2,741,407	52.30	41.96	40.29
695	206170997	954	1.221	7,763,319	776,332	360,000	8,123,319	3,151,848	52.36	45.78	40.35
696	206190270	911	1.104	7,409,381	740,938	380,000	7,789,381	3,022,280	72.13	65.96	60.13
697	206190068	907	1.115	4,174,842	417,484	212,000	4,386,842	1,702,095	55.51	42.07	43.50
698	206190024	902	1.134	9,052,755	905,276	452,000	9,504,755	3,687,845	59.69	53.55	47.68
699	206311001	956	1.134	16,823,704	1,682,370	840,000	17,663,704	6,853,517	49.99	39.32	37.98

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
		AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
680	206190613	No	51.20		51.20	Yes	0.92154	0.07846	925,612
681	206370756	Yes	36.46		36.46	Yes	0.65633	0.34367	4,513,797
682	206074085	No	18.40		18.40	No	0.33128	0.66872	3,502,440
683	206361311	Yes	45.58		45.58	Yes	0.82048	0.17952	854,225
684	206190649	Yes	42.37		42.37	Yes	0.76270	0.23730	1,956,138
685	206190650	Yes	37.71		37.71	Yes	0.67881	0.32119	5,317,063
686	206571033	Yes	43.71		43.71	Yes	0.78674	0.21326	1,775,840
687	206514008	No	24.90	23.88	23.88	No	0.42991	0.57009	4,791,078
688	206450841	Yes	41.64		41.64	Yes	0.74958	0.25042	2,480,107
689	206500997	Yes	49.05		49.05	Yes	0.88293	0.11707	968,275
690	206331361	Yes	50.55		50.55	Yes	0.90993	0.09007	520,499
691	206040999	Yes	49.14	48.65	48.65	Yes	0.87574	0.12426	1,044,279
692	206392394	No	31.26		31.26	No	0.56267	0.43733	3,641,706
693	206190656	Yes	44.13		44.13	Yes	0.79426	0.20574	2,622,554
694	206310790	Yes	42.96	42.19	42.19	Yes	0.75945	0.24055	1,699,577
695	206170997	Yes	46.78		46.78	Yes	0.84200	0.15800	1,283,472
696	206190270	Yes	66.96		66.96	Yes	1.20526	(0.20526)	(1,598,866)
697	206190068	Yes	43.07		43.07	Yes	0.77525	0.22475	985,961
698	206190024	Yes	54.55		54.55	Yes	0.98189	0.01811	172,176
699	206311001	Yes	40.32		40.32	Yes	0.72569	0.27431	4,845,367

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
680	206190613	4,577,193	5,699,282	398,950	8.52	164,274	164,274	19,281
681	206370756	5,096,056	6,344,672	444,127	8.05	216,078	216,078	26,842
682	206074085	3,502,440	4,002,191	280,153	13.28	7,078	7,078	533
683	206361311	1,846,267	2,298,510	160,896	7.87	3,360	3,360	427
684	206190649	3,198,380	3,983,105	278,817	8.56	131,764	131,764	15,393
685	206190650	6,422,998	7,998,410	559,889	8.61	261,563	261,563	30,379
686	206571033	3,230,944	4,024,061	281,684	8.66	7,222	7,222	834
687	206514008	4,791,078	5,591,889	391,432	11.64	9,172	9,172	788
688	206450841	3,842,716	4,787,906	335,153	9.12	87,625	150,864	28,480
689	206500997	3,209,235	3,996,757	279,773	8.69	-	-	-
690	206331361	2,242,293	2,792,204	195,454	7.98	46,699	61,982	10,309
691	206040999	3,260,794	4,061,605	284,312	8.83	6,322	6,322	716
692	206392394	3,641,706	4,434,823	310,438	9.64	-	-	-
693	206190656	4,945,709	6,158,776	431,114	8.61	234,235	234,235	27,205
694	206310790	2,741,407	3,414,355	239,005	8.75	11,393	11,393	1,302
695	206170997	3,151,848	3,928,180	274,973	9.40	168,739	168,739	17,951
696	206190270	3,022,280	3,763,218	263,425	7.99	-	-	-
697	206190068	1,702,095	2,119,579	148,371	8.35	54,050	54,050	6,473
698	206190024	3,687,845	4,593,120	321,518	8.55	188,536	188,536	22,051
699	206311001	6,853,517	8,535,888	597,512	8.75	19,128	19,128	2,186

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
700	206310895	9/1/2014	8/31/2015	206310895422	12/22/1969	ROSEVILLE POINT HEALTHCARE & WEI	ROSEVILLE	95661	98	31,417
701	206152091	10/1/2014	9/30/2015	206152091422	7/2/1979	ROSEWOOD HEALTH FACILITY	BAKERSFIELD	93309	79	25,564
702	206340958	1/1/2015	12/31/2015	206340958423	9/22/1969	ROSEWOOD POST-ACUTE REHABILITA	CARMICHAEL	95608	112	36,295
703	206190663	1/1/2015	12/31/2015	206190663423	6/5/1974	ROYAL CARE SKILLED NURSING CENT	LONG BEACH	90806	98	27,298
704	206190048	1/1/2015	12/31/2015	206190048423	5/7/1962	ROYAL CREST HEALTH CARE	COVINA	91722	59	20,894
705	206190809	1/1/2015	12/31/2015	206190809423	1/1/1946	ROYAL GARDEN EXTENDED CARE HOSE	ALHAMBRA	91803	43	14,382
706	206190157	1/1/2015	12/31/2015	206190157423	3/20/1968	ROYAL OAKS CARE CENTER	LYNWOOD	90262	89	29,416
707	206190665	1/1/2015	12/31/2015	206190665423	12/5/1966	ROYAL OAKS CONVALESCENT HOSPIT	GLENDALE	91206	136	44,281
708	206194284	1/1/2015	12/31/2015	206194284423	4/6/1992	ROYAL OAKS MANOR - BRADBURY OAK	DUARTE ROYAL	91010	48	16,722
709	206190639	1/1/2015	12/31/2015	206190639423	3/21/1968	ROYAL PALMS CONVALESCENT HOSPI	GLENDALE	91204	140	47,598
710	206190276	1/1/2015	12/31/2015	206190276423	8/26/1965	ROYAL TERRACE HEALTH CARE	DUARTE	91010	58	19,872
711	206301316	1/1/2015	12/31/2015	206301316423	11/15/1965	SOUTH COAST POST ACUTE	SANTA ANA	92707	255	85,478
712	206190666	1/1/2015	12/31/2015	206190666423	6/21/1965	ROYALWOOD CARE CENTER	TORRANCE	90505	110	34,140
713	206341182	1/1/2015	12/31/2015	206341182423	6/16/1969	SACRAMENTO POST-ACUTE	SACRAMENTO	95841	99	33,955
714	206342225	1/1/2015	12/31/2015	206342225423	11/1/1983	SAINT CLAIRE'S NURSING CENTER	SACRAMENTO	95823	99	35,618
715	206420510	2/1/2014	1/31/2015	206420510420	5/23/1962	SAMARKAND SKILLED NURSING	SANTA BARBARA	93105	63	21,137
716	206370712	1/1/2015	12/31/2015	206370712423	7/1/1968	SAN DIEGO HEALTHCARE CENTER	SAN DIEGO	92123	305	103,892
717	206370717	1/1/2015	12/31/2015	206370717423	1/28/1954	SAN DIEGO POST-ACUTE CENTER	EL CAJON	92020	240	79,333
718	206190299	1/1/2015	12/31/2015	206190299423	10/28/1968	SAN FERNANDO POST ACUTE HOSPIT	SYLMAR	91342	204	70,044
719	206380762	1/1/2015	12/31/2015	206380762423	2/8/1971	SAN FRANCISCO HEALTH CARE AND R	SAN FRANCISCO	94117	168	50,731

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
700	206310895	365	1.00000	31,417	35,770	684	684	21,269	87.83%	31,866	31,866	31,866
701	206152091	365	1.00000	25,564	28,835	318	318	11,427	88.66%	25,688	25,688	25,688
702	206340958	365	1.00000	36,295	40,880	198	198	19,094	88.78%	36,418	36,418	36,418
703	206190663	365	1.00000	27,298	35,770	12,459	12,459	7,998	76.32%	31,866	31,866	31,866
704	206190048	365	1.00000	20,894	21,535	13,577	13,577	4,709	97.02%	19,185	19,185	20,894
705	206190809	365	1.00000	14,382	15,695	9,877	9,877	2,300	91.63%	13,982	13,982	14,382
706	206190157	365	1.00000	29,416	32,485	10,089	10,089	7,137	90.55%	28,940	28,940	29,416
707	206190665	365	1.00000	44,281	49,640	25,121	25,121	9,170	89.20%	44,222	44,222	44,281
708	206194284	365	1.00000	16,722	17,520	2,431	2,431	1,139	95.45%	15,608	15,608	16,722
709	206190639	365	1.00000	47,598	51,100	24,236	24,236	13,898	93.15%	45,523	45,523	47,598
710	206190276	365	1.00000	19,872	21,170	12,208	12,208	4,861	93.87%	18,859	18,859	19,872
711	206301316	365	1.00000	85,478	93,075	29,516	29,516	459	91.84%	82,917	82,917	85,478
712	206190666	365	1.00000	34,140	40,150	15,265	15,265	8,228	85.03%	35,768	35,768	35,768
713	206341182	365	1.00000	33,955	36,135	1,582	1,582	13,556	93.97%	32,191	32,191	33,955
714	206342225	365	1.00000	35,618	36,135	1,450	1,450	30,754	98.57%	32,191	32,191	35,618
715	206420510	365	1.00000	21,137	22,995	4,635	4,635	517	91.92%	20,485	20,485	21,137
716	206370712	365	1.00000	103,892	111,325	59,399	59,399	27,525	93.32%	99,175	99,175	103,892
717	206370717	365	1.00000	79,333	87,600	36,414	36,414	19,315	90.56%	78,039	78,039	79,333
718	206190299	365	1.00000	70,044	74,460	25,877	25,877	11,287	94.07%	66,333	66,333	70,044
719	206380762	365	1.00000	50,731	61,320	1,526	1,526	34,110	82.73%	54,627	54,627	54,627

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
700	206310895	956	1.134	7,851,062	785,106	392,000	8,243,062	3,198,308	48.15	47.48	36.14
701	206152091	933	1.096	6,116,837	611,684	316,000	6,432,837	2,495,941	38.61	35.14	26.61
702	206340958	956	1.134	8,972,642	897,264	448,000	9,420,642	3,655,209	48.39	40.14	36.39
703	206190663	908	1.115	7,719,519	771,952	392,000	8,111,519	3,147,269	43.69	36.35	31.68
704	206190048	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	55.78	49.65	43.77
705	206190809	918	1.118	3,396,249	339,625	172,000	3,568,249	1,384,481	72.13	64.58	60.13
706	206190157	902	1.134	7,130,046	713,005	356,000	7,486,046	2,904,586	49.90	43.79	37.90
707	206190665	912	1.104	10,607,114	1,060,711	544,000	11,151,114	4,326,632	51.19	44.52	39.19
708	206194284	910	1.104	3,743,687	374,369	192,000	3,935,687	1,527,047	25.84	24.79	13.83
709	206190639	912	1.104	10,919,088	1,091,909	560,000	11,479,088	4,453,886	49.90	43.12	37.89
710	206190276	910	1.104	4,523,622	452,362	232,000	4,755,622	1,845,181	52.47	46.35	40.46
711	206301316	927	1.095	19,726,206	1,972,621	1,020,000	20,746,206	8,049,528	52.25	46.13	40.24
712	206190666	905	1.103	8,571,513	857,151	440,000	9,011,513	3,496,467	52.65	41.75	40.64
713	206341182	958	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	48.66	34.82	36.65
714	206342225	958	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	34.28	33.20	22.27
715	206420510	931	1.101	4,900,238	490,024	252,000	5,152,238	1,999,068	55.73	48.65	43.73
716	206370712	921	1.091	23,507,902	2,350,790	1,220,000	24,727,902	9,594,426	49.62	41.82	37.61
717	206370717	920	1.091	18,498,021	1,849,802	960,000	19,458,021	7,549,712	64.05	56.78	52.05
718	206190299	913	1.122	16,170,085	1,617,008	816,000	16,986,085	6,590,601	49.30	41.61	
719	206380762	941	1.286	15,262,987	1,526,299	672,000	15,934,987	6,182,775	47.01	40.91	35.01

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
700	206310895	Yes	48.48	48.17	48.17	Yes	0.86697	0.13303	1,096,537
701	206152091	No	36.14	35.26	35.26	Yes	0.63461	0.36539	2,350,490
702	206340958	Yes	41.14		41.14	Yes	0.74046	0.25954	2,445,004
703	206190663	Yes	37.35		37.35	Yes	0.67234	0.32766	2,657,837
704	206190048	Yes	50.65		50.65	Yes	0.91166	0.08834	432,531
705	206190809	Yes	65.58		65.58	Yes	1.18042	(0.18042)	(643,792)
706	206190157	Yes	44.79		44.79	Yes	0.80621	0.19379	1,450,698
707	206190665	Yes	45.52		45.52	Yes	0.81937	0.18063	2,014,251
708	206194284	No	25.79		25.79	No	0.46426	0.53574	2,108,496
709	206190639	Yes	44.12		44.12	Yes	0.79418	0.20582	2,362,582
710	206190276	Yes	47.35		47.35	Yes	0.85230	0.14770	702,429
711	206301316	Yes	47.13		47.13	Yes	0.84831	0.15169	3,146,961
712	206190666	Yes	42.75		42.75	Yes	0.76947	0.23053	2,077,401
713	206341182	Yes	35.82		35.82	Yes	0.64473	0.35527	2,958,407
714	206342225	No	34.20		34.20	Yes	0.61569	0.38431	3,200,229
715	206420510	Yes	49.65		49.65	Yes	0.89371	0.10629	547,610
716	206370712	Yes	42.82	42.26	42.26	Yes	0.76064	0.23936	5,918,914
717	206370717	Yes	57.78	56.96	56.96	Yes	1.02527	(0.02527)	(491,649)
718	206190299	No	42.61		42.61	Yes	0.76691	0.23309	3,959,318
719	206380762	Yes	41.91		41.91	Yes	0.75433	0.24567	3,914,782

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
700	206310895	3,198,308	3,983,414	278,839	8.75	5,985	5,985	684
701	206152091	2,495,941	3,107,625	217,534	8.47	2,693	2,693	318
702	206340958	3,655,209	4,552,473	318,673	8.75	1,733	1,733	198
703	206190663	3,147,269	3,919,221	274,345	8.61	107,272	107,272	12,459
704	206190048	1,899,636	2,365,633	165,594	7.93	107,666	107,666	13,577
705	206190809	1,384,481	1,724,106	120,687	8.39	82,868	82,868	9,877
706	206190157	2,904,586	3,617,590	253,231	8.61	86,866	86,866	10,089
707	206190665	4,326,632	5,387,344	377,114	8.52	214,031	214,031	25,121
708	206194284	2,108,496	2,482,865	173,801	10.39	25,258	25,258	2,431
709	206190639	4,453,886	5,545,795	388,206	8.16	197,766	197,766	24,236
710	206190276	1,845,181	2,297,544	160,828	8.09	98,763	98,763	12,208
711	206301316	8,049,528	10,022,149	701,550	8.21	242,326	242,326	29,516
712	206190666	3,496,467	4,353,618	304,753	8.52	130,058	130,058	15,265
713	206341182	3,230,944	4,024,061	281,684	8.30	13,131	13,131	1,582
714	206342225	3,230,944	4,024,061	281,684	7.91	11,470	11,470	1,450
715	206420510	1,999,068	2,489,092	174,236	8.24	38,192	38,192	4,635
716	206370712	9,594,426	11,945,216	836,165	8.05	478,162	478,162	59,399
717	206370717	7,549,712	9,399,514	657,966	8.29	301,872	301,872	36,414
718	206190299	6,590,601	8,207,609	574,533	8.20	212,191	212,191	25,877
719	206380762	6,182,775	7,709,073	539,635	9.88	15,077	15,077	1,526

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
720	206190677	1/1/2015	12/31/2015	206190677423	8/6/1964	SAN GABRIEL CONVALESCENT HOSPIT	ROSEMEAD	91770	151	53,835
721	206331200	1/1/2015	12/31/2015	206331200423	12/18/1964	SAN JACINTO HEALTHCARE	HEMET	92543	99	26,443
722	206430797	9/1/2014	8/31/2015	206430797422	7/25/1963	SAN JOSE HEALTHCARE & WELLNESS	SAN JOSE	95112	58	20,225
723	206010944	1/1/2015	12/31/2015	206010944423	5/16/1970	SAN LEANDRO HEALTHCARE CENTER	SAN LEANDRO	94577	62	19,798
724	206501355	1/1/2015	12/31/2015	206501355423	10/11/1967	SAN LUIS CARE CENTER	NEWMAN, CA	95360	71	22,465
725	206190679	1/1/2015	12/31/2015	206190679423	12/7/1960	SAN MARINO MANOR	SAN GABRIEL	91775	59	19,893
726	206073625	10/1/2014	9/30/2015	206073625422	2/15/1979	SAN MIGUEL VILLA	CONCORD	94518	190	66,186
727	206070905	9/1/2014	8/31/2015	206070905422	9/3/1965	SAN PABLO HEALTHCARE & WELLNES	SAN PABLO	94806	108	36,283
728	206210946	7/1/2014	6/30/2015	206210946421	6/26/1962	SAN RAFAEL HEALTHCARE & WELLNES	SAN RAFAEL	94901	54	17,340
729	206431820	1/1/2015	12/31/2015	206431820423	6/30/1959	SAN TOMAS CONVALESCENT HOSPITA	SAN JOSE PAYN	95117	130	44,338
730	206301327	#####	4/30/2015	206301327421	11/10/1962	SANTA ANA HEALTHCARE & WELLNES	SANTA ANA	92707	145	23,060
731	206190682	1/1/2015	12/31/2015	206190682423	1/1/1946	SANTA ANITA CONVALESCENT HOSPIT	TEMPLE CITY	91780	391	131,490
732	206440727	1/1/2015	12/31/2015	206440727423	3/21/1966	HEARTS & HANDS, POST ACUTE CARE	SANTA CRUZ	95062	200	46,268
733	206190683	1/1/2015	12/31/2015	206190683423	1/14/1964	SANTA FE CONVALESCENT HOSPITAL	LONG BEACH	90810	90	31,440
734	206420488	1/1/2015	12/31/2015	206420488423	11/21/1962	SANTA MARIA CARE CENTER	SANTA MARIA	93454	55	18,389
735	206190689	1/1/2015	12/31/2015	206190689423	1/22/1965	SANTA MONICA CONVALESCENT CENT	SANTA MONICA	90405	44	15,353
736	206190688	1/1/2015	12/31/2015	206190688423	3/1/1962	SANTA MONICA CONVALESCENT CENT	SANTA MONICA	90405	41	12,877
737	206190686	1/1/2015	12/31/2015	206190686423	3/21/1962	SANTA MONICA HEALTH CARE CENTE	SANTA MONICA	90404	59	18,482
738	206491062	1/1/2015	12/31/2015	206491062423	6/10/1966	SANTA ROSA CONVALESCENT HOSPIT	SANTA ROSA	95407	62	22,504
739	206196551	8/1/2014	7/31/2015	206196551422	8/28/1979	SANTA TERESITA MANOR	DUARTE	91010	99	33,362

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
720	206190677	365	1.00000	53,835	55,115	38,491	38,491	7,433	97.68%	49,100	49,100	53,835
721	206331200	365	1.00000	26,443	36,135	9,861	9,861	5,357	73.18%	32,191	32,191	32,191
722	206430797	365	1.00000	20,225	21,170	4,108	4,108	9,323	95.54%	18,859	18,859	20,225
723	206010944	365	1.00000	19,798	22,630	7	7	9,122	87.49%	20,160	20,160	20,160
724	206501355	365	1.00000	22,465	25,915	4,405	4,405	12,124	86.69%	23,087	23,087	23,087
725	206190679	365	1.00000	19,893	21,535	14,167	14,167	3,416	92.38%	19,185	19,185	19,893
726	206073625	365	1.00000	66,186	69,350	-	-	52,818	95.44%	61,781	61,781	66,186
727	206070905	365	1.00000	36,283	39,420	1,935	1,935	23,681	92.04%	35,118	35,118	36,283
728	206210946	365	1.00000	17,340	19,710	198	198	2,369	87.98%	17,559	17,559	17,559
729	206431820	365	1.00000	44,338	47,450	17,688	17,688	16,292	93.44%	42,271	42,271	44,338
730	206301327	182	0.49863	46,247	26,390	17,783	35,664	1,117	87.38%	23,510	47,149	47,149
731	206190682	365	1.00000	131,490	142,715	82,047	82,047	17,993	92.13%	127,139	127,139	131,490
732	206440727	365	1.00000	46,268	73,000	37,316	37,316	1,142	63.38%	65,033	65,033	65,033
733	206190683	365	1.00000	31,440	32,850	18,226	18,226	6,150	95.71%	29,265	29,265	31,440
734	206420488	365	1.00000	18,389	20,075	14,544	14,544	575	91.60%	17,884	17,884	18,389
735	206190689	365	1.00000	15,353	16,060	10,490	10,490	3,062	95.60%	14,307	14,307	15,353
736	206190688	365	1.00000	12,877	14,965	7,496	7,496	4,563	86.05%	13,332	13,332	13,332
737	206190686	365	1.00000	18,482	21,535	7,688	7,688	3,544	85.82%	19,185	19,185	19,185
738	206491062	365	1.00000	22,504	22,630	19,552	19,552	862	99.44%	20,160	20,160	22,504
739	206196551	365	1.00000	33,362	36,135	11,889	11,889	12,362	92.33%	32,191	32,191	33,362

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10%
 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017
 \$ 172.87
 0.166667 2.16667 \$ 176.62
 4,000

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
720	206190677	917	1.118	11,926,363	1,192,636	604,000	12,530,363	4,861,781	53.53	46.00	41.52
721	206331200	925	1.112	7,777,307	777,731	396,000	8,173,307	3,171,243	53.16	47.04	41.15
722	206430797	951	1.235	5,060,393	506,039	232,000	5,292,393	2,053,448	54.56	48.49	42.55
723	206010944	945	1.179	5,164,101	516,410	248,000	5,412,101	2,099,895	47.75	41.64	35.74
724	206501355	953	1.126	5,647,887	564,789	284,000	5,931,887	2,301,572	50.35	43.63	38.34
725	206190679	917	1.118	4,659,970	465,997	236,000	4,895,970	1,899,636	57.19	51.06	45.18
726	206073625	945	1.179	15,825,472	1,582,547	760,000	16,585,472	6,435,163	38.99	37.90	26.98
727	206070905	948	1.208	9,216,796	921,680	432,000	9,648,796	3,743,733	52.45	46.33	40.44
728	206210946	949	1.240	4,730,475	473,047	216,000	4,946,475	1,919,232	55.64	47.35	43.63
729	206431820	951	1.235	11,342,260	1,134,226	520,000	11,862,260	4,602,557	58.63	52.49	46.62
730	206301327	927	1.095	11,216,862	1,121,686	580,000	11,796,862	4,577,183	55.27		43.26
731	206190682	917	1.118	30,882,172	3,088,217	1,564,000	32,446,172	12,589,115	72.13	65.96	60.13
732	206440727	950	1.180	16,672,521	1,667,252	800,000	17,472,521	6,779,338	51.90	43.44	39.90
733	206190683	908	1.115	7,089,354	708,935	360,000	7,449,354	2,890,349	54.09	47.96	42.08
734	206420488	934	1.105	4,293,527	429,353	220,000	4,513,527	1,751,249	55.24	49.11	43.23
735	206190689	904	1.103	3,428,605	342,861	176,000	3,604,605	1,398,587	53.06	46.94	41.05
736	206190688	904	1.103	3,194,837	319,484	164,000	3,358,837	1,303,229	55.96	49.83	43.95
737	206190686	904	1.103	4,597,448	459,745	236,000	4,833,448	1,875,378	55.91	54.90	
738	206491062	954	1.221	5,348,064	534,806	248,000	5,596,064	2,171,273	51.68	45.56	39.67
739	206196551	910	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	38.46	35.53	

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
720	206190677	Yes	47.00		47.00	Yes	0.84605	0.15395	1,929,032
721	206331200	Yes	48.04		48.04	Yes	0.86464	0.13536	1,106,344
722	206430797	Yes	49.49	48.94	48.94	Yes	0.88092	0.11908	630,215
723	206010944	Yes	42.64		42.64	Yes	0.76751	0.23249	1,258,269
724	206501355	Yes	44.63		44.63	Yes	0.80340	0.19660	1,166,233
725	206190679	Yes	52.06		52.06	Yes	0.93703	0.06297	308,286
726	206073625	No	38.90		38.90	Yes	0.70028	0.29972	4,971,020
727	206070905	Yes	47.33		47.33	Yes	0.85190	0.14810	1,428,971
728	206210946	Yes	48.35		48.35	Yes	0.87034	0.12966	641,365
729	206431820	Yes	53.49		53.49	Yes	0.96290	0.03710	440,070
730	206301327	Yes	50.27		50.27	Yes	0.90478	0.09522	1,123,255
731	206190682	Yes	66.96		66.96	Yes	1.20526	(0.20526)	(6,659,976)
732	206440727	Yes	44.44		44.44	Yes	0.79984	0.20016	3,497,354
733	206190683	Yes	48.96		48.96	Yes	0.88131	0.11869	884,153
734	206420488	Yes	50.11		50.11	Yes	0.90192	0.09808	442,696
735	206190689	Yes	47.94		47.94	Yes	0.86292	0.13708	494,126
736	206190688	Yes	50.83		50.83	Yes	0.91495	0.08505	285,666
737	206190686	No	55.90		55.90	Yes	1.00622	(0.00622)	(30,087)
738	206491062	Yes	46.56		46.56	Yes	0.83813	0.16187	905,829
739	206196551	No	36.53	32.55	32.55	No	0.58587	0.41413	3,361,666

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
720	206190677	4,861,781	6,054,417	423,809	7.87	302,924	302,924	38,491
721	206331200	3,171,243	3,948,974	276,428	8.59	84,706	84,706	9,861
722	206430797	2,053,448	2,559,488	179,164	8.86	36,397	36,397	4,108
723	206010944	2,099,895	2,616,306	183,141	9.08	64	64	7
724	206501355	2,301,572	2,866,361	200,645	8.69	38,279	38,279	4,405
725	206190679	1,899,636	2,365,633	165,594	8.32	117,869	117,869	14,167
726	206073625	6,435,163	8,017,710	561,240	8.48	-	-	-
727	206070905	3,743,733	4,665,412	326,579	9.00	17,415	17,415	1,935
728	206210946	1,919,232	2,392,280	167,460	9.54	1,889	1,889	198
729	206431820	4,602,557	5,736,783	401,575	9.06	160,253	160,253	17,688
730	206301327	4,577,183	5,698,869	398,921	8.46	150,444	301,715	71,523
731	206190682	12,589,115	15,677,332	1,097,413	8.35	685,092	685,092	82,047
732	206440727	6,779,338	8,446,590	591,261	9.09	339,202	339,202	37,316
733	206190683	2,890,349	3,599,285	251,950	8.01	145,990	145,990	18,226
734	206420488	1,751,249	2,180,601	152,642	8.30	120,715	120,715	14,544
735	206190689	1,398,587	1,741,447	121,901	7.94	83,291	83,291	10,490
736	206190688	1,303,229	1,622,712	113,590	8.52	63,866	63,866	7,496
737	206190686	1,875,378	2,335,122	163,459	8.52	65,502	65,502	7,688
738	206491062	2,171,273	2,706,079	189,426	8.42	164,628	164,628	19,552
739	206196551	3,361,666	4,133,801	289,366	8.67	103,078	103,078	11,889

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
740	206430838	4/1/2014	3/31/2015	206430838420	1/1/1962	SARATOGA RETIREMENT COMM HEAL	SARATOGA	95070	94	29,174
741	206341014	1/1/2015	12/31/2015	206341014423	6/19/1964	SAYLOR LANE HEALTHCARE CENTER	SACRAMENTO	95816	42	12,327
742	206301208	1/1/2015	12/31/2015	206301208423	7/1/1970	SEACLIFF HEALTHCARE CENTER	HUNTINGTON BEAC	92648	182	57,116
743	206190693	1/1/2015	12/31/2015	206190693423	6/18/1962	SEACREST CONVALESCENT HOSPITAL	SAN PEDRO	90732	80	25,834
744	206301113	1/1/2015	12/31/2015	206301113423	1/3/1969	SEAL BEACH HEALTH & REHABILITATIO	SEAL BEACH	90740	198	58,870
745	206190037	1/1/2015	12/31/2015	206190037423	7/31/1963	SEAPORT 17TH CARE CENTER	SANTA MONICA	90404	72	20,461
746	206121065	11/1/2014	10/31/2015	206121065423	2/5/1963	SEAVIEW REHABILITATION & WELLNES	EUREKA	95503	99	27,148
747	206100792	1/1/2015	12/31/2015	206100792423	3/20/1946	SELMA CONVALESCENT HOSPITAL	SELMA	93662	34	12,134
748	206190697	1/1/2015	12/31/2015	206190697423	4/4/1969	SERRANO NORTH CONVALESCENT HO	LOS ANGELES	90029	99	33,084
749	206190005	1/1/2015	12/31/2015	206190005423	10/2/1970	SERRANO SOUTH CONVALESCENT HO	LOS ANGELES	90029	99	32,473
750	206190698	6/1/2014	5/31/2015	206190698421	9/21/1964	SHADOW HILLS CONVALESCENT HOS	SUNLAND	91040	67	24,093
751	206042237	11/1/2014	10/31/2015	206042237423	1/15/1964	SHADOWBROOK HEALTH CARE	OROVILLE	95966	50	16,615
752	206190699	1/1/2015	12/31/2015	206190699423	5/11/1967	SHARON CARE CENTER	LOS ANGELES	90048	86	28,740
753	206471079	1/1/2015	12/15/2015	206471079423	6/16/1967	SHASTA VIEW NURSING CENTER	WEED	96094	59	11,482
754	206190703	1/1/2015	12/31/2015	206190703423	4/16/1959	SHEA REHABILITATION HEALTHCARE	WHITTIER	90602	105	36,738
755	206190709	1/1/2015	12/31/2015	206190709423	11/30/1970	SHERMAN OAKS HEALTH & REHABILIT	SHERMAN OAKS	91423	120	40,511
756	206190653	1/1/2015	12/31/2015	206190653423	12/2/1969	SHERMAN VILLAGE HEALTHCARE CEN	NORTH HOLLYWOO	91604	108	37,988
757	206340903	1/1/2015	12/31/2015	206340903423	10/4/1963	SHERWOOD HEALTHCARE CENTER	SACRAMENTO	95819	62	18,550
758	206231007	7/1/2014	6/30/2015	206231007421	5/13/1975	SHERWOOD OAKS HEALTH CENTER	FORT BRAGG	95437	79	26,452
759	206073627	1/1/2015	12/31/2015	206073627423	5/25/1965	SHIELDS NURSING CENTER	EL CERRITO	94530	45	12,978

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
740	206430838	365	1.00000	29,174	34,310	167	167	10,643	85.03%	30,565	30,565	30,565
741	206341014	365	1.00000	12,327	15,330	278	278	6,348	80.41%	13,657	13,657	13,657
742	206301208	365	1.00000	57,116	66,430	31,988	31,988	313	85.98%	59,180	59,180	59,180
743	206190693	365	1.00000	25,834	29,200	14,951	14,951	5,914	88.47%	26,013	26,013	26,013
744	206301113	365	1.00000	58,870	72,270	31,747	31,747	5,637	81.46%	64,382	64,382	64,382
745	206190037	365	1.00000	20,461	26,280	5,874	5,874	4,182	77.86%	23,412	23,412	23,412
746	206121065	365	1.00000	27,148	36,135	867	867	200	75.13%	32,191	32,191	32,191
747	206100792	365	1.00000	12,134	12,410	72	72	10,680	97.78%	11,056	11,056	12,134
748	206190697	365	1.00000	33,084	36,135	21,154	21,154	7,048	91.56%	32,191	32,191	33,084
749	206190005	365	1.00000	32,473	36,135	21,320	21,320	5,792	89.87%	32,191	32,191	32,473
750	206190698	365	1.00000	24,093	24,455	7,351	7,351	13,733	98.52%	21,786	21,786	24,093
751	206042237	365	1.00000	16,615	18,250	-	-	14,283	91.04%	16,258	16,258	16,615
752	206190699	365	1.00000	28,740	31,390	13,414	13,414	5,385	91.56%	27,964	27,964	28,740
753	206471079	349	0.95616	12,008	20,591	8,742	9,143	78	55.76%	18,344	19,185	19,185
754	206190703	365	1.00000	36,738	38,325	11,150	11,150	5,995	95.86%	34,142	34,142	36,738
755	206190709	365	1.00000	40,511	43,800	19,712	19,712	6,787	92.49%	39,020	39,020	40,511
756	206190653	365	1.00000	37,988	39,420	9,842	9,842	5,691	96.37%	35,118	35,118	37,988
757	206340903	365	1.00000	18,550	22,630	60	60	10,618	81.97%	20,160	20,160	20,160
758	206231007	365	1.00000	26,452	28,835	21,926	21,926	437	91.74%	25,688	25,688	26,452
759	206073627	365	1.00000	12,978	16,425	120	120	8,068	79.01%	14,632	14,632	14,632

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
740	206430838	950	1.180	7,836,085	783,608	376,000	8,212,085	3,186,289	56.12	49.99	44.12
741	206341014	958	1.134	3,364,741	336,474	168,000	3,532,741	1,370,703	53.66	47.53	41.65
742	206301208	926	1.095	14,079,096	1,407,910	728,000	14,807,096	5,745,153	47.62	38.72	35.61
743	206190693	907	1.115	6,301,648	630,165	320,000	6,621,648	2,569,199	55.66	48.18	43.65
744	206301113	907	1.115	15,596,578	1,559,658	792,000	16,388,578	6,358,768	49.11	43.00	37.10
745	206190037	904	1.103	5,610,445	561,044	288,000	5,898,445	2,288,597	54.55	44.97	42.54
746	206121065	955	1.155	8,078,048	807,805	396,000	8,474,048	3,287,931	55.03	45.74	43.02
747	206100792	936	1.113	2,673,396	267,340	136,000	2,809,396	1,090,046	71.92	65.91	59.91
748	206190697	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	48.86	42.75	36.85
749	206190005	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	47.37	41.26	35.36
750	206190698	910	1.104	5,225,564	522,556	268,000	5,493,564	2,131,503	53.40	47.28	41.39
751	206042237	959	1.145	4,044,499	404,450	200,000	4,244,499	1,646,866	54.08	48.30	42.08
752	206190699	900	1.134	6,889,707	688,971	344,000	7,233,707	2,806,678	50.76	37.27	38.76
753	206471079	960	1.184	4,935,066	493,507	236,000	5,171,066	2,006,374	50.67	44.66	38.66
754	206190703	906	1.115	8,270,913	827,091	420,000	8,690,913	3,372,074	58.84	52.25	46.83
755	206190709	914	1.122	9,511,815	951,181	480,000	9,991,815	3,876,824	47.21	39.64	35.20
756	206190653	916	1.122	8,560,633	856,063	432,000	8,992,633	3,489,142	48.20	40.12	36.19
757	206340903	958	1.134	4,966,998	496,700	248,000	5,214,998	2,023,419	54.37	48.24	42.36
758	206231007	954	1.221	6,814,469	681,447	316,000	7,130,469	2,766,622	42.75	36.66	30.75
759	206073627	945	1.179	3,748,138	374,814	180,000	3,928,138	1,524,118	52.73	46.60	40.72

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
740	206430838	Yes	50.99		50.99	Yes	0.91785	0.08215	674,603
741	206341014	Yes	48.53		48.53	Yes	0.87359	0.12641	446,573
742	206301208	Yes	39.72		39.72	Yes	0.71498	0.28502	4,220,267
743	206190693	Yes	49.18		49.18	Yes	0.88519	0.11481	760,264
744	206301113	Yes	44.00		44.00	Yes	0.79200	0.20800	3,408,824
745	206190037	Yes	45.97		45.97	Yes	0.82740	0.17260	1,018,080
746	206121065	Yes	46.74	44.74	44.74	Yes	0.80528	0.19472	1,650,075
747	206100792	Yes	66.91		66.91	Yes	1.20442	(0.20442)	(574,302)
748	206190697	Yes	43.75		43.75	Yes	0.78752	0.21248	1,769,320
749	206190005	Yes	42.26		42.26	Yes	0.76067	0.23933	1,992,925
750	206190698	Yes	48.28		48.28	Yes	0.86897	0.13103	719,837
751	206042237	Yes	49.30		49.30	Yes	0.88748	0.11252	477,577
752	206190699	Yes	38.27		38.27	Yes	0.68895	0.31105	2,250,075
753	206471079	Yes	45.66		45.66	Yes	0.82188	0.17812	921,045
754	206190703	Yes	53.25		53.25	Yes	0.95851	0.04149	360,555
755	206190709	Yes	40.64		40.64	Yes	0.73144	0.26856	2,683,401
756	206190653	Yes	41.12	40.74	40.74	Yes	0.73341	0.26659	2,397,350
757	206340903	Yes	49.24		49.24	Yes	0.88633	0.11367	592,800
758	206231007	Yes	37.66		37.66	Yes	0.67785	0.32215	2,297,063
759	206073627	Yes	47.60		47.60	Yes	0.85687	0.14313	562,239

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
740	206430838	3,186,289	3,969,897	277,893	9.09	1,518	1,518	167
741	206341014	1,370,703	1,707,178	119,502	8.75	2,433	2,433	278
742	206301208	5,745,153	7,153,063	500,714	8.46	270,618	270,618	31,988
743	206190693	2,569,199	3,199,364	223,955	8.61	128,728	128,728	14,951
744	206301113	6,358,768	7,918,426	554,290	8.61	273,342	273,342	31,747
745	206190037	2,288,597	2,849,641	199,475	8.52	50,046	50,046	5,874
746	206121065	3,287,931	4,095,736	286,701	8.91	7,725	7,725	867
747	206100792	1,090,046	1,357,385	95,017	7.83	564	564	72
748	206190697	3,230,944	4,024,061	281,684	8.51	180,021	180,021	21,154
749	206190005	3,230,944	4,024,061	281,684	8.67	184,844	184,844	21,320
750	206190698	2,131,503	2,654,059	185,784	7.71	56,676	56,676	7,351
751	206042237	1,646,866	2,051,316	143,592	8.64	-	-	-
752	206190699	2,806,678	3,495,649	244,695	8.51	114,153	114,153	13,414
753	206471079	2,006,374	2,499,880	174,992	9.12	79,727	83,382	9,562
754	206190703	3,372,074	4,199,165	293,942	8.00	89,200	89,200	11,150
755	206190709	3,876,824	4,828,006	337,960	8.34	164,398	164,398	19,712
756	206190653	3,489,142	4,345,205	304,164	8.01	78,834	78,834	9,842
757	206340903	2,023,419	2,520,119	176,408	8.75	525	525	60
758	206231007	2,766,622	3,448,069	241,365	9.12	199,965	199,965	21,926
759	206073627	1,524,118	1,898,931	132,925	9.08	1,090	1,090	120

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
760	206071069	1/1/2015	12/31/2015	206071069423	6/16/1965	SHIELDS/RICHMOND NURSING CENTER	RICHMOND	94804	84	26,121
761	206560509	1/1/2015	12/31/2015	206560509423	1/22/1970	SHORELINE CARE CENTER	OXNARD	93033	193	66,991
762	206190259	1/1/2015	12/31/2015	206190259423	10/6/1965	SHORELINE HEALTHCARE CENTER	LONG BEACH	90804	75	24,950
763	206540723	1/1/2015	12/31/2015	206540723423	1/20/1964	SIERRA VALLEY REHABILITATION CENTER	PORTERVILLE	93257	139	46,379
764	206190537	1/1/2015	12/31/2015	206190537423	8/19/1966	SIERRA VIEW CARE CENTER	BALDWIN PARK	91706	98	34,542
765	206100799	1/1/2015	12/31/2015	206100799423	5/22/1968	SIERRA VIEW HOMES	REEDLEY	93654	59	20,848
766	206100715	1/1/2015	12/31/2015	206100715423	09/27/1971	SIERRA VISTA HEALTHCARE	FRESNO	93702	99	32,434
767	206010874	1/1/2015	12/31/2015	206010874423	9/7/1964	SILVER OAK MANOR	LIVERMORE	94550	37	12,973
768	206560536	1/1/2015	12/31/2015	206560536423	7/9/1969	SIMI VALLEY CARE CENTER	SIMI VALLEY	93063	99	32,313
769	206364035	1/1/2015	12/31/2015	206364035423	2/2/1989	SKY HARBOR CARE CENTER	YUCCA VALLEY	92284	99	30,431
770	206190354	3/1/2014	2/28/2015	206190354420	8/9/1967	SKYLINE HEALTHCARE & WELLNESS CENTER	LOS ANGELES	90039	99	34,835
771	206431125	1/1/2015	12/31/2015	206431125423	1/6/1966	SKYLINE HEALTHCARE CENTER - SAN JOSE	SAN JOSE	95128	253	87,908
772	206190726	1/1/2015	12/31/2015	206190726423	5/4/1964	SOCAL POST-ACUTE CARE	WHITTIER	90606	59	20,089
773	206190725	1/1/2015	12/31/2015	206190725423	6/25/1965	SOLHEIM LUTHERAN HOME FOR THE AGED	LOS ANGELES	90041	76	24,847
774	206370671	12/1/2014	12/31/2015	206370671423	1/22/1965	SOMERSET SUBACUTE & CARE	EL CAJON	92020	65	16,160
775	206370904	12/1/2014	12/31/2015	206370904423	2/17/1976	SOUTH BAY POST ACUTE CARE	CHULA VISTA	91910	99	32,130
776	206190741	1/1/2015	12/31/2015	206190741423	6/22/1967	SOUTHLAND CARE	NORWALK	90650	120	41,153
777	206291040	1/1/2015	12/31/2015	206291040423	10/21/1966	SPRING HILL MANOR CONVALESCENT	GRASS VALLEY	95945	86	25,771
778	206361165	1/1/2015	12/31/2015	206361165423	3/10/1964	SPRING VALLEY POST ACUTE LLC	VICTORVILLE	92395	126	41,758
779	206480917	1/1/2015	12/31/2015	206480917423	11/15/1966	SPRINGS ROAD HEALTHCARE	VALLEJO	94591	65	19,800

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
760	206071069	365	1.00000	26,121	30,660	845	845	21,497	85.20%	27,314	27,314	27,314
761	206560509	365	1.00000	66,991	70,445	52,666	52,666	978	95.10%	62,757	62,757	66,991
762	206190259	365	1.00000	24,950	27,375	9,747	9,747	4,002	91.14%	24,387	24,387	24,950
763	206540723	365	1.00000	46,379	50,735	-	-	36,042	91.41%	45,198	45,198	46,379
764	206190537	365	1.00000	34,542	35,770	18,184	18,184	6,361	96.57%	31,866	31,866	34,542
765	206100799	365	1.00000	20,848	21,535	-	-	11,547	96.81%	19,185	19,185	20,848
766	206100715	365	1.00000	32,434	36,135	914	914	20,545	89.76%	32,191	32,191	32,434
767	206010874	365	1.00000	12,973	13,505	-	-	8,342	96.06%	12,031	12,031	12,973
768	206560536	365	1.00000	32,313	36,135	1,477	1,477	463	89.42%	32,191	32,191	32,313
769	206364035	365	1.00000	30,431	36,135	3,633	3,633	16,235	84.21%	32,191	32,191	32,191
770	206190354	365	1.00000	34,835	36,135	7,479	7,479	17,127	96.40%	32,191	32,191	34,835
771	206431125	365	1.00000	87,908	92,345	28,546	28,546	35,650	95.20%	82,266	82,266	87,908
772	206190726	365	1.00000	20,089	21,535	6,930	6,930	1,908	93.29%	19,185	19,185	20,089
773	206190725	365	1.00000	24,847	27,740	5,119	5,119	1,491	89.57%	24,712	24,712	24,847
774	206370671	396	1.08493	14,895	25,740	4,192	3,864	2,959	62.78%	22,931	21,136	21,136
775	206370904	396	1.08493	29,615	39,204	13,357	12,311	6,810	81.96%	34,925	32,191	32,191
776	206190741	365	1.00000	41,153	43,800	13,984	13,984	7,420	93.96%	39,020	39,020	41,153
777	206291040	365	1.00000	25,771	31,390	-	-	16,186	82.10%	27,964	27,964	27,964
778	206361165	365	1.00000	41,758	45,990	1,578	1,578	10,978	90.80%	40,971	40,971	41,758
779	206480917	365	1.00000	19,800	23,725	10,162	10,162	854	83.46%	21,136	21,136	21,136

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
760	206071069	948	1.208	7,168,619	716,862	336,000	7,504,619	2,911,792	52.67	46.27	40.66
761	206560509	930	1.104	15,052,743	1,505,274	772,000	15,824,743	6,140,000	48.06	41.95	36.05
762	206190259	908	1.115	5,907,795	590,779	300,000	6,207,795	2,408,624	52.36	36.82	40.35
763	206540723	932	1.096	10,762,536	1,076,254	556,000	11,318,536	4,391,592	54.07	47.41	42.06
764	206190537	917	1.118	7,740,289	774,029	392,000	8,132,289	3,155,328	51.49	44.77	39.48
765	206100799	936	1.113	4,639,129	463,913	236,000	4,875,129	1,891,550	49.73	43.62	37.72
766	206100715	937	1.113	7,784,301	778,430	396,000	8,180,301	3,173,957	46.38	44.84	
767	206010874	945	1.179	3,081,803	308,180	148,000	3,229,803	1,253,163	53.44	47.31	41.43
768	206560536	930	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	48.60	18.01	36.59
769	206364035	922	1.101	7,700,373	770,037	396,000	8,096,373	3,141,393	29.02	27.96	17.01
770	206190354	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.52	42.18	38.51
771	206431125	951	1.235	22,073,782	2,207,378	1,012,000	23,085,782	8,957,283	52.11	44.64	40.10
772	206190726	906	1.115	4,647,465	464,747	236,000	4,883,465	1,894,785	53.78	47.30	41.78
773	206190725	900	1.134	6,088,579	608,858	304,000	6,392,579	2,480,321	52.64	45.80	40.63
774	206370671	920	1.091	5,009,881	500,988	260,000	5,269,881	2,044,714	53.06		41.05
775	206370904	919	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	41.99	34.34	29.98
776	206190741	906	1.115	9,452,472	945,247	480,000	9,932,472	3,853,799	50.65	39.42	38.64
777	206291040	959	1.145	6,956,539	695,654	344,000	7,300,539	2,832,609	51.32	32.77	39.31
778	206361165	923	1.085	9,658,052	965,805	504,000	10,162,052	3,942,876	53.93	45.73	41.93
779	206480917	945	1.179	5,413,977	541,398	260,000	5,673,977	2,201,503	51.25	43.87	39.24

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
		AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
760	206071069	Yes	47.27		47.27	Yes	0.85079	0.14921	1,119,777
761	206560509	Yes	42.95		42.95	Yes	0.77311	0.22689	3,590,401
762	206190259	Yes	37.82		37.82	Yes	0.68076	0.31924	1,981,806
763	206540723	Yes	48.41		48.41	Yes	0.87133	0.12867	1,456,343
764	206190537	Yes	45.77		45.77	Yes	0.82378	0.17622	1,433,033
765	206100799	Yes	44.62	43.26	43.26	Yes	0.77871	0.22129	1,078,798
766	206100715	No	45.84		45.84	Yes	0.82509	0.17491	1,430,806
767	206010874	Yes	48.31		48.31	Yes	0.86966	0.13034	420,986
768	206560536	Yes	19.01		19.01	No	0.34217	0.65783	5,339,861
769	206364035	No	28.96		28.96	No	0.52126	0.47874	3,876,039
770	206190354	Yes	43.18		43.18	Yes	0.77721	0.22279	1,855,186
771	206431125	Yes	45.64		45.64	Yes	0.82145	0.17855	4,122,013
772	206190726	Yes	48.30		48.30	Yes	0.86946	0.13054	637,466
773	206190725	Yes	46.80		46.80	Yes	0.84233	0.15767	1,007,927
774	206370671	Yes	48.06		48.06	Yes	0.86513	0.13487	710,726
775	206370904	No	35.34	34.74	34.74	Yes	0.62530	0.37470	3,007,541
776	206190741	Yes	40.42	40.08	40.08	Yes	0.72147	0.27853	2,766,525
777	206291040	Yes	33.77		33.77	No	0.60790	0.39210	2,862,576
778	206361165	Yes	46.73	46.33	46.33	Yes	0.83394	0.16606	1,687,519
779	206480917	Yes	44.87		44.87	Yes	0.80758	0.19242	1,091,785

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
760	206071069	2,911,792	3,628,654	254,006	9.30	7,859	7,859	845
761	206560509	6,140,000	7,645,275	535,169	7.99	420,801	420,801	52,666
762	206190259	2,408,624	2,999,404	209,958	8.42	82,070	82,070	9,747
763	206540723	4,391,592	5,467,846	382,749	8.25	-	-	-
764	206190537	3,155,328	3,929,357	275,055	7.96	144,745	144,745	18,184
765	206100799	1,891,550	2,355,463	164,882	7.91	-	-	-
766	206100715	3,173,957	3,952,387	276,667	8.53	7,796	7,796	914
767	206010874	1,253,163	1,561,344	109,294	8.42	-	-	-
768	206560536	5,339,861	6,111,997	427,840	13.24	19,555	19,555	1,477
769	206364035	3,876,039	4,646,077	325,225	10.10	36,693	36,693	3,633
770	206190354	3,230,944	4,024,061	281,684	8.09	60,505	60,505	7,479
771	206431125	8,957,283	11,164,662	781,526	8.89	253,774	253,774	28,546
772	206190726	1,894,785	2,359,531	165,167	8.22	56,965	56,965	6,930
773	206190725	2,480,321	3,089,178	216,242	8.70	44,535	44,535	5,119
774	206370671	2,044,714	2,545,702	178,199	8.43	35,339	32,572	3,561
775	206370904	3,114,256	3,877,300	271,411	8.43	112,600	103,785	11,348
776	206190741	3,853,799	4,799,046	335,933	8.16	114,109	114,109	13,984
777	206291040	2,862,576	3,558,230	249,076	8.91	-	-	-
778	206361165	3,942,876	4,908,682	343,608	8.23	12,987	12,987	1,578
779	206480917	2,201,503	2,742,901	192,003	9.08	92,271	92,271	10,162

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
780	206380958	1/1/2015	12/31/2015	206380958423	6/18/1969	ST ANNE'S HOME	SAN FRANCISCO	94118	46	16,597
781	206301185	1/1/2015	12/31/2015	206301185423	12/13/1962	ST ELIZABETH HEALTHCARE AND REH.	FULLERTON	92835	59	18,399
782	206190755	10/1/2014	9/30/2015	206190755422	1/1/1946	ST. JOHN OF GOD RETIREMENT AND C	LOS ANGELES	90018	156	55,725
783	206190846	1/1/2015	12/31/2015	206190846423	10/17/1963	ST ANDREWS HEALTHCARE	LOS ANGELES	90018	59	19,995
784	206013489	3/1/2015	12/31/2015	206013489423	4/25/1956	ST. ANTHONY CARE CENTER	HAYWARD	94541	30	8,450
785	206010959	1/1/2015	12/31/2015	206010959423	3/16/1964	ST. CHRISTOPHER CONVALESCENT H	HAYWARD	94541	36	12,684
786	206301170	1/1/2015	12/31/2015	206301170423	5/11/1970	ST EDNA SUBACUTE & REHAB CENTER	SANTA ANA	92706	144	46,989
787	206410903	1/1/2015	12/31/2015	206410903423	1/1/1971	ST. FRANCIS CONVALESCENT PAVILIO	DALY CITY	94015	239	83,988
788	206010749	1/1/2015	12/31/2015	206010749423	12/9/1965	ST. FRANCIS EXTENDED CARE	HAYWARD	94541	62	22,063
789	206410904	1/1/2015	12/31/2015	206410904423	9/1/1968	ST. FRANCIS HEIGHTS CONVALESCEN	DALY CITY	94015	102	33,926
790	206010961	1/1/2015	12/31/2015	206010961423	7/1/1960	ST. JOHN KRONSTADT CONVALESCEN	CASTRO VALLEY	94546	49	16,103
791	206390973	1/1/2015	12/31/2015	206390973423	1/1/1964	ST. JUDE CARE CENTER	MANTECA	95336	99	27,620
792	206371598	9/1/2014	8/31/2015	206371598422	1/4/1982	ST. PAUL'S HEALTH CARE CENTER	SAN DIEGO	92103	59	19,372
793	206190290	1/1/2015	12/31/2015	206190290423	3/16/1965	ST. VINCENT HEALTHCARE	PASADENA	91103	78	26,358
794	206374019	1/1/2015	12/31/2015	206374019423	10/28/1987	STANFORD COURT OF SANTEE NURSII	SANTEE	92071	105	36,190
795	206301344	1/1/2015	12/31/2015	206301344423	8/1/1966	STANLEY HEALTHCARE CENTER	WESTMINSTER	92683	30	9,559
796	206571047	10/1/2014	9/30/2015	206571047422	10/30/1969	STOLLWOOD CONVALESCENT HOSPIT	WOODLAND	95695	48	15,635
797	206430720	1/1/2015	12/31/2015	206430720423	9/1/1967	STONEBROOK HEALTH AND REHABILIT	LOS GATOS	95032	73	23,808
798	206074025	1/1/2015	12/31/2015	206074025423	5/11/1990	STONEBROOK HEALTHCARE CENTER	CONCORD	94521	120	39,858
799	206190767	1/1/2015	12/31/2015	206190767423	10/17/1958	STUDIO CITY REHABILITATION CENTE	F STUDIO CITY	91604	181	64,698

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
780	206380958	365	1.00000	16,597	16,790	-	-	16,131	98.85%	14,958	14,958	16,597
781	206301185	365	1.00000	18,399	21,535	6,860	6,860	486	85.44%	19,185	19,185	19,185
782	206190755	365	1.00000	55,725	56,940	22,121	22,121	14,471	97.87%	50,726	50,726	55,725
783	206190846	365	1.00000	19,995	21,535	11,264	11,264	5,498	92.85%	19,185	19,185	19,995
784	206013489	306	0.83836	10,079	9,180	902	1,076	5,374	92.05%	8,178	9,755	10,079
785	206010959	365	1.00000	12,684	13,140	-	-	11,710	96.53%	11,706	11,706	12,684
786	206301170	365	1.00000	46,989	52,560	33,996	33,996	858	89.40%	46,824	46,824	46,989
787	206410903	365	1.00000	83,988	87,235	48,013	48,013	14,824	96.28%	77,714	77,714	83,988
788	206010749	365	1.00000	22,063	22,630	15	15	19,599	97.49%	20,160	20,160	22,063
789	206410904	365	1.00000	33,926	37,230	14,245	14,245	2,264	91.13%	33,167	33,167	33,926
790	206010961	365	1.00000	16,103	17,885	-	-	13,236	90.04%	15,933	15,933	16,103
791	206390973	365	1.00000	27,620	36,135	964	964	19,223	76.44%	32,191	32,191	32,191
792	206371598	365	1.00000	19,372	21,535	3,219	3,219	2,833	89.96%	19,185	19,185	19,372
793	206190290	365	1.00000	26,358	28,470	16,696	16,696	3,697	92.58%	25,363	25,363	26,358
794	206374019	365	1.00000	36,190	38,325	11,223	11,223	7,331	94.43%	34,142	34,142	36,190
795	206301344	365	1.00000	9,559	10,950	7,183	7,183	117	87.30%	9,755	9,755	9,755
796	206571047	365	1.00000	15,635	17,520	5,535	5,535	495	89.24%	15,608	15,608	15,635
797	206430720	365	1.00000	23,808	26,645	5,529	5,529	4,929	89.35%	23,737	23,737	23,808
798	206074025	365	1.00000	39,858	43,800	675	675	16,130	91.00%	39,020	39,020	39,858
799	206190767	365	1.00000	64,698	66,065	21,598	21,598	9,675	97.93%	58,855	58,855	64,698

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
780	206380958	941	1.286	4,179,151	417,915	184,000	4,363,151	1,692,903	48.66	42.55	36.65
781	206301185	928	1.114	4,643,297	464,330	236,000	4,879,297	1,893,167	55.18	44.76	43.17
782	206190755	900	1.134	12,497,609	1,249,761	624,000	13,121,609	5,091,184	72.13	62.79	60.13
783	206190846	900	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	54.33	46.98	42.32
784	206013489	945	1.179	2,498,759	249,876	120,000	2,618,759	1,016,078	61.81	55.81	49.81
785	206010959	945	1.179	2,998,511	299,851	144,000	3,142,511	1,219,294	53.92	47.91	41.91
786	206301170	927	1.095	11,139,505	1,113,950	576,000	11,715,505	4,545,616	47.76	40.37	35.75
787	206410903	940	1.286	21,713,416	2,171,342	956,000	22,669,416	8,795,733	47.12	33.10	35.11
788	206010749	945	1.179	5,164,101	516,410	248,000	5,412,101	2,099,895	52.18	46.06	40.18
789	206410904	940	1.286	9,266,813	926,681	408,000	9,674,813	3,753,828	49.45	40.06	37.44
790	206010961	945	1.179	4,081,306	408,131	196,000	4,277,306	1,659,595	57.63	50.82	45.62
791	206390973	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	54.12	48.00	42.12
792	206371598	921	1.091	4,547,430	454,743	236,000	4,783,430	1,855,971	36.10	32.67	24.09
793	206190290	911	1.104	6,083,492	608,349	312,000	6,395,492	2,481,451	52.92	46.80	40.91
794	206374019	920	1.091	8,092,884	809,288	420,000	8,512,884	3,302,999	30.28	28.32	18.28
795	206301344	926	1.095	2,320,730	232,073	120,000	2,440,730	947,003	51.54	43.25	39.53
796	206571047	956	1.134	3,845,418	384,542	192,000	4,037,418	1,566,518	48.29	42.18	36.28
797	206430720	950	1.180	6,085,470	608,547	292,000	6,377,470	2,474,458	50.45	41.53	38.45
798	206074025	945	1.179	9,995,035	999,504	480,000	10,475,035	4,064,314	27.75	26.69	15.74
799	206190767	916	1.122	14,346,987	1,434,699	724,000	15,070,987	5,847,543	59.33	53.19	47.33

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
780	206380958	Yes	43.55		43.55	Yes	0.78384	0.21616	943,156
781	206301185	Yes	45.76		45.76	Yes	0.82365	0.17635	860,479
782	206190755	Yes	63.79		63.79	Yes	1.14819	(0.14819)	(1,944,502)
783	206190846	Yes	47.98		47.98	Yes	0.86370	0.13630	676,414
784	206013489	Yes	56.81		56.81	Yes	1.02255	(0.02255)	(59,048)
785	206010959	Yes	48.91		48.91	Yes	0.88042	0.11958	375,775
786	206301170	Yes	41.37	41.06	41.06	Yes	0.73914	0.26086	3,056,052
787	206410903	Yes	34.10		34.10	Yes	0.61383	0.38617	8,754,295
788	206010749	Yes	47.06		47.06	Yes	0.84713	0.15287	827,342
789	206410904	Yes	41.06		41.06	Yes	0.73916	0.26084	2,523,544
790	206010961	Yes	51.82	49.76	49.76	Yes	0.89571	0.10429	446,063
791	206390973	Yes	49.00		49.00	Yes	0.88195	0.11805	976,411
792	206371598	No	33.67		33.67	No	0.60610	0.39390	1,884,196
793	206190290	Yes	47.80		47.80	Yes	0.86031	0.13969	893,377
794	206374019	No	29.32	29.01	29.01	No	0.52224	0.47776	4,067,090
795	206301344	Yes	44.25		44.25	Yes	0.79651	0.20349	496,655
796	206571047	Yes	43.18		43.18	Yes	0.77725	0.22275	899,351
797	206430720	Yes	42.53		42.53	Yes	0.76562	0.23438	1,494,779
798	206074025	No	27.69		27.69	No	0.49849	0.50151	5,253,316
799	206190767	Yes	54.19		54.19	Yes	0.97549	0.02451	369,363

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
780	206380958	1,692,903	2,110,818	147,757	8.90	-	-	-
781	206301185	1,893,167	2,357,497	165,025	8.60	58,996	58,996	6,860
782	206190755	5,091,184	6,340,945	443,866	7.97	176,304	176,304	22,121
783	206190846	1,925,512	2,398,178	167,872	8.40	94,618	94,618	11,264
784	206013489	1,016,078	1,265,954	88,617	8.79	7,929	9,457	1,283
785	206010959	1,219,294	1,519,145	106,340	8.38	-	-	-
786	206301170	4,545,616	5,659,566	396,170	8.43	286,586	286,586	33,996
787	206410903	8,795,733	10,967,075	767,695	9.14	438,839	438,839	48,013
788	206010749	2,099,895	2,616,306	183,141	8.30	125	125	15
789	206410904	3,753,828	4,680,509	327,636	9.66	137,607	137,607	14,245
790	206010961	1,659,595	2,067,725	144,741	8.99	-	-	-
791	206390973	3,209,235	3,996,757	279,773	8.69	8,377	8,377	964
792	206371598	1,884,196	2,338,939	163,726	8.45	27,201	27,201	3,219
793	206190290	2,481,451	3,089,800	216,286	8.21	137,074	137,074	16,696
794	206374019	4,067,090	4,876,379	341,347	9.43	105,833	105,833	11,223
795	206301344	947,003	1,179,076	82,535	8.46	60,768	60,768	7,183
796	206571047	1,566,518	1,951,060	136,574	8.74	48,376	48,376	5,535
797	206430720	2,474,458	3,083,005	215,810	9.06	50,093	50,093	5,529
798	206074025	5,253,316	6,252,820	437,697	10.98	7,412	7,412	675
799	206190767	5,847,543	7,282,242	509,757	7.88	170,192	170,192	21,598

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
800	206491085	1/1/2015	12/31/2015	206491085423	6/8/1967	SUMMERFIELD HEALTH CARE CENTER	SANTA ROSA	95405	70	18,399
801	206301281	1/1/2015	12/31/2015	206301281423	11/11/1961	SUN MAR NURSING CENTER - ANAHEIM	ANAHEIM	92804	69	24,146
802	206190386	1/1/2015	12/31/2015	206190386423	6/15/1953	SUNNY VIEW CARE CENTER	ALHAMBRA	91803	99	34,594
803	206430908	4/1/2014	3/31/2015	206430908420	6/5/1964	SUNNY VIEW MANOR	CUPERTINO	95014	48	15,794
804	206100806	2/1/2014	1/31/2015	206100806420	10/1/1966	SUNNYSIDE CONVALESCENT HOSPITAL	FRESNO	93725	107	31,854
805	206190732	1/1/2015	12/31/2015	206190732423	4/5/1963	SUNNYSIDE NURSING CENTER	TORRANCE	90502	299	79,096
806	206190344	1/1/2015	12/31/2015	206190344423	6/11/1969	SUNNYVIEW CONVALESCENT CENTER	LOS ANGELES	90018	93	32,878
807	206190773	1/1/2015	12/31/2015	206190773423	11/28/1967	SUNRAY HEALTHCARE CENTER	LOS ANGELES	90019	99	32,200
808	206190776	1/1/2015	12/31/2015	206190776423	9/12/1962	SUNSET MANOR CONVALESCENT HOSPITAL	EL MONTE	91733	81	26,375
809	206071061	1/1/2015	12/31/2015	206071061423	7/9/1970	TAMPICO TERRACE CARE CENTER	WALNUT CREEK	94598	128	30,301
810	206190781	1/1/2015	12/31/2015	206190781423	10/16/1969	TARZANA HEALTH AND REHABILITATION CENTER	TARZANA	91356	180	53,680
811	206190783	1/1/2015	12/31/2015	206190783423	6/11/1957	TEMPLE CITY HEALTHCARE LLC	TEMPLE CITY	91084	59	20,186
812	206190972	1/1/2015	12/31/2015	206190972423	2/17/1970	TEMPLE PARK CONVALESCENT HOSPITAL	LOS ANGELES	90026	99	35,608
813	206301347	1/1/2015	12/31/2015	206301347423	12/4/1963	TERRACE VIEW CARE CENTER	FULLERTON	92835	59	18,915
814	206364036	4/5/2015	12/31/2015	206364036423	3/16/1989	TERRACINA	REDLANDS	92373	243	58,669
815	206301176	1/1/2015	12/31/2015	206301176423	3/18/1970	THE ABBY PAVILION HEALTHCARE CENTER	ANAHEIM	92804	154	44,481
816	206371458	1/1/2015	12/31/2015	206371458423	10/3/1960	THE BRADLEY COURT	EL CAJON	92021	56	19,400
817	206331148	1/1/2015	12/31/2015	206331148423	4/3/1964	THE BRADLEY GARDENS	SAN JACINTO	92582	44	14,720
818	206420469	1/1/2015	12/31/2015	206420469423	6/1/1963	THE CALIFORNIAN	SANTA BARBARA	93105	68	18,445
819	206374064	7/1/2014	6/30/2015	206374064421	6/1/1990	DOROTHY & JOSEPH GOLDBERG HEALTHCARE CENTER	ENCINITAS	92024	58	19,962

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
800	206491085	365	1.00000	18,399	25,550	10,270	10,270	733	72.01%	22,761	22,761	22,761
801	206301281	365	1.00000	24,146	25,185	983	983	373	95.87%	22,436	22,436	24,146
802	206190386	365	1.00000	34,594	36,135	14,389	14,389	6,022	95.74%	32,191	32,191	34,594
803	206430908	365	1.00000	15,794	17,520	-	-	4,063	90.15%	15,608	15,608	15,794
804	206100806	365	1.00000	31,854	39,055	-	-	31,087	81.56%	34,793	34,793	34,793
805	206190732	365	1.00000	79,096	109,135	35,580	35,580	15,233	72.48%	97,224	97,224	97,224
806	206190344	365	1.00000	32,878	33,945	18,399	18,399	7,807	96.86%	30,240	30,240	32,878
807	206190773	365	1.00000	32,200	36,135	13,697	13,697	6,085	89.11%	32,191	32,191	32,200
808	206190776	365	1.00000	26,375	29,565	5,622	5,622	1,675	89.21%	26,338	26,338	26,375
809	206071061	365	1.00000	30,301	46,720	544	544	17,017	64.86%	41,621	41,621	41,621
810	206190781	365	1.00000	53,680	65,700	-	-	12,330	81.70%	58,529	58,529	58,529
811	206190783	365	1.00000	20,186	21,535	9,175	9,175	3,388	93.74%	19,185	19,185	20,186
812	206190972	365	1.00000	35,608	36,135	15,591	15,591	8,060	98.54%	32,191	32,191	35,608
813	206301347	365	1.00000	18,915	21,535	2,837	2,837	113	87.83%	19,185	19,185	19,185
814	206364036	271	0.74247	79,019	65,853	22,619	30,465	16,634	89.09%	58,666	79,015	79,019
815	206301176	365	1.00000	44,481	56,210	30,072	30,072	1,519	79.13%	50,075	50,075	50,075
816	206371458	365	1.00000	19,400	20,440	10,463	10,463	5,607	94.91%	18,209	18,209	19,400
817	206331148	365	1.00000	14,720	16,060	6,534	6,534	2,674	91.66%	14,307	14,307	14,720
818	206420469	365	1.00000	18,445	24,820	9,561	9,561	395	74.32%	22,111	22,111	22,111
819	206374064	365	1.00000	19,962	21,170	2,350	2,350	5,840	94.29%	18,859	18,859	19,962

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
800	206491085	954	1.221	6,038,137	603,814	280,000	6,318,137	2,451,437	50.69	41.90	38.68
801	206301281	928	1.114	5,430,297	543,030	276,000	5,706,297	2,214,043	56.26	49.77	44.25
802	206190386	918	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	64.68	58.52	52.67
803	206430908	950	1.180	4,001,405	400,141	192,000	4,193,405	1,627,041	53.70	47.57	41.69
804	206100806	937	1.113	8,413,336	841,334	428,000	8,841,336	3,430,438	51.37	45.25	39.36
805	206190732	905	1.103	23,298,930	2,329,893	1,196,000	24,494,930	9,504,033	54.87	44.22	42.86
806	206190344	900	1.134	7,450,498	745,050	372,000	7,822,498	3,035,129	48.68	42.57	36.67
807	206190773	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	50.21	44.10	38.21
808	206190776	917	1.118	6,397,585	639,759	324,000	6,721,585	2,607,975	55.43	45.09	43.42
809	206071061	945	1.179	10,661,371	1,066,137	512,000	11,173,371	4,335,268	47.60	41.04	35.59
810	206190781	913	1.122	14,267,722	1,426,772	720,000	14,987,722	5,815,236	48.33	42.32	36.32
811	206190783	910	1.104	4,601,616	460,162	236,000	4,837,616	1,876,995	60.68	54.54	48.68
812	206190972	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	47.99	41.23	35.98
813	206301347	928	1.114	4,643,297	464,330	236,000	4,879,297	1,893,167	54.20	38.23	42.19
814	206364036	923	1.085	18,626,244	1,862,624	972,000	19,598,244	7,604,119	28.90	27.84	16.89
815	206301176	928	1.114	12,119,793	1,211,979	616,000	12,735,793	4,941,488	47.91	40.80	35.90
816	206371458	920	1.091	4,316,205	431,620	224,000	4,540,205	1,761,599	57.37	51.23	45.36
817	206331148	925	1.112	3,456,581	345,658	176,000	3,632,581	1,409,441	53.87	47.74	41.86
818	206420469	931	1.101	5,289,145	528,915	272,000	5,561,145	2,157,724	54.71	53.58	
819	206374064	920	1.091	4,470,355	447,036	232,000	4,702,355	1,824,514	27.69	26.64	15.68

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
800	206491085	Yes	42.90	41.72	41.72	Yes	0.75095	0.24905	1,573,555
801	206301281	Yes	50.77	50.34	50.34	Yes	0.90604	0.09396	536,174
802	206190386	Yes	59.52		59.52	Yes	1.07139	(0.07139)	(586,516)
803	206430908	Yes	48.57		48.57	Yes	0.87428	0.12572	527,200
804	206100806	Yes	46.25		46.25	Yes	0.83257	0.16743	1,480,271
805	206190732	Yes	45.22		45.22	Yes	0.81394	0.18606	4,557,558
806	206190344	Yes	43.57		43.57	Yes	0.78418	0.21582	1,688,249
807	206190773	Yes	45.10		45.10	Yes	0.81177	0.18823	1,567,420
808	206190776	Yes	46.09		46.09	Yes	0.82967	0.17033	1,144,894
809	206071061	Yes	42.04		42.04	Yes	0.75675	0.24325	2,717,882
810	206190781	Yes	43.32		43.32	Yes	0.77982	0.22018	3,300,009
811	206190783	Yes	55.54		55.54	Yes	0.99974	0.00026	1,269
812	206190972	Yes	42.23		42.23	Yes	0.76012	0.23988	1,997,562
813	206301347	Yes	39.23		39.23	Yes	0.70608	0.29392	1,434,144
814	206364036	No	28.84		28.84	No	0.51920	0.48080	9,422,900
815	206301176	Yes	41.80	41.10	41.10	Yes	0.73975	0.26025	3,314,477
816	206371458	Yes	52.23	51.70	51.70	Yes	0.93065	0.06935	314,863
817	206331148	Yes	48.74		48.74	Yes	0.87738	0.12262	445,438
818	206420469	No	54.58		54.58	Yes	0.98248	0.01752	97,457
819	206374064	No	27.64	26.08	26.08	No	0.46940	0.53060	2,495,073

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
800	206491085	2,451,437	3,055,251	213,868	9.40	96,538	96,538	10,270
801	206301281	2,214,043	2,757,073	192,995	7.99	7,854	7,854	983
802	206190386	3,187,525	3,969,452	277,862	8.03	115,544	115,544	14,389
803	206430908	1,627,041	2,027,182	141,903	8.98	-	-	-
804	206100806	3,430,438	4,271,772	299,024	8.59	-	-	-
805	206190732	9,504,033	11,833,926	828,375	8.52	303,142	303,142	35,580
806	206190344	3,035,129	3,780,179	264,613	8.05	148,112	148,112	18,399
807	206190773	3,230,944	4,024,061	281,684	8.75	119,849	119,849	13,697
808	206190776	2,607,975	3,247,734	227,341	8.62	48,462	48,462	5,622
809	206071061	4,335,268	5,401,405	378,098	9.08	4,940	4,940	544
810	206190781	5,815,236	7,242,008	506,941	8.66	-	-	-
811	206190783	1,876,995	2,337,157	163,601	8.10	74,318	74,318	9,175
812	206190972	3,230,944	4,024,061	281,684	7.91	123,325	123,325	15,591
813	206301347	1,893,167	2,357,497	165,025	8.60	24,398	24,398	2,837
814	206364036	9,422,900	11,285,524	789,987	10.00	226,190	304,647	41,032
815	206301176	4,941,488	6,153,467	430,743	8.60	258,619	258,619	30,072
816	206371458	1,761,599	2,193,220	153,525	7.91	82,762	82,762	10,463
817	206331148	1,409,441	1,755,100	122,857	8.35	54,559	54,559	6,534
818	206420469	2,157,724	2,686,639	188,065	8.51	81,364	81,364	9,561
819	206374064	2,495,073	2,942,109	205,948	10.32	24,252	24,252	2,350

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
820	206190253	1/1/2015	12/31/2015	206190253423	8/10/1961	THE EARLWOOD	TORRANCE	90503	87	26,932
821	206514003	7/1/2014	6/30/2015	206514003421	7/11/1990	THE FOUNTAINS	YUBA CITY, CA	95991	145	48,009
822	206331300	1/1/2015	12/31/2015	206331300423	6/23/1970	THE GROVE CARE AND WELLNESS	RIVERSIDE	92501	38	11,966
823	206190213	1/1/2015	12/31/2015	206190213423	12/17/1965	THE GROVE POST-ACUTE CARE CENTI	SYLMAR	91342	75	26,058
824	206284010	4/1/2014	3/31/2015	206284010420	6/1/1995	THE MEADOWS OF NAPA VALLEY	NAPA	94559	69	20,184
825	206491032	1/1/2015	12/31/2015	206491032423	6/27/1980	THE OAKS NURSING CENTER	PETALUMA	94952	59	21,358
826	206190089	1/1/2015	12/31/2015	206190089423	3/14/1967	THE ORCHARD POST ACUTE CARE	WHITTIER, CA 90606	90606	162	55,726
827	206301107	7/1/2014	6/30/2015	206301107421	12/8/1972	THE PAVILION OF SUNNY HILLS	FULLERTON	92835	228	43,190
828	206090983	1/1/2015	12/31/2015	206090983423	4/8/1963	THE PINES AT PLACERVILLE HEALTHC.	PLACERVILLE	95667	99	31,215
829	206210916	10/1/2014	9/30/2015	206210916422	2/1/1976	THE REDWOODS	MILL VALLEY	94941	58	14,179
830	206154002	6/1/2014	5/31/2015	206154002421	12/10/1986	THE REHABILITATION CENTER OF BAK	BAKERSFIELD	93306	160	56,250
831	206101843	1/1/2015	12/31/2015	206101843423	10/11/1957	THE REHABILITATION CENTER OF FRE	FRESNO	93721	155	52,312
832	206010990	9/1/2014	8/31/2015	206010990422	07/22/1963	THE REHABILITATION CENTER OF OAK	OAKLAND	94611	70	22,431
833	206190361	1/1/2015	12/31/2015	206190361423	6/1/1970	THE REHABILITATION CENTER ON LA	ELOS ANGELES	90036	141	47,328
834	206190662	4/1/2014	3/31/2015	206190662420	11/6/1969	THE ROWLAND	COVINA	91723	126	42,609
835	206370765	1/1/2015	12/31/2015	206370765423	1/1/1962	THE ROYAL HOME	EL CAJON	92021	19	6,935
836	206330222	6/1/2015	12/31/2015	206330222423	4/29/1986	THE SPRINGS AT THE CARLOTTA	PALM DESERT	92211	59	8,722
837	206430854	10/1/2014	9/30/2015	206430854422	10/26/1956	THE TERRACES AT LOS ALTOS	LOS ALTOS	94022	30	9,624
838	206100789	10/1/2014	9/30/2015	206100789422	7/26/1967	THE TERRACES AT SAN JOAQUIN GAR	FRESNO	93710	54	19,060
839	206434058	10/1/2014	9/30/2015	206434058422	1/27/1993	THE TERRACES OF LOS GATOS	LOS GATOS	95032	59	18,084

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
820	206190253	365	1.00000	26,932	31,755	13,599	13,599	3,485	84.81%	28,289	28,289	28,289
821	206514003	365	1.00000	48,009	52,925	104	104	27,155	90.71%	47,149	47,149	48,009
822	206331300	365	1.00000	11,966	13,870	1,328	1,328	1,087	86.27%	12,356	12,356	12,356
823	206190213	365	1.00000	26,058	27,375	13,323	13,323	8,459	95.19%	24,387	24,387	26,058
824	206284010	365	1.00000	20,184	25,185	6,831	6,831	446	80.14%	22,436	22,436	22,436
825	206491032	365	1.00000	21,358	21,535	20,112	20,112	838	99.18%	19,185	19,185	21,358
826	206190089	365	1.00000	55,726	59,130	22,376	22,376	11,807	94.24%	52,676	52,676	55,726
827	206301107	365	1.00000	43,190	83,220	18,945	18,945	3,257	51.90%	74,137	74,137	74,137
828	206090983	365	1.00000	31,215	36,135	498	498	21,563	86.38%	32,191	32,191	32,191
829	206210916	365	1.00000	14,179	21,170	4,384	4,384	295	66.98%	18,859	18,859	18,859
830	206154002	365	1.00000	56,250	58,400	827	827	12,705	96.32%	52,026	52,026	56,250
831	206101843	365	1.00000	52,312	56,575	276	276	38,014	92.46%	50,400	50,400	52,312
832	206010990	365	1.00000	22,431	25,550	2,520	2,520	12,773	87.79%	22,761	22,761	22,761
833	206190361	365	1.00000	47,328	51,465	20,421	20,421	8,670	91.96%	45,848	45,848	47,328
834	206190662	365	1.00000	42,609	45,990	6,422	6,422	20,170	92.65%	40,971	40,971	42,609
835	206370765	365	1.00000	6,935	6,935	2,830	2,830	4,074	100.00%	6,178	6,178	6,935
836	206330222	214	0.58630	14,876	12,626	634	1,081	374	69.08%	11,248	19,185	19,185
837	206430854	365	1.00000	9,624	10,950	183	183	547	87.89%	9,755	9,755	9,755
838	206100789	365	1.00000	19,060	19,710	-	-	7,073	96.70%	17,559	17,559	19,060
839	206434058	365	1.00000	18,084	21,535	-	-	2,065	83.97%	19,185	19,185	19,185

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
820	206190253	905	1.103	6,779,287	677,929	348,000	7,127,287	2,765,387	56.52	46.47	44.51
821	206514003	959	1.145	11,729,048	1,172,905	580,000	12,309,048	4,775,911	27.58	26.53	15.57
822	206331300	925	1.112	2,985,229	298,523	152,000	3,137,229	1,217,245	47.64	19.32	35.64
823	206190213	913	1.122	5,944,884	594,488	300,000	6,244,884	2,423,015	52.16		40.15
824	206284010	945	1.179	5,747,145	574,715	276,000	6,023,145	2,336,980	22.69	19.46	10.68
825	206491032	949	1.240	5,168,482	516,848	236,000	5,404,482	2,096,939	37.62	35.86	25.62
826	206190089	906	1.115	12,760,837	1,276,084	648,000	13,408,837	5,202,629	50.92	37.31	38.92
827	206301107	928	1.114	17,943,589	1,794,359	912,000	18,855,589	7,315,969	45.18	35.15	33.17
828	206090983	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	54.86	45.14	42.85
829	206210916	949	1.240	5,080,880	508,088	232,000	5,312,880	2,061,398	42.03	32.35	30.02
830	206154002	933	1.096	12,388,531	1,238,853	640,000	13,028,531	5,055,070	31.17	29.72	19.16
831	206101843	937	1.113	12,187,542	1,218,754	620,000	12,807,542	4,969,326	60.35	48.40	48.34
832	206010990	946	1.231	6,087,590	608,759	280,000	6,367,590	2,470,625	54.57	50.89	
833	206190361	900	1.134	11,295,916	1,129,592	564,000	11,859,916	4,601,647	47.70	27.35	35.70
834	206190662	917	1.118	9,951,800	995,180	504,000	10,455,800	4,056,850	48.27	42.16	36.26
835	206370765	920	1.091	1,464,427	146,443	76,000	1,540,427	597,686	56.12	48.67	44.12
836	206330222	922	1.101	4,589,111	458,911	236,000	4,825,111	1,872,143	31.78	30.72	19.78
837	206430854	940	1.286	2,725,533	272,553	120,000	2,845,533	1,104,067	61.31	51.38	49.30
838	206100789	937	1.113	4,245,982	424,598	216,000	4,461,982	1,731,249	50.56	33.75	38.55
839	206434058	950	1.180	4,918,394	491,839	236,000	5,154,394	1,999,905	25.03	23.69	13.02

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
820	206190253	Yes	47.47		47.47	Yes	0.85440	0.14560	1,037,766
821	206514003	No	27.53		27.53	No	0.49549	0.50451	6,210,016
822	206331300	Yes	20.32	15.82	15.82	No	0.28469	0.71531	2,244,082
823	206190213	Yes	47.16		47.16	Yes	0.84891	0.15109	943,542
824	206284010	No	20.46		20.46	No	0.36832	0.63168	3,804,704
825	206491032	No	36.86	36.64	36.64	Yes	0.65947	0.34053	1,840,404
826	206190089	Yes	38.31		38.31	Yes	0.68957	0.31043	4,162,548
827	206301107	Yes	36.15		36.15	Yes	0.65075	0.34925	6,585,278
828	206090983	Yes	46.14	44.86	44.86	Yes	0.80750	0.19250	1,602,988
829	206210916	Yes	33.35		33.35	No	0.60026	0.39974	2,123,779
830	206154002	No	30.72		30.72	No	0.55290	0.44710	5,825,003
831	206101843	Yes	49.40	47.35	47.35	Yes	0.85234	0.14766	1,891,137
832	206010990	No	51.89	48.88	48.88	Yes	0.87991	0.12009	764,654
833	206190361	Yes	28.35		28.35	No	0.51024	0.48976	5,808,482
834	206190662	Yes	43.16		43.16	Yes	0.77690	0.22310	2,332,672
835	206370765	Yes	49.67		49.67	Yes	0.89399	0.10601	163,293
836	206330222	No	31.72		31.72	No	0.57093	0.42907	2,070,289
837	206430854	Yes	52.38		52.38	Yes	0.94277	0.05723	162,841
838	206100789	Yes	34.75		34.75	Yes	0.62542	0.37458	1,671,361
839	206434058	No	24.69		24.69	No	0.44438	0.55562	2,863,862

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
820	206190253	2,765,387	3,443,316	241,032	8.52	115,863	115,863	13,599
821	206514003	6,210,016	7,382,920	516,804	10.76	1,119	1,119	104
822	206331300	2,244,082	2,542,605	177,982	14.40	19,123	19,123	1,328
823	206190213	2,423,015	3,017,503	211,225	8.11	108,050	108,050	13,323
824	206284010	3,804,704	4,379,419	306,559	13.66	93,311	93,311	6,831
825	206491032	2,096,939	2,613,787	182,965	8.57	172,360	172,360	20,112
826	206190089	5,202,629	6,478,712	453,510	8.14	182,141	182,141	22,376
827	206301107	7,315,969	9,110,327	637,723	8.60	162,927	162,927	18,945
828	206090983	3,230,944	4,024,061	281,684	8.75	4,358	4,358	498
829	206210916	2,123,779	2,631,867	184,231	9.77	42,832	42,832	4,384
830	206154002	5,825,003	7,063,856	494,470	8.79	7,269	7,269	827
831	206101843	4,969,326	6,188,081	433,166	8.28	2,285	2,285	276
832	206010990	2,470,625	3,079,384	215,557	9.47	23,864	23,864	2,520
833	206190361	5,808,482	6,938,074	485,665	10.26	209,519	209,519	20,421
834	206190662	4,056,850	5,052,030	353,642	8.30	53,303	53,303	6,422
835	206370765	597,686	744,128	52,089	7.51	21,253	21,253	2,830
836	206330222	2,070,289	2,529,200	177,044	9.23	5,852	9,981	1,844
837	206430854	1,104,067	1,376,620	96,363	9.88	1,808	1,808	183
838	206100789	1,731,249	2,155,847	150,909	7.92	-	-	-
839	206434058	2,863,862	3,355,701	234,899	12.24	-	-	-

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
840	206334051	1/1/2015	12/31/2015	206334051423	01/07/1991	THE VILLAGE HEALTHCARE CENTER	HEMET	92545	54	13,961
841	206560531	1/1/2015	12/31/2015	206560531423	7/1/1965	THOUSAND OAKS HEALTH CARE CENT	THOUSAND OAKS, C	91360	124	29,903
842	206190786	1/1/2015	12/31/2015	206190786423	8/1/1969	TOPANGA TERRACE CONVALESCENT (CANOGA PARK		91304	112	38,327
843	206190861	1/1/2015	12/31/2015	206190861423	8/13/1968	TORRANCE CARE CENTER WEST	TORRANCE	90503	195	66,706
844	206301754	7/1/2014	6/30/2015	206301754421	11/1/1975	TOWN AND COUNTRY MANOR	SANTA ANA	92706	95	30,213
845	206392288	1/1/2015	12/31/2015	206392288423	5/10/1965	TRACY NURSING AND REHABILITATION	TRACY	95378	62	21,607
846	206540809	1/1/2015	12/31/2015	206540809423	12/7/1964	TULARE NURSING AND REHABILITATIO	TULARE	93274	97	30,919
847	206504002	1/1/2015	12/31/2015	206504002423	9/25/1986	TURLOCK NURSING & REHAB CENTER	TURLOCK	95382	144	48,291
848	206100817	1/1/2015	12/31/2015	206100817423	1/1/1961	TWILIGHT HAVEN	FRESNO	93727	50	17,707
849	206044005	1/1/2015	12/31/2015	206044005423	2/23/1988	TWIN OAKS POST ACUTE REHAB	CHICO	95928	144	43,102
850	206544081	1/1/2015	12/31/2015	206544081423	4/27/2009	TWIN OAKS REHAB & NURSING CENTE	TULARE	93274	99	32,554
851	206190501	1/1/2015	12/31/2015	206190501423	5/12/1959	TWO PALMS NURSING CENTER, INC.	PASADENA	91107	50	17,470
852	206231091	1/1/2015	12/31/2015	206231091423	6/5/1964	UKIAH POST ACUTE	UKIAH	95482	57	16,177
853	206370692	1/1/2015	12/31/2015	206370692423	11/26/1956	UNIVERSITY CARE CENTER	SAN DIEGO	92105	87	29,670
854	206190208	1/1/2015	12/31/2015	206190208423	6/24/1970	UNIVERSITY PARK HEALTHCARE CENT	LOS ANGELES	90011	88	29,732
855	206341069	1/1/2015	12/31/2015	206341069423	8/1/1967	UNIVERSITY POST-ACUTE REHAB	SACRAMENTO	95817	59	17,681
856	206361365	1/1/2015	12/31/2015	206361365423	6/18/1964	UPLAND REHAB. & CARE CENTER	UPLAND	91768	206	69,721
857	206484004	1/1/2015	12/31/2015	206484004423	4/13/1989	VACAVILLE CONVALESCENT & REHABI	VACAVILLE	95687	120	36,671
858	206073644	1/1/2015	12/31/2015	206073644423	7/16/1968	VALE HEALTHCARE CENTER	SAN PABLO	94806	202	69,165
859	206331139	1/1/2015	12/31/2015	206331139423	4/22/1955	VALENCIA GARDENS HEALTH CARE CER	RIVERSIDE	92506	59	19,301

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
840	206334051	365	1.00000	13,961	19,710	952	952	2,124	70.83%	17,559	17,559	17,559
841	206560531	365	1.00000	29,903	45,260	16,038	16,038	1,317	66.07%	40,320	40,320	40,320
842	206190786	365	1.00000	38,327	40,880	5,845	5,845	4,523	93.75%	36,418	36,418	38,327
843	206190861	365	1.00000	66,706	71,175	36,474	36,474	15,697	93.72%	63,407	63,407	66,706
844	206301754	365	1.00000	30,213	34,675	8,014	8,014	476	87.13%	30,891	30,891	30,891
845	206392288	365	1.00000	21,607	22,630	321	321	13,318	95.48%	20,160	20,160	21,607
846	206540809	365	1.00000	30,919	35,405	431	431	23,445	87.33%	31,541	31,541	31,541
847	206504002	365	1.00000	48,291	52,560	3,688	3,688	24,753	91.88%	46,824	46,824	48,291
848	206100817	365	1.00000	17,707	18,250	60	60	14,087	97.02%	16,258	16,258	17,707
849	206044005	365	1.00000	43,102	52,560	-	-	26,943	82.01%	46,824	46,824	46,824
850	206544081	365	1.00000	32,554	36,135	232	232	22,723	90.09%	32,191	32,191	32,554
851	206190501	365	1.00000	17,470	18,250	10,136	10,136	3,980	95.73%	16,258	16,258	17,470
852	206231091	365	1.00000	16,177	20,805	9,034	9,034	312	77.76%	18,534	18,534	18,534
853	206370692	365	1.00000	29,670	31,755	13,519	13,519	6,674	93.43%	28,289	28,289	29,670
854	206190208	365	1.00000	29,732	32,120	19,154	19,154	7,337	92.57%	28,614	28,614	29,732
855	206341069	365	1.00000	17,681	21,535	-	-	5,706	82.10%	19,185	19,185	19,185
856	206361365	365	1.00000	69,721	75,190	24,593	24,593	11,724	92.73%	66,984	66,984	69,721
857	206484004	365	1.00000	36,671	43,800	10,899	10,899	11,905	83.72%	39,020	39,020	39,020
858	206073644	365	1.00000	69,165	73,730	1,557	1,557	52,442	93.81%	65,683	65,683	69,165
859	206331139	365	1.00000	19,301	21,535	7,347	7,347	1,459	89.63%	19,185	19,185	19,301

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
840	206334051	925	1.112	4,242,168	424,217	216,000	4,458,168	1,729,769	27.09	26.08	
841	206560531	913	1.122	9,828,875	982,888	496,000	10,324,875	4,006,052	52.62	44.48	40.62
842	206190786	913	1.122	8,877,694	887,769	448,000	9,325,694	3,618,369	48.54	40.36	36.53
843	206190861	905	1.103	15,194,954	1,519,495	780,000	15,974,954	6,198,282	49.50	43.39	37.50
844	206301754	927	1.095	7,348,979	734,898	380,000	7,728,979	2,998,844	42.28	27.75	30.27
845	206392288	953	1.126	4,931,958	493,196	248,000	5,179,958	2,009,824	52.77	46.64	40.76
846	206540809	932	1.096	7,510,547	751,055	388,000	7,898,547	3,064,636	53.19	42.66	41.18
847	206504002	953	1.126	11,454,870	1,145,487	576,000	12,030,870	4,667,977	31.38	30.31	19.37
848	206100817	937	1.113	3,931,465	393,147	200,000	4,131,465	1,603,009	57.12	50.19	45.12
849	206044005	959	1.145	11,648,158	1,164,816	576,000	12,224,158	4,742,973	29.96	27.71	17.95
850	206544081	932	1.096	7,665,404	766,540	396,000	8,061,404	3,127,825	8.77	7.77	
851	206190501	911	1.104	3,899,674	389,967	200,000	4,099,674	1,590,674	58.77	52.63	46.76
852	206231091	954	1.221	4,916,769	491,677	228,000	5,144,769	1,996,170	53.70	34.62	41.69
853	206370692	921	1.091	6,705,533	670,553	348,000	7,053,533	2,736,771	61.22	49.72	49.22
854	206190208	900	1.134	7,049,933	704,993	352,000	7,401,933	2,871,950	47.64	41.53	35.63
855	206341069	958	1.134	4,726,660	472,666	236,000	4,962,660	1,925,512	50.54	38.16	38.53
856	206361365	917	1.118	16,270,403	1,627,040	824,000	17,094,403	6,632,628	53.66	43.68	41.65
857	206484004	956	1.134	9,613,545	961,355	480,000	10,093,545	3,916,296	28.82	27.77	16.82
858	206073644	948	1.208	17,238,822	1,723,882	808,000	18,046,822	7,002,167	49.58	42.48	37.57
859	206331139	925	1.112	4,634,961	463,496	236,000	4,870,961	1,889,933	62.82	56.67	50.82

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
840	206334051	No	27.08		27.08	No	0.48748	0.51252	2,284,902
841	206560531	Yes	45.48		45.48	Yes	0.81856	0.18144	1,873,337
842	206190786	Yes	41.36		41.36	Yes	0.74442	0.25558	2,383,429
843	206190861	Yes	44.39		44.39	Yes	0.79903	0.20097	3,210,442
844	206301754	Yes	28.75		28.75	No	0.51748	0.48252	3,729,369
845	206392288	Yes	47.64		47.64	Yes	0.85761	0.14239	737,592
846	206540809	Yes	43.66		43.66	Yes	0.78591	0.21409	1,691,028
847	206504002	No	31.31		31.31	No	0.56361	0.43639	5,250,193
848	206100817	Yes	51.19		51.19	Yes	0.92148	0.07852	324,406
849	206044005	No	28.71		28.71	No	0.51671	0.48329	5,907,765
850	206544081	No	8.77		8.77	No	0.15781	0.84219	6,789,248
851	206190501	Yes	53.63		53.63	Yes	0.96531	0.03469	142,212
852	206231091	Yes	35.62	33.75	33.75	No	0.60748	0.39252	2,019,410
853	206370692	Yes	50.72		50.72	Yes	0.91291	0.08709	614,300
854	206190208	Yes	42.53	42.16	42.16	Yes	0.75884	0.24116	1,785,083
855	206341069	Yes	39.16	38.30	38.30	Yes	0.68935	0.31065	1,541,631
856	206361365	Yes	44.68		44.68	Yes	0.80427	0.19573	3,345,847
857	206484004	No	28.77		28.77	No	0.51782	0.48218	4,866,909
858	206073644	Yes	43.48		43.48	Yes	0.78268	0.21732	3,921,908
859	206331139	Yes	57.67		57.67	Yes	1.03815	(0.03815)	(185,815)

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
840	206334051	2,284,902	2,709,119	189,638	10.80	10,282	10,282	952
841	206560531	4,006,052	4,988,939	349,226	8.66	138,889	138,889	16,038
842	206190786	3,618,369	4,506,138	315,430	8.23	48,104	48,104	5,845
843	206190861	6,198,282	7,717,778	540,244	8.10	295,439	295,439	36,474
844	206301754	3,729,369	4,464,267	312,499	10.12	81,102	81,102	8,014
845	206392288	2,009,824	2,503,019	175,211	8.11	2,603	2,603	321
846	206540809	3,064,636	3,815,691	267,098	8.47	3,651	3,651	431
847	206504002	5,250,193	6,395,680	447,698	9.27	34,188	34,188	3,688
848	206100817	1,603,009	1,996,155	139,731	7.89	473	473	60
849	206044005	5,907,765	7,072,581	495,081	10.57	-	-	-
850	206544081	6,789,248	7,555,788	528,905	16.25	3,770	3,770	232
851	206190501	1,590,674	1,980,641	138,645	7.94	80,480	80,480	10,136
852	206231091	2,019,410	2,511,087	175,776	9.48	85,642	85,642	9,034
853	206370692	2,736,771	3,407,324	238,513	8.04	108,693	108,693	13,519
854	206190208	2,871,950	3,576,943	250,386	8.42	161,277	161,277	19,154
855	206341069	1,925,512	2,398,178	167,872	8.75	-	-	-
856	206361365	6,632,628	8,259,668	578,177	8.29	203,876	203,876	24,593
857	206484004	4,866,909	5,828,263	407,978	10.46	114,004	114,004	10,899
858	206073644	7,002,167	8,726,049	610,823	8.83	13,748	13,748	1,557
859	206331139	1,889,933	2,353,429	164,740	8.54	62,743	62,743	7,347

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
860	206420534	10/1/2014	9/30/2015	206420534422	2/21/1967	VALLE VERDE HEALTH FACILITY	SANTA BARBARA	93105	80	21,738
861	206370784	1/1/2015	12/31/2015	206370784423	1/17/1961	VALLE VISTA CONVALESCENT HOSPITAL	ESCONDIDO	92025	59	19,517
862	206130785	1/1/2015	12/31/2015	206130785423	7/29/1963	VALLEY CONVALESCENT HOSPITAL - EEL CENTRO		92243	123	32,007
863	206150017	1/1/2015	12/31/2015	206150017423	4/26/1954	VALLEY CONVALESCENT HOSPITAL	BAKERSFIELD	93304	87	28,796
864	206440914	1/1/2015	12/31/2015	206440914423	10/19/1969	VALLEY CONVALESCENT HOSPITAL - V WATSONVILLE		95076	59	19,948
865	206361366	1/1/2015	12/31/2015	206361366423	4/23/1970	VALLEY HEALTHCARE CENTER	SAN BERNARDINO	92404	99	33,223
866	206100820	1/1/2015	12/31/2015	206100820423	10/7/1970	VALLEY HEALTHCARE CENTER	FRESNO	93727	99	31,722
867	206430798	1/1/2015	12/31/2015	206430798423	5/5/1969	VALLEY HOUSE REHABILITATION CENTER	SANTA CLARA	95054	201	68,127
868	206190831	8/1/2014	7/31/2015	206190831422	5/7/1963	VALLEY MANOR CONVALESCENT HOSPITAL	NORTH HOLLYWOOD	91606	72	23,361
869	206190811	1/1/2015	12/31/2015	206190811423	1/14/1966	VALLEY PALMS CARE CENTER	NORTH HOLLYWOOD	91605	99	31,987
870	206061068	7/1/2014	6/30/2015	206061068421	2/1/1966	VALLEY WEST CARE CENTER	WILLIAMS	95987	99	32,570
871	206191274	1/1/2015	12/31/2015	206191274423	6/27/1984	VAN NUYS HEALTH CARE CENTER	VAN NUYS, CA	91405	58	19,859
872	206431585	1/1/2015	12/31/2015	206431585423	3/11/1946	VASONA CREEK HEALTHCARE CENTER	FLOS GATOS	95030	148	51,738
873	206560471	1/1/2015	12/31/2015	206560471423	9/27/1963	VENTURA CONVALESCENT HOSPITAL	VENTURA	93003	71	20,784
874	206190448	1/1/2015	12/31/2015	206190448423	4/29/1966	VERDUGO VALLEY SKILLED NURSING HOME	MONTROSE	91020	138	45,862
875	206190821	1/1/2015	12/31/2015	206190821423	6/25/1968	VERDUGO VISTA HEALTHCARE CENTER	LA CRESCENTA	91214	92	29,338
876	206190075	10/1/2014	9/30/2015	206190075422	9/2/1965	VERMONT HEALTHCARE CENTER	TORRANCE CA	90502	200	60,187
877	206190823	1/1/2015	12/31/2015	206190823423	4/17/1964	VERNON HEALTHCARE CENTER	LOS ANGELES	90037	99	28,096
878	206370669	12/1/2014	12/31/2015	206370669423	11/13/1974	VICTORIA POST ACUTE CARE	EL CAJON	92020	120	45,076
879	206190550	1/1/2015	12/31/2015	206190550423	11/27/1963	VICTORIA CARE CENTER	BALDWIN PARK	91706	49	16,937

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
860	206420534	365	1.00000	21,738	29,200	5,625	5,625	241	74.45%	26,013	26,013	26,013
861	206370784	365	1.00000	19,517	21,535	10,473	10,473	2,271	90.63%	19,185	19,185	19,517
862	206130785	365	1.00000	32,007	44,895	-	-	24,987	71.29%	39,995	39,995	39,995
863	206150017	365	1.00000	28,796	31,755	-	-	24,010	90.68%	28,289	28,289	28,796
864	206440914	365	1.00000	19,948	21,535	11,688	11,688	925	92.63%	19,185	19,185	19,948
865	206361366	365	1.00000	33,223	36,135	16,047	16,047	8,354	91.94%	32,191	32,191	33,223
866	206100820	365	1.00000	31,722	36,135	1,206	1,206	25,849	87.79%	32,191	32,191	32,191
867	206430798	365	1.00000	68,127	73,365	22,074	22,074	21,460	92.86%	65,358	65,358	68,127
868	206190831	365	1.00000	23,361	26,280	-	-	11,028	88.89%	23,412	23,412	23,412
869	206190811	365	1.00000	31,987	36,135	17,175	17,175	8,012	88.52%	32,191	32,191	32,191
870	206061068	365	1.00000	32,570	36,135	1,272	1,272	28,362	90.13%	32,191	32,191	32,570
871	206191274	365	1.00000	19,859	21,170	12,229	12,229	4,212	93.81%	18,859	18,859	19,859
872	206431585	365	1.00000	51,738	54,020	10,684	10,684	14,431	95.78%	48,124	48,124	51,738
873	206560471	365	1.00000	20,784	25,915	9,621	9,621	348	80.20%	23,087	23,087	23,087
874	206190448	365	1.00000	45,862	50,370	20,941	20,941	9,496	91.05%	44,873	44,873	45,862
875	206190821	365	1.00000	29,338	33,580	12,181	12,181	3,309	87.37%	29,915	29,915	29,915
876	206190075	365	1.00000	60,187	73,000	30,254	30,254	8,295	82.45%	65,033	65,033	65,033
877	206190823	365	1.00000	28,096	36,135	18,402	18,402	5,616	77.75%	32,191	32,191	32,191
878	206370669	396	1.08493	41,547	47,520	13,473	12,418	16,899	94.86%	42,334	39,020	41,547
879	206190550	365	1.00000	16,937	17,885	8,671	8,671	3,946	94.70%	15,933	15,933	16,937

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft
 13
 400
 Land % (AA3) 10% equip/bed (AB3) 4,000 Fully Depreciated Minimum Value (AD3) 38.800%
 1/1/2017 \$ 172.87
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	1st Three Zip Code Digits	RS Means Location Factor ⁽¹⁾	Estimated Building Value <i>W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V</i>	Estimated Land Value <i>X = W * AA3 (AA3=10%)</i>	Estimated Equipment Value <i>Y = H * AB3 (AB3 = \$4,000)</i>	Estimated Building + Equip Value <i>Z = W + Y</i>	Estimated Building/Equip Minimum Value fully depreciated <i>AA = Z * AD3 (AD3=38.8%)</i>	Calculated Age Based on FRVS Mid-point <i>AB = ("Rate Year Mid-Point" - D)/"Days in</i>	Age Based on Prior Model <i>AC = Final Age from Prior Model</i>	Age in 2005/06 Model (Based on 2/1/2006 Mid Point) <i>AD = Lookup to 2005/06 FRVS Model</i>
	A	U = first 3 digits of G	V								
860	206420534	931	1.101	6,222,524	622,252	320,000	6,542,524	2,538,499	50.98	35.59	38.97
861	206370784	920	1.091	4,547,430	454,743	236,000	4,783,430	1,855,971	57.08	50.95	45.07
862	206130785	922	1.101	9,567,131	956,713	492,000	10,059,131	3,902,943	54.55	47.55	42.54
863	206150017	933	1.096	6,736,264	673,626	348,000	7,084,264	2,748,694	63.81	57.66	51.81
864	206440914	950	1.180	4,918,394	491,839	236,000	5,154,394	1,999,905	48.32	41.61	36.31
865	206361366	924	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	47.81	41.70	35.80
866	206100820	937	1.113	7,784,301	778,430	396,000	8,180,301	3,173,957	47.35	38.34	35.35
867	206430798	950	1.180	16,755,884	1,675,588	804,000	17,559,884	6,813,235	48.78	42.67	36.77
868	206190831	916	1.122	5,707,089	570,709	288,000	5,995,089	2,326,094	54.78	48.65	42.77
869	206190811	916	1.122	7,847,247	784,725	396,000	8,243,247	3,198,380	52.08	44.64	40.08
870	206061068	959	1.145	8,008,109	800,811	396,000	8,404,109	3,260,794	52.04	45.92	40.03
871	206191274	914	1.122	4,597,377	459,738	232,000	4,829,377	1,873,798	33.62	32.20	21.61
872	206431585	950	1.180	12,337,666	1,233,767	592,000	12,929,666	5,016,710	71.95	42.34	59.94
873	206560471	930	1.104	5,537,538	553,754	284,000	5,821,538	2,258,757	54.39	48.26	42.38
874	206190448	910	1.104	10,763,101	1,076,310	552,000	11,315,101	4,390,259	51.80	44.77	39.79
875	206190821	912	1.104	7,175,401	717,540	368,000	7,543,401	2,926,840	49.64	43.17	37.63
876	206190075	905	1.103	15,584,569	1,558,457	800,000	16,384,569	6,357,213	52.45		40.44
877	206190823	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	53.83	44.86	41.82
878	206370669	920	1.091	9,249,010	924,901	480,000	9,729,010	3,774,856	43.25		31.24
879	206190550	917	1.118	3,870,144	387,014	196,000	4,066,144	1,577,664	54.22	47.40	42.21

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
860	206420534	Yes	36.59		36.59	Yes	0.65855	0.34145	2,233,957
861	206370784	Yes	51.95		51.95	Yes	0.93502	0.06498	310,845
862	206130785	Yes	48.55		48.55	Yes	0.87395	0.12605	1,267,976
863	206150017	Yes	58.66		58.66	Yes	1.05590	(0.05590)	(396,022)
864	206440914	Yes	42.61		42.61	Yes	0.76691	0.23309	1,201,444
865	206361366	Yes	42.70		42.70	Yes	0.76864	0.23136	1,847,292
866	206100820	Yes	39.34		39.34	Yes	0.70814	0.29186	2,387,541
867	206430798	Yes	43.67		43.67	Yes	0.78600	0.21400	3,757,815
868	206190831	Yes	49.65		49.65	Yes	0.89370	0.10630	637,248
869	206190811	Yes	45.64		45.64	Yes	0.82155	0.17845	1,471,019
870	206061068	Yes	46.92	46.48	46.48	Yes	0.83672	0.16328	1,372,224
871	206191274	No	33.20		33.20	No	0.59763	0.40237	1,943,211
872	206431585	Yes	43.34		43.34	Yes	0.78020	0.21980	2,841,953
873	206560471	Yes	49.26		49.26	Yes	0.88667	0.11333	659,742
874	206190448	Yes	45.77		45.77	Yes	0.82386	0.17614	1,993,012
875	206190821	Yes	44.17		44.17	Yes	0.79512	0.20488	1,545,465
876	206190075	Yes	47.45		47.45	Yes	0.85414	0.14586	2,389,903
877	206190823	Yes	45.86		45.86	Yes	0.82548	0.17452	1,453,283
878	206370669	Yes	38.25		38.25	Yes	0.68849	0.31151	3,030,707
879	206190550	Yes	48.40		48.40	Yes	0.87117	0.12883	523,821

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
860	206420534	2,538,499	3,160,752	221,253	8.51	47,869	47,869	5,625
861	206370784	1,855,971	2,310,714	161,750	8.29	86,821	86,821	10,473
862	206130785	3,902,943	4,859,656	340,176	8.51	-	-	-
863	206150017	2,748,694	3,422,321	239,562	8.32	-	-	-
864	206440914	1,999,905	2,491,744	174,422	8.74	102,153	102,153	11,688
865	206361366	3,097,974	3,856,821	269,977	8.13	130,462	130,462	16,047
866	206100820	3,173,957	3,952,387	276,667	8.59	10,360	10,360	1,206
867	206430798	6,813,235	8,488,823	594,218	8.72	192,485	192,485	22,074
868	206190831	2,326,094	2,896,803	202,776	8.66	-	-	-
869	206190811	3,198,380	3,983,105	278,817	8.66	148,736	148,736	17,175
870	206061068	3,260,794	4,061,605	284,312	8.73	11,105	11,105	1,272
871	206191274	1,943,211	2,402,948	168,206	8.47	103,580	103,580	12,229
872	206431585	5,016,710	6,250,477	437,533	8.46	90,387	90,387	10,684
873	206560471	2,258,757	2,812,510	196,876	8.53	82,067	82,067	9,621
874	206190448	4,390,259	5,466,570	382,660	8.34	174,648	174,648	20,941
875	206190821	2,926,840	3,644,380	255,107	8.53	103,904	103,904	12,181
876	206190075	6,357,213	7,915,669	554,097	8.52	257,764	257,764	30,254
877	206190823	3,230,944	4,024,061	281,684	8.75	161,018	161,018	18,402
878	206370669	3,774,856	4,699,757	328,983	7.92	106,706	98,353	11,446
879	206190550	1,577,664	1,964,678	137,527	8.12	70,409	70,409	8,671

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
880	206564024	1/1/2015	12/31/2015	206564024423	7/24/1991	VICTORIA CARE CENTER	VENTURA	93003	188	52,522
881	206301119	1/1/2015	12/31/2015	206301119423	6/28/1966	VICTORIA HEALTHCARE CENTER	COSTA MESA	92627	79	25,491
882	206391070	6/1/2014	5/31/2015	206391070421	2/23/1963	VIENNA NURSING AND REHABILITATION	LODI	95242	150	48,764
883	206190221	7/1/2014	6/30/2015	206190221421	2/10/1965	VIEW PARK CONVALESCENT CENTER	LOS ANGELES	90008	99	34,420
884	206190828	1/1/2015	12/31/2015	206190828423	1/28/1969	VILLA ELENA HEALTHCARE CENTER	NORWALK	90650	98	29,473
885	206190515	4/1/2014	3/31/2015	206190515420	2/26/1951	VILLA GARDENS HEALTH CENTER	PASADENA	91101	54	15,789
886	206331371	1/1/2015	12/31/2015	206331371423	1/24/1964	VILLA HEALTH CARE CENTER	RIVERSIDE	92503	59	19,690
887	206370670	1/1/2015	12/31/2015	206370670423	3/1/1971	VILLA LAS PALMAS HEALTHCARE CENTER	EL CAJON	92020	151	52,058
888	206190204	1/1/2015	12/31/2015	206190204423	10/15/1964	VILLA MARIA ELENA HEALTHCARE	COMPTON	90019	99	33,927
889	206421162	1/1/2015	12/31/2015	206421162423	10/23/1967	VILLA MARIA HEALTHCARE CENTER	SANTA MARIA	93454	81	22,007
890	206361333	1/1/2015	12/31/2015	206361333423	11/29/1969	VILLA MESA CARE CENTER	UPLAND	91786	99	33,602
891	206374029	1/1/2015	12/31/2015	206374029423	10/12/1988	VILLA RANCHO BERNARDO CARE CENTER	SAN DIEGO	92127	299	97,688
892	206194113	1/1/2015	12/31/2015	206194113423	1/13/1989	VILLA SCALABRINI	SUN VALLEY	91352	58	20,710
893	206190139	1/1/2015	12/31/2015	206190139423	6/25/1951	VILLA SERENA HEALTH CARE CENTER	LONG BEACH	90813	52	17,820
894	206431833	7/1/2014	6/30/2015	206431833421	11/5/1979	VILLA SIENA	MOUNTAIN VIEW	94040	30	10,640
895	206401892	1/1/2015	12/31/2015	206401892423	4/10/1986	VINEYARD HILLS HEALTH CENTER	TEMPLETON	93465	99	33,827
896	206071099	1/1/2015	12/31/2015	206071099423	5/4/1962	VINTAGE ESTATES OF RICHMOND	RICHMOND	94804	34	11,997
897	206504004	1/1/2015	12/31/2015	206504004423	5/4/1989	VINTAGE FAIRE NURSING & REHAB CENTER	MODESTO	95356	99	31,745
898	206190832	1/1/2015	12/31/2015	206190832423	12/10/1965	VIRGIL REHAB & SKILLED NURSING CENTER	LOS ANGELES	90029	124	41,873
899	206330223	1/1/2015	12/31/2015	206330223423	6/6/1985	VISTA COVE CARE CENTER AT CORONA	CORONA	92882	176	56,077

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
880	206564024	365	1.00000	52,522	68,620	27,147	27,147	299	76.54%	61,131	61,131	61,131
881	206301119	365	1.00000	25,491	28,835	13,549	13,549	580	88.40%	25,688	25,688	25,688
882	206391070	365	1.00000	48,764	54,750	-	-	32,002	89.07%	48,775	48,775	48,775
883	206190221	365	1.00000	34,420	36,135	10,752	10,752	14,955	95.25%	32,191	32,191	34,420
884	206190828	365	1.00000	29,473	35,770	18,250	18,250	6,082	82.40%	31,866	31,866	31,866
885	206190515	365	1.00000	15,789	19,710	-	-	202	80.11%	17,559	17,559	17,559
886	206331371	365	1.00000	19,690	21,535	2,434	2,434	703	91.43%	19,185	19,185	19,690
887	206370670	365	1.00000	52,058	55,115	16,154	16,154	9,539	94.45%	49,100	49,100	52,058
888	206190204	365	1.00000	33,927	36,135	11,021	11,021	9,841	93.89%	32,191	32,191	33,927
889	206421162	365	1.00000	22,007	29,565	13,651	13,651	584	74.44%	26,338	26,338	26,338
890	206361333	365	1.00000	33,602	36,135	15,314	15,314	7,677	92.99%	32,191	32,191	33,602
891	206374029	365	1.00000	97,688	109,135	46,204	46,204	23,629	89.51%	97,224	97,224	97,688
892	206194113	365	1.00000	20,710	21,170	8,105	8,105	4,736	97.83%	18,859	18,859	20,710
893	206190139	365	1.00000	17,820	18,980	7,899	7,899	3,977	93.89%	16,909	16,909	17,820
894	206431833	365	1.00000	10,640	10,950	-	-	3,397	97.17%	9,755	9,755	10,640
895	206401892	365	1.00000	33,827	36,135	20,106	20,106	765	93.61%	32,191	32,191	33,827
896	206071099	365	1.00000	11,997	12,410	213	213	9,978	96.67%	11,056	11,056	11,997
897	206504004	365	1.00000	31,745	36,135	1,372	1,372	15,533	87.85%	32,191	32,191	32,191
898	206190832	365	1.00000	41,873	45,260	31,054	31,054	4,436	92.52%	40,320	40,320	41,873
899	206330223	365	1.00000	56,077	64,240	23,293	23,293	14,978	87.29%	57,229	57,229	57,229

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13
 400 Land % (AA3) equip/bed (AB3) Fully Depreciated
 1/1/2017 \$ 172.87 10% 4,000 Minimum Value (AD3)
 0.166667 2.16667 \$ 176.62 38.800%

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
880	206564024	930	1.104	14,662,776	1,466,278	752,000	15,414,776	5,980,933	26.55	25.03	14.54
881	206301119	926	1.095	6,111,256	611,126	316,000	6,427,256	2,493,775	51.63	38.42	39.62
882	206391070	952	1.134	12,016,932	1,201,693	600,000	12,616,932	4,895,369	54.98	47.28	42.97
883	206190221	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	53.01	46.89	41.00
884	206190828	906	1.115	7,719,519	771,952	392,000	8,111,519	3,147,269	49.04	42.10	37.04
885	206190515	911	1.104	4,211,648	421,165	216,000	4,427,648	1,717,928	66.98	60.82	54.97
886	206331371	925	1.112	4,634,961	463,496	236,000	4,870,961	1,889,933	54.06	36.88	42.05
887	206370670	920	1.091	11,638,338	1,163,834	604,000	12,242,338	4,750,027	46.96	37.52	34.95
888	206190204	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	53.33	47.33	41.33
889	206421162	934	1.105	6,323,195	632,319	324,000	6,647,195	2,579,112	50.31	36.59	38.30
890	206361333	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	48.21	42.10	36.20
891	206374029	921	1.091	23,045,451	2,304,545	1,196,000	24,241,451	9,405,683	29.33	27.95	17.32
892	206194113	913	1.122	4,597,377	459,738	232,000	4,829,377	1,873,798	29.07	28.01	17.06
893	206190139	908	1.115	4,096,071	409,607	208,000	4,304,071	1,669,980	66.65		54.64
894	206431833	940	1.286	2,725,533	272,553	120,000	2,845,533	1,104,067	38.27	4.53	26.26
895	206401892	934	1.105	7,728,349	772,835	396,000	8,124,349	3,152,248	31.84	29.94	19.83
896	206071099	948	1.208	2,901,584	290,158	136,000	3,037,584	1,178,583	55.79	48.98	43.78
897	206504004	953	1.126	7,875,223	787,522	396,000	8,271,223	3,209,235	28.77	26.64	16.76
898	206190832	900	1.134	9,933,997	993,400	496,000	10,429,997	4,046,839	52.18	44.98	40.17
899	206330223	928	1.114	13,851,191	1,385,119	704,000	14,555,191	5,647,414	32.68	30.63	

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	Received Five Year Age Reduction in 2005/06 Model'	Calculated Effective Age	Capital Supplemental Information	New Age (Incorporating Improvements and Replacements)	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value
				Effective Age After Improvements and Bed Additions	AG				
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG					
880	206564024	No	26.03	24.72	24.72	No	0.44491	0.55509	8,556,652
881	206301119	Yes	39.42		39.42	Yes	0.70963	0.29037	1,866,311
882	206391070	Yes	48.28		48.28	Yes	0.86898	0.13102	1,653,084
883	206190221	Yes	47.89		47.89	Yes	0.86198	0.13802	1,149,287
884	206190828	Yes	43.10		43.10	Yes	0.77588	0.22412	1,817,940
885	206190515	Yes	61.82		61.82	Yes	1.11270	(0.11270)	(499,018)
886	206331371	Yes	37.88		37.88	Yes	0.68184	0.31816	1,549,764
887	206370670	Yes	38.52		38.52	Yes	0.69329	0.30671	3,754,851
888	206190204	Yes	48.33		48.33	Yes	0.86992	0.13008	1,083,217
889	206421162	Yes	37.59		37.59	Yes	0.67667	0.32333	2,149,265
890	206361333	Yes	43.10		43.10	Yes	0.77577	0.22423	1,842,106
891	206374029	No	28.95		28.95	No	0.52109	0.47891	11,609,467
892	206194113	No	29.01		29.01	No	0.52225	0.47775	2,307,255
893	206190139	Yes	61.65		61.65	Yes	1.10974	(0.10974)	(472,316)
894	206431833	No	5.53		5.53	No	0.09956	0.90044	2,562,241
895	206401892	No	30.94	30.52	30.52	No	0.54944	0.45056	3,660,547
896	206071099	Yes	49.98		49.98	Yes	0.89958	0.10042	305,031
897	206504004	No	27.64		27.64	No	0.49749	0.50251	4,156,338
898	206190832	Yes	45.98		45.98	Yes	0.82755	0.17245	1,798,612
899	206330223	No	31.63		31.63	No	0.56938	0.43062	6,267,730

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
880	206564024	8,556,652	10,022,930	701,605	11.48	311,648	311,648	27,147
881	206301119	2,493,775	3,104,901	217,343	8.46	114,625	114,625	13,549
882	206391070	4,895,369	6,097,063	426,794	8.75	-	-	-
883	206190221	3,230,944	4,024,061	281,684	8.18	87,951	87,951	10,752
884	206190828	3,147,269	3,919,221	274,345	8.61	157,133	157,133	18,250
885	206190515	1,717,928	2,139,092	149,736	8.53	-	-	-
886	206331371	1,889,933	2,353,429	164,740	8.37	20,373	20,373	2,434
887	206370670	4,750,027	5,913,861	413,970	7.95	128,424	128,424	16,154
888	206190204	3,230,944	4,024,061	281,684	8.30	91,474	91,474	11,021
889	206421162	2,579,112	3,211,431	224,800	8.54	116,580	116,580	13,651
890	206361333	3,187,525	3,969,452	277,862	8.27	126,647	126,647	15,314
891	206374029	11,609,467	13,914,012	973,981	9.97	460,654	460,654	46,204
892	206194113	2,307,255	2,766,992	193,689	9.35	75,782	75,782	8,105
893	206190139	1,669,980	2,079,587	145,571	8.17	64,535	64,535	7,899
894	206431833	2,562,241	2,834,794	198,436	18.65	-	-	-
895	206401892	3,660,547	4,433,382	310,337	9.17	184,372	184,372	20,106
896	206071099	1,178,583	1,468,741	102,812	8.57	1,825	1,825	213
897	206504004	4,156,338	4,943,860	346,070	10.75	14,749	14,749	1,372
898	206190832	4,046,839	5,040,238	352,817	8.43	261,785	261,785	31,054
899	206330223	6,267,730	7,652,850	535,699	9.36	218,022	218,022	23,293

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
900	206190371	1/1/2015	12/31/2015	206190371423	4/7/1960	VISTA COVE CARE CENTER AT LONG B	LONG BEACH	90807	151	49,381
901	206361158	1/1/2015	12/31/2015	206361158423	10/9/1964	VISTA COVE CARE CENTER AT RIALTO	RIALTO	92376	177	53,845
902	206190540	1/1/2015	12/31/2015	206190540423	11/7/1963	VISTA COVE CARE CENTER AT SAN GA	SAN GABRIEL	91776	99	33,417
903	206560532	1/1/2015	12/31/2015	206560532423	7/12/1968	VISTA COVE CARE CENTER AT SANTA	SANTA PAULA	93060	99	30,049
904	206420543	4/1/2014	3/31/2015	206420543420	12/6/1965	VISTA DEL MONTE	SANTA BARBARA	93105	29	9,012
905	206190227	4/7/2015	12/31/2015	206190227423	01/07/1966	VISTA DEL SOL CARE CENTER	LOS ANGELES	90066	50	11,955
906	206374043	1/1/2015	12/31/2015	206374043423	4/24/1989	VISTA HEALTHCARE CENTER	VISTA	92084	187	62,488
907	206374058	1/1/2015	12/31/2015	206374058423	2/5/1990	VISTA KNOLL SPECIALIZED CARE	VISTA	92083	119	41,542
908	206431468	1/1/2015	12/31/2015	206431468423	5/3/1968	VISTA MANOR NURSING CENTER	SAN JOSE	95116	99	34,153
909	206331117	1/1/2015	12/31/2015	206331117423	11/6/1963	VISTA PACIFICA CONVALESCENT HOSI	RIVERSIDE	92509	49	17,679
910	206394006	1/1/2015	12/31/2015	206394006423	12/7/1988	WAGNER HEIGHTS NURSING & REHAB	STOCKTON	95209	152	50,916
911	206304066	4/1/2014	3/31/2015	206304066420	03/08/1991	WALNUT MANOR CARE CENTER	ANAHEIM	92802	99	30,086
912	206010988	1/1/2015	12/31/2015	206010988423	11/1/1969	WASHINGTON CARE & REHAB	SAN LEANDRO	94578	99	33,473
913	206441703	1/1/2015	12/31/2015	206441703423	9/21/1964	WATSONVILLE NURSING CENTER	WATSONVILLE	95076	87	26,248
914	206441702	1/1/2015	12/31/2015	206441702423	8/9/1968	WATSONVILLE POST ACUTE CENTER	WATSONVILLE	95076	95	29,888
915	206190033	1/1/2015	12/31/2015	206190033423	2/17/1969	WELLSPRINGS POST ACUTE CENTER	LANCASTER	93534	299	76,879
916	206304033	1/1/2015	12/31/2015	206304033423	8/25/1989	WEST ANAHEIM EXTENDED CARE	ANAHEIM	92804	138	48,868
917	206190085	1/1/2015	12/31/2015	206190085423	10/11/1968	WEST COVINA HEALTHCARE CENTER	WEST COVINA	91790	97	31,956
918	206190027	1/1/2015	12/31/2015	206190027423	9/17/1970	WEST HAVEN HEALTHCARE	WEST COVINA	91790	99	34,505
919	206190086	1/1/2015	12/31/2015	206190086423	11/13/1969	WEST HILLS HEALTH & REHABILITATIO	CANOGA PARK	91304	145	50,043

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
900	206190371	365	1.00000	49,381	55,115	27,086	27,086	10,592	89.60%	49,100	49,100	49,381
901	206361158	365	1.00000	53,845	64,605	30,404	30,404	12,356	83.34%	57,554	57,554	57,554
902	206190540	365	1.00000	33,417	36,135	12,698	12,698	4,945	92.48%	32,191	32,191	33,417
903	206560532	365	1.00000	30,049	36,135	21,135	21,135	354	83.16%	32,191	32,191	32,191
904	206420543	365	1.00000	9,012	10,585	1,361	1,361	145	85.14%	9,430	9,430	9,430
905	206190227	269	0.73699	16,221	13,450	3,239	4,395	1,435	88.88%	11,982	16,258	16,258
906	206374043	365	1.00000	62,488	68,255	32,875	32,875	18,881	91.55%	60,806	60,806	62,488
907	206374058	365	1.00000	41,542	43,435	15,015	15,015	11,403	95.64%	38,694	38,694	41,542
908	206431468	365	1.00000	34,153	36,135	9,882	9,882	9,317	94.52%	32,191	32,191	34,153
909	206331117	365	1.00000	17,679	17,885	11,352	11,352	4,799	98.85%	15,933	15,933	17,679
910	206394006	365	1.00000	50,916	55,480	1,384	1,384	34,534	91.77%	49,425	49,425	50,916
911	206304066	365	1.00000	30,086	36,135	17,471	17,471	454	83.26%	32,191	32,191	32,191
912	206010988	365	1.00000	33,473	36,135	93	93	21,012	92.63%	32,191	32,191	33,473
913	206441703	365	1.00000	26,248	31,755	21,481	21,481	1,501	82.66%	28,289	28,289	28,289
914	206441702	365	1.00000	29,888	34,675	21,773	21,773	1,256	86.19%	30,891	30,891	30,891
915	206190033	365	1.00000	76,879	109,135	30,515	30,515	16,961	70.44%	97,224	97,224	97,224
916	206304033	365	1.00000	48,868	50,370	20,669	20,669	995	97.02%	44,873	44,873	48,868
917	206190085	365	1.00000	31,956	35,405	17,945	17,945	6,330	90.26%	31,541	31,541	31,956
918	206190027	365	1.00000	34,505	36,135	22,334	22,334	5,068	95.49%	32,191	32,191	34,505
919	206190086	365	1.00000	50,043	52,925	25,721	25,721	7,295	94.55%	47,149	47,149	50,043

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
900	206190371	908	1.115	11,894,360	1,189,436	604,000	12,498,360	4,849,364	57.86	51.25	45.85
901	206361158	923	1.085	13,567,264	1,356,726	708,000	14,275,264	5,538,802	53.35	47.35	41.34
902	206190540	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	54.27	47.21	42.27
903	206560532	930	1.104	7,721,355	772,136	396,000	8,117,355	3,149,534	49.59	43.15	37.58
904	206420543	931	1.101	2,255,665	225,566	116,000	2,371,665	920,206	52.19	44.31	40.18
905	206190227	900	1.134	4,005,644	400,564	200,000	4,205,644	1,631,790	52.10	51.10	
906	206374043	920	1.091	14,413,041	1,441,304	748,000	15,161,041	5,882,484	28.79	27.22	16.79
907	206374058	920	1.091	9,171,935	917,194	476,000	9,647,935	3,743,399	28.01	23.90	16.00
908	206431468	951	1.235	8,637,567	863,757	396,000	9,033,567	3,505,024	49.78	39.21	37.78
909	206331117	925	1.112	3,849,374	384,937	196,000	4,045,374	1,569,605	54.28	46.11	42.27
910	206394006	952	1.134	12,177,157	1,217,716	608,000	12,785,157	4,960,641	29.17	27.56	17.16
911	206304066	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	26.92	25.92	
912	206010988	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	48.28	37.03	36.28
913	206441703	950	1.180	7,252,547	725,255	348,000	7,600,547	2,949,012	53.40	45.68	41.39
914	206441702	950	1.180	7,919,448	791,945	380,000	8,299,448	3,220,186	49.52	43.40	37.51
915	206190033	935	1.081	22,834,219	2,283,422	1,196,000	24,030,219	9,323,725	48.99	42.91	36.98
916	206304033	928	1.114	10,860,593	1,086,059	552,000	11,412,593	4,428,086	28.46	26.88	
917	206190085	917	1.118	7,661,306	766,131	388,000	8,049,306	3,123,131	49.34	41.85	37.33
918	206190027	917	1.118	7,819,271	781,927	396,000	8,215,271	3,187,525	47.41	41.29	35.40
919	206190086	913	1.122	11,493,443	1,149,344	580,000	12,073,443	4,684,496	48.25	41.19	36.24

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
900	206190371	Yes	52.25		52.25	Yes	0.94052	0.05948	743,434
901	206361158	Yes	48.35		48.35	Yes	0.87026	0.12974	1,852,030
902	206190540	Yes	48.21		48.21	Yes	0.86775	0.13225	1,086,485
903	206560532	Yes	44.15		44.15	Yes	0.79467	0.20533	1,666,772
904	206420543	Yes	45.31		45.31	Yes	0.81566	0.18434	437,192
905	206190227	No	52.10		52.10	Yes	0.93778	0.06222	261,695
906	206374043	No	28.22	27.81	27.81	No	0.50051	0.49949	7,572,843
907	206374058	No	24.90	23.96	23.96	No	0.43120	0.56880	5,487,700
908	206431468	Yes	40.21		40.21	Yes	0.72373	0.27627	2,495,739
909	206331117	Yes	47.11		47.11	Yes	0.84806	0.15194	614,659
910	206394006	No	28.56		28.56	No	0.51415	0.48585	6,211,681
911	206304066	No	26.92		26.92	No	0.48452	0.51548	4,220,382
912	206010988	Yes	38.03		38.03	Yes	0.68449	0.31551	2,726,568
913	206441703	Yes	46.68		46.68	Yes	0.84020	0.15980	1,214,603
914	206441702	Yes	44.40		44.40	Yes	0.79923	0.20077	1,666,284
915	206190033	Yes	43.91		43.91	Yes	0.79031	0.20969	5,038,860
916	206304033	No	27.88		27.88	No	0.50176	0.49824	5,686,234
917	206190085	Yes	42.85		42.85	Yes	0.77133	0.22867	1,840,614
918	206190027	Yes	42.29		42.29	Yes	0.76126	0.23874	1,961,295
919	206190086	Yes	42.19		42.19	Yes	0.75942	0.24058	2,904,618

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
900	206190371	4,849,364	6,038,800	422,716	8.56	231,856	231,856	27,086
901	206361158	5,538,802	6,895,529	482,687	8.39	255,090	255,090	30,404
902	206190540	3,187,525	3,969,452	277,862	8.31	105,520	105,520	12,698
903	206560532	3,149,534	3,921,669	274,517	8.53	180,282	180,282	21,135
904	206420543	920,206	1,145,772	80,204	8.51	11,582	11,582	1,361
905	206190227	1,631,790	2,032,354	142,265	8.75	28,341	38,456	5,963
906	206374043	7,572,843	9,014,147	630,990	10.10	332,038	332,038	32,875
907	206374058	5,487,700	6,404,894	448,343	10.79	162,012	162,012	15,015
908	206431468	3,505,024	4,368,781	305,815	8.95	88,444	88,444	9,882
909	206331117	1,569,605	1,954,543	136,818	7.74	87,864	87,864	11,352
910	206394006	6,211,681	7,429,397	520,058	10.21	14,131	14,131	1,384
911	206304066	4,220,382	4,999,512	349,966	10.87	189,910	189,910	17,471
912	206010988	3,353,059	4,177,649	292,435	8.74	813	813	93
913	206441703	2,949,012	3,674,267	257,199	9.09	195,262	195,262	21,481
914	206441702	3,220,186	4,012,130	280,849	9.09	197,917	197,917	21,773
915	206190033	9,323,725	11,607,147	812,500	8.36	255,105	255,105	30,515
916	206304033	5,686,234	6,772,294	474,061	9.70	200,489	200,489	20,669
917	206190085	3,123,131	3,889,261	272,248	8.52	152,891	152,891	17,945
918	206190027	3,187,525	3,969,452	277,862	8.05	179,789	179,789	22,334
919	206190086	4,684,496	5,833,840	408,369	8.16	209,883	209,883	25,721

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
920	206190443	#####	4/30/2015	206190443421	12/30/1964	WEST HOLLYWOOD HEALTHCARE & W	LOS ANGELES	90046	81	12,984
921	206190223	#####	4/30/2015	206190223421	1/1/1958	WEST PICO TERRACE HEALTHCARE &	LOS ANGELES	90035	49	8,328
922	206190855	1/1/2015	12/31/2015	206190855423	7/15/1970	WESTERN CONVALESCENT HOSPITAL	LOS ANGELES	90018	129	45,068
923	206361131	1/1/2015	12/31/2015	206361131423	10/21/1971	WESTERN HEALTHCARE CENTER	COLTON	92324	99	30,790
924	206090863	1/1/2015	12/31/2015	206090863423	11/25/1970	WESTERN SLOPE HEALTH CENTER	PLACERVILLE	95667	99	34,942
925	206540075	1/1/2015	12/31/2015	206540075423	8/26/1985	WESTGATE GARDENS CARE CENTER	VISALIA	93277	140	49,561
926	206190868	1/1/2015	12/31/2015	206190868423	10/6/1970	WESTLAKE CONVALESCENT HOSPITAL	LOS ANGELES	90057	114	37,031
927	206190368	1/1/2015	12/31/2015	206190368423	6/25/1970	WESTSIDE HEALTH CARE	LOS ANGELES	90019	120	37,769
928	206310904	1/1/2015	12/31/2015	206310904423	8/22/1973	WESTVIEW HEATHCARE CENTER	AUBURN	95602	205	59,857
929	206190875	#####	4/30/2015	206190875421	7/8/1966	WESTWOOD HEALTHCARE & WELLNE	LOS ANGELES	90025	93	14,498
930	206431532	1/1/2015	12/31/2015	206431532423	3/1/1977	WHITE BLOSSOM CARE CENTER	SAN JOSE	95128	153	54,163
931	206341076	1/1/2015	12/31/2015	206341076423	10/17/1973	WHITNEY OAKS CARE CENTER	CARMICHAEL	95608	126	43,085
932	206190088	1/1/2015	12/31/2015	206190088423	9/11/1964	WHITTIER HILLS HEALTHCARE CENTE	WHITTIER, CA	90602	160	56,181
933	206190238	4/1/2015	12/31/2015	206190238423	8/9/1961	WHITTIER NURSING & WELLNESS CEN	WHITTIER	90602	36	8,850
934	206104078	1/1/2015	12/31/2015	206104078423	1/3/1996	WILLOW CREEK HEALTHCARE CENTE	CLOVIS	93611	159	52,883
935	206430926	1/1/2015	12/31/2015	206430926423	05/06/1970	WILLOW GLEN CENTER	SAN JOSE	95125	152	46,454
936	206070962	1/1/2015	12/31/2015	206070962423	2/21/1966	WILLOW PASS HEALTHCARE CENTER	CONCORD	94519	83	28,310
937	206010995	1/1/2015	8/31/2015	206010995422	1/18/1968	WILLOW TREE NURSING & REHAB CEN	OAKLAND	94621	82	15,652
938	206112227	1/1/2015	12/31/2015	206112227423	7/14/1966	WILLOWS CARE CENTER	WILLOWS	95988	76	26,182
939	206490931	1/1/2015	12/31/2015	206490931423	3/30/1964	WINDSOR CARE CENTER OF PETALUM	PETALUMA	94952	79	25,464

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
A	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	T = S if S > L T = L if S < L	
920	206190443	182	0.49863	26,039	14,742	4,180	8,383	4,367	88.07%	13,133	26,338	26,338
921	206190223	182	0.49863	16,702	8,918	2,177	4,366	2,811	93.38%	7,945	15,933	16,702
922	206190855	365	1.00000	45,068	47,085	19,248	19,248	6,921	95.72%	41,946	41,946	45,068
923	206361131	365	1.00000	30,790	36,135	16,399	16,399	11,893	85.21%	32,191	32,191	32,191
924	206090863	365	1.00000	34,942	36,135	792	792	22,045	96.70%	32,191	32,191	34,942
925	206540075	365	1.00000	49,561	51,100	73	73	34,414	96.99%	45,523	45,523	49,561
926	206190868	365	1.00000	37,031	41,610	14,510	14,510	2,941	89.00%	37,069	37,069	37,069
927	206190368	365	1.00000	37,769	43,800	18,366	18,366	6,480	86.23%	39,020	39,020	39,020
928	206310904	365	1.00000	59,857	74,825	4,460	4,460	44,268	80.00%	66,659	66,659	66,659
929	206190875	182	0.49863	29,076	16,926	3,451	6,921	6,233	85.66%	15,079	30,240	30,240
930	206431532	365	1.00000	54,163	55,845	16,825	16,825	17,646	96.99%	49,750	49,750	54,163
931	206341076	365	1.00000	43,085	45,990	1,534	1,534	20,625	93.68%	40,971	40,971	43,085
932	206190088	365	1.00000	56,181	58,400	32,489	32,489	9,836	96.20%	52,026	52,026	56,181
933	206190238	275	0.75342	11,746	9,900	4,809	6,383	1,443	89.39%	8,820	11,706	11,746
934	206104078	365	1.00000	52,883	58,035	2,308	2,308	34,625	91.12%	51,701	51,701	52,883
935	206430926	365	1.00000	46,454	55,480	16,760	16,760	15,339	83.73%	49,425	49,425	49,425
936	206070962	365	1.00000	28,310	30,295	532	532	20,490	93.45%	26,989	26,989	28,310
937	206010995	243	0.66575	23,510	19,926	1,124	1,688	12,702	78.55%	17,751	26,663	26,663
938	206112227	365	1.00000	26,182	27,740	-	-	18,708	94.38%	24,712	24,712	26,182
939	206490931	365	1.00000	25,464	28,835	18,715	18,715	983	88.31%	25,688	25,688	25,688

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sq.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
920	206190443	900	1.134	6,489,143	648,914	324,000	6,813,143	2,643,500	53.13		41.12
921	206190223	900	1.134	3,925,531	392,553	196,000	4,121,531	1,599,154	60.13		48.12
922	206190855	900	1.134	10,334,561	1,033,456	516,000	10,850,561	4,210,018	47.58	35.00	35.58
923	206361131	923	1.085	7,588,470	758,847	396,000	7,984,470	3,097,974	46.32	40.21	34.31
924	206090863	956	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	47.22	39.54	35.21
925	206540075	932	1.096	10,839,965	1,083,996	560,000	11,399,965	4,423,186	32.46	30.45	20.45
926	206190868	900	1.134	9,132,868	913,287	456,000	9,588,868	3,720,481	47.36	36.09	35.35
927	206190368	900	1.134	9,613,545	961,355	480,000	10,093,545	3,916,296	47.64	41.53	35.63
928	206310904	956	1.134	16,423,140	1,642,314	820,000	17,243,140	6,690,338	44.48	37.99	32.47
929	206190875	900	1.134	7,450,498	745,050	372,000	7,822,498	3,035,129	51.61		39.60
930	206431532	951	1.235	13,348,967	1,334,897	612,000	13,960,967	5,416,855	40.95	33.08	28.94
931	206341076	956	1.134	10,094,223	1,009,422	504,000	10,598,223	4,112,110	44.32	35.03	32.32
932	206190088	906	1.115	12,603,296	1,260,330	640,000	13,243,296	5,138,399	53.43	45.14	41.42
933	206190238	906	1.115	2,835,742	283,574	144,000	2,979,742	1,156,140	56.52	50.39	44.51
934	206104078	936	1.113	12,502,060	1,250,206	636,000	13,138,060	5,097,567	22.10	19.62	10.09
935	206430926	951	1.235	13,261,719	1,326,172	608,000	13,869,719	5,381,451	47.78	41.28	35.77
936	206070962	945	1.179	6,913,233	691,323	332,000	7,245,233	2,811,150	51.98	45.86	39.97
937	206010995	946	1.231	7,131,176	713,118	328,000	7,459,176	2,894,160	50.07	42.89	38.07
938	206112227	959	1.145	6,147,639	614,764	304,000	6,451,639	2,503,236	51.59	42.41	39.58
939	206490931	949	1.240	6,920,509	692,051	316,000	7,236,509	2,807,766	53.88	43.90	41.87

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
920	206190443	Yes	48.13		48.13	Yes	0.86627	0.13373	911,132
921	206190223	Yes	55.13		55.13	Yes	0.99227	0.00773	31,866
922	206190855	Yes	36.00		36.00	Yes	0.64808	0.35192	3,818,506
923	206361131	Yes	41.21		41.21	Yes	0.74179	0.25821	2,061,695
924	206090863	Yes	40.54	40.07	40.07	Yes	0.72126	0.27874	2,321,115
925	206540075	No	31.45		31.45	No	0.56603	0.43397	4,947,294
926	206190868	Yes	37.09		37.09	Yes	0.66755	0.33245	3,187,823
927	206190368	Yes	42.53		42.53	Yes	0.76554	0.23446	2,366,523
928	206310904	Yes	38.99		38.99	Yes	0.70179	0.29821	5,142,016
929	206190875	Yes	46.61		46.61	Yes	0.83890	0.16110	1,260,215
930	206431532	No	34.08		34.08	Yes	0.61345	0.38655	5,396,580
931	206341076	Yes	36.03		36.03	Yes	0.64862	0.35138	3,724,027
932	206190088	Yes	46.14		46.14	Yes	0.83056	0.16944	2,243,991
933	206190238	Yes	51.39		51.39	Yes	0.92498	0.07502	223,529
934	206104078	No	20.62		20.62	No	0.37123	0.62877	8,260,868
935	206430926	Yes	42.28		42.28	Yes	0.76109	0.23891	3,313,598
936	206070962	Yes	46.86		46.86	Yes	0.84349	0.15651	1,133,938
937	206010995	Yes	43.89		43.89	Yes	0.78998	0.21002	1,566,581
938	206112227	Yes	43.41		43.41	Yes	0.78145	0.21855	1,410,034
939	206490931	Yes	44.90		44.90	Yes	0.80813	0.19187	1,388,461

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	206190443	2,643,500	3,292,414	230,469	8.75	36,575	73,351	16,812
921	206190223	1,599,154	1,991,707	139,419	8.35	18,178	36,456	8,756
922	206190855	4,210,018	5,243,474	367,043	8.14	156,679	156,679	19,248
923	206361131	3,097,974	3,856,821	269,977	8.39	137,588	137,588	16,399
924	206090863	3,230,944	4,024,061	281,684	8.06	6,384	6,384	792
925	206540075	4,947,294	6,031,291	422,190	8.52	622	622	73
926	206190868	3,720,481	4,633,768	324,364	8.75	126,963	126,963	14,510
927	206190368	3,916,296	4,877,650	341,436	8.75	160,703	160,703	18,366
928	206310904	6,690,338	8,332,652	583,286	8.75	39,025	39,025	4,460
929	206190875	3,035,129	3,780,179	264,613	8.75	30,196	60,558	13,880
930	206431532	5,416,855	6,751,752	472,623	8.73	146,882	146,882	16,825
931	206341076	4,112,110	5,121,533	358,507	8.32	12,763	12,763	1,534
932	206190088	5,138,399	6,398,728	447,911	7.97	258,937	258,937	32,489
933	206190238	1,156,140	1,439,714	100,780	8.58	41,261	54,765	8,472
934	206104078	8,260,868	9,511,074	665,775	12.59	29,058	29,058	2,308
935	206430926	5,381,451	6,707,623	469,534	9.50	159,220	159,220	16,760
936	206070962	2,811,150	3,502,474	245,173	8.66	4,607	4,607	532
937	206010995	2,894,160	3,607,278	252,509	9.47	10,644	15,988	2,536
938	206112227	2,503,236	3,118,000	218,260	8.34	-	-	-
939	206490931	2,807,766	3,499,816	244,987	9.54	178,541	178,541	18,715

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
940	206340890	1/1/2015	12/31/2015	206340890423	3/14/1974	WINDSOR CARE CENTER OF SACRAMENTO	SACRAMENTO	95838	128	43,857
941	206190334	1/1/2015	12/31/2015	206190334423	11/1/1968	WINDSOR CONVALESCENT CENTER OF LONG BEACH	LONG BEACH	90805	120	42,834
942	206013570	1/1/2015	12/31/2015	206013570423	3/11/1968	WINDSOR COUNTRY DRIVE CARE CENTER	FREMONT	94536	126	41,757
943	206340862	1/1/2015	12/31/2015	206340862423	3/30/1962	WINDSOR EL CAMINO CARE CENTER	CARMICHAEL	95608	178	59,636
944	206340864	1/1/2015	12/31/2015	206340864423	4/7/1964	WINDSOR ELK GROVE CARE AND REHABILITATION	ELK GROVE	95624	136	45,393
945	206390865	1/1/2015	12/31/2015	206390865423	2/1/1963	WINDSOR ELMHAVEN CARE CENTER	STOCKTON	95207	128	44,599
946	206301381	1/1/2015	12/31/2015	206301381423	4/15/1966	WINDSOR GARDENS CARE CENTER OF FULLERTON	FULLERTON	92832	99	33,829
947	206010876	1/1/2015	12/31/2015	206010876423	12/11/1963	WINDSOR GARDENS CARE CENTER OF HAYWARD	HAYWARD	94541	75	25,346
948	206370713	1/1/2015	12/31/2015	206370713423	12/29/1969	WINDSOR GARDENS CONV. REHABILITATION CENTER	SAN DIEGO	92102	99	32,586
949	206190744	1/1/2015	12/31/2015	206190744423	2/22/1971	WINDSOR GARDENS CONVALESCENT CENTER	HAWTHORNE	90250	99	34,355
950	206370687	1/1/2015	12/31/2015	206370687423	3/22/1968	WINDSOR GARDENS CONVALESCENT CENTER	NATIONAL CITY	91950	98	32,116
951	206190824	1/1/2015	12/31/2015	206190824423	6/10/1968	WINDSOR GARDENS CONVALESCENT CENTER	NORTH HOLLYWOOD	91606	99	34,085
952	206190885	1/1/2015	12/31/2015	206190885423	5/26/1970	WINDSOR GARDENS CONVALESCENT CENTER	LOS ANGELES	90019	99	33,355
953	206190637	1/1/2015	12/31/2015	206190637423	3/19/1971	WINDSOR GARDENS OF CHEVIOT HILL	LOS ANGELES	90034	99	32,734
954	206190287	1/1/2015	12/31/2015	206190287423	7/24/1970	WINDSOR GARDENS OF LONG BEACH	LONG BEACH	90805	200	67,877
955	206270871	1/1/2015	12/31/2015	206270871423	7/19/1962	WINDSOR GARDENS REHABILITATION CENTER	SALINAS	93901	99	35,059
956	206392202	1/1/2015	12/31/2015	206392202423	6/7/1972	WINDSOR HAMPTON CARE CENTER	STOCKTON	95204	120	39,113
957	206190888	1/1/2015	12/31/2015	206190888423	7/11/1955	WINDSOR MANOR	GLENDALE E. W	91205	28	8,963
958	206071095	1/1/2015	12/31/2015	206071095423	3/3/1950	WINDSOR MANOR REHABILITATION CENTER	CONCORD	94521	190	59,549
959	206270756	1/1/2015	12/31/2015	206270756423	7/3/1968	WINDSOR MONTEREY CARE CENTER	MONTEREY	93940	78	26,872

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	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	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
940	206340890	365	1.00000	43,857	46,720	3,633	3,633	35,954	93.87%	41,621	41,621	43,857
941	206190334	365	1.00000	42,834	43,800	19,866	19,866	10,223	97.79%	39,020	39,020	42,834
942	206013570	365	1.00000	41,757	45,990	94	94	23,302	90.80%	40,971	40,971	41,757
943	206340862	365	1.00000	59,636	64,970	750	750	41,478	91.79%	57,879	57,879	59,636
944	206340864	365	1.00000	45,393	49,640	417	417	28,536	91.44%	44,222	44,222	45,393
945	206390865	365	1.00000	44,599	46,720	373	373	18,856	95.46%	41,621	41,621	44,599
946	206301381	365	1.00000	33,829	36,135	16,492	16,492	553	93.62%	32,191	32,191	33,829
947	206010876	365	1.00000	25,346	27,375	-	-	17,477	92.59%	24,387	24,387	25,346
948	206370713	365	1.00000	32,586	36,135	9,098	9,098	3,628	90.18%	32,191	32,191	32,586
949	206190744	365	1.00000	34,355	36,135	15,237	15,237	6,841	95.07%	32,191	32,191	34,355
950	206370687	365	1.00000	32,116	35,770	16,913	16,913	4,160	89.78%	31,866	31,866	32,116
951	206190824	365	1.00000	34,085	36,135	13,538	13,538	5,225	94.33%	32,191	32,191	34,085
952	206190885	365	1.00000	33,355	36,135	13,513	13,513	4,032	92.31%	32,191	32,191	33,355
953	206190637	365	1.00000	32,734	36,135	12,154	12,154	6,515	90.59%	32,191	32,191	32,734
954	206190287	365	1.00000	67,877	73,000	31,378	31,378	16,329	92.98%	65,033	65,033	67,877
955	206270871	365	1.00000	35,059	36,135	17,260	17,260	1,638	97.02%	32,191	32,191	35,059
956	206392202	365	1.00000	39,113	43,800	215	215	23,265	89.30%	39,020	39,020	39,113
957	206190888	365	1.00000	8,963	10,220	2,923	2,923	770	87.70%	9,105	9,105	9,105
958	206071095	365	1.00000	59,549	69,350	1,273	1,273	39,151	85.87%	61,781	61,781	61,781
959	206270756	365	1.00000	26,872	28,470	18,039	18,039	398	94.39%	25,363	25,363	26,872

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
940	206340890	958	1.134	10,254,448	1,025,445	512,000	10,766,448	4,177,382	43.92	37.82	31.91
941	206190334	908	1.115	9,452,472	945,247	480,000	9,932,472	3,853,799	49.28	43.17	37.28
942	206013570	945	1.179	10,494,787	1,049,479	504,000	10,998,787	4,267,529	49.93	43.13	37.92
943	206340862	956	1.134	14,260,092	1,426,009	712,000	14,972,092	5,809,172	55.88	47.28	43.87
944	206340864	956	1.134	10,895,351	1,089,535	544,000	11,439,351	4,438,468	53.86	47.40	41.85
945	206390865	952	1.134	10,254,448	1,025,445	512,000	10,766,448	4,177,382	55.04	48.91	43.03
946	206301381	928	1.114	7,791,295	779,130	396,000	8,187,295	3,176,671	51.84	45.83	39.83
947	206010876	945	1.179	6,246,897	624,690	300,000	6,546,897	2,540,196	54.18	48.18	42.17
948	206370713	921	1.091	7,630,434	763,043	396,000	8,026,434	3,114,256	48.13	42.02	36.12
949	206190744	902	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	46.98	40.87	34.97
950	206370687	919	1.091	7,553,359	755,336	392,000	7,945,359	3,082,799	49.90	43.78	37.89
951	206190824	916	1.122	7,847,247	784,725	396,000	8,243,247	3,198,380	49.68	43.57	37.67
952	206190885	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	47.72	41.61	35.71
953	206190637	900	1.134	7,931,175	793,117	396,000	8,327,175	3,230,944	46.91	40.90	34.90
954	206190287	908	1.115	15,754,120	1,575,412	800,000	16,554,120	6,422,998	47.56	41.45	35.55
955	206270871	939	1.148	8,029,091	802,909	396,000	8,425,091	3,268,935	55.58	49.57	43.57
956	206392202	952	1.134	9,613,545	961,355	480,000	10,093,545	3,916,296	45.68	39.58	33.68
957	206190888	912	1.104	2,183,818	218,382	112,000	2,295,818	890,777	62.61	56.46	50.60
958	206071095	945	1.179	15,825,472	1,582,547	760,000	16,585,472	6,435,163	67.96	61.96	55.96
959	206270756	939	1.148	6,325,950	632,595	312,000	6,637,950	2,575,525	49.62	43.50	37.61

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
940	206340890	Yes	38.82		38.82	Yes	0.69875	0.30125	3,243,348
941	206190334	Yes	44.17		44.17	Yes	0.79510	0.20490	2,035,180
942	206013570	Yes	44.13		44.13	Yes	0.79429	0.20571	2,262,584
943	206340862	Yes	48.28		48.28	Yes	0.86904	0.13096	1,960,693
944	206340864	Yes	48.40		48.40	Yes	0.87125	0.12875	1,472,823
945	206390865	Yes	49.91		49.91	Yes	0.89838	0.10162	1,094,118
946	206301381	Yes	46.83		46.83	Yes	0.84294	0.15706	1,285,876
947	206010876	Yes	49.18		49.18	Yes	0.88516	0.11484	751,871
948	206370713	Yes	43.02		43.02	Yes	0.77430	0.22570	1,811,606
949	206190744	Yes	41.87		41.87	Yes	0.75364	0.24636	2,051,488
950	206370687	Yes	44.78		44.78	Yes	0.80611	0.19389	1,540,488
951	206190824	Yes	44.57		44.57	Yes	0.80218	0.19782	1,630,676
952	206190885	Yes	42.61		42.61	Yes	0.76702	0.23298	1,940,095
953	206190637	Yes	41.90		41.90	Yes	0.75427	0.24573	2,046,204
954	206190287	Yes	42.45		42.45	Yes	0.76411	0.23589	3,904,873
955	206270871	Yes	50.57		50.57	Yes	0.91031	0.08969	755,673
956	206392202	Yes	40.58		40.58	Yes	0.73048	0.26952	2,720,459
957	206190888	Yes	57.46		57.46	Yes	1.03421	(0.03421)	(78,547)
958	206071095	Yes	62.96		62.96	Yes	1.13326	(0.13326)	(2,210,185)
959	206270756	Yes	44.50		44.50	Yes	0.80105	0.19895	1,320,626

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals	Estimated Fiscal Impact Based on Annualized MCals	Annualized Total SNF Days
	A	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	
940	206340890	4,177,382	5,202,827	364,198	8.30	30,154	30,154	3,633
941	206190334	3,853,799	4,799,046	335,933	7.84	155,749	155,749	19,866
942	206013570	4,267,529	5,317,008	372,191	8.91	838	838	94
943	206340862	5,809,172	7,235,181	506,463	8.49	6,368	6,368	750
944	206340864	4,438,468	5,528,003	386,960	8.52	3,553	3,553	417
945	206390865	4,177,382	5,202,827	364,198	8.17	3,047	3,047	373
946	206301381	3,176,671	3,955,800	276,906	8.19	135,069	135,069	16,492
947	206010876	2,540,196	3,164,886	221,542	8.74	-	-	-
948	206370713	3,114,256	3,877,300	271,411	8.33	75,786	75,786	9,098
949	206190744	3,230,944	4,024,061	281,684	8.20	124,943	124,943	15,237
950	206370687	3,082,799	3,838,135	268,669	8.37	141,562	141,562	16,913
951	206190824	3,198,380	3,983,105	278,817	8.18	110,741	110,741	13,538
952	206190885	3,230,944	4,024,061	281,684	8.45	114,185	114,185	13,513
953	206190637	3,230,944	4,024,061	281,684	8.61	104,646	104,646	12,154
954	206190287	6,422,998	7,998,410	559,889	8.25	258,869	258,869	31,378
955	206270871	3,268,935	4,071,844	285,029	8.13	140,324	140,324	17,260
956	206392202	3,916,296	4,877,650	341,436	8.73	1,877	1,877	215
957	206190888	890,777	1,109,159	77,641	8.53	24,933	24,933	2,923
958	206071095	6,435,163	8,017,710	561,240	9.08	11,559	11,559	1,273
959	206270756	2,575,525	3,208,120	224,568	8.36	150,806	150,806	18,039

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
960	206190795	1/1/2015	12/31/2015	206190795423	4/1/1957	WINDSOR PALMS CARE CENTER OF ARTESIA	ARTESIA	90701	296	106,458
961	206010915	1/1/2015	12/31/2015	206010915423	9/3/1963	WINDSOR PARK CENTER OF FREMONT	FREMONT	94536	85	27,695
962	206010824	1/1/2015	12/31/2015	206010824423	9/19/1962	WINDSOR POST ACUTE CARE	HAYWARD	94541	99	32,496
963	206071044	1/1/2015	12/31/2015	206071044423	2/3/1959	WINDSOR ROSEWOOD CARE CENTER	PLEASANT HILL	94523	113	35,801
964	206270897	1/1/2015	12/31/2015	206270897423	12/28/1967	WINDSOR SKYLINE CARE CENTER	SALINAS	93906	80	28,440
965	206196069	1/1/2015	12/31/2015	206196069423	5/6/1999	WINDSOR TERRACE HEALTHCARE CENTER	CIVAN NUYS	91405	133	46,604
966	206270757	1/1/2015	12/31/2015	206270757423	6/17/1965	THE RIDGE REHABILITATION CENTER	SALINAS	93906	103	35,901
967	206481011	1/1/2015	12/31/2015	206481011423	7/29/1970	WINDSOR VALLEJO CARE CENTER	VALLEJO	94589	166	53,415
968	206390894	1/1/2015	12/31/2015	206390894423	10/28/1957	WINE COUNTRY CARE CENTER	LODI	95240	86	30,080
969	206010862	1/1/2015	12/31/2015	206010862423	3/19/1954	WISTERIA CARE CENTER	CASTRO VALLEY	94546	23	7,685
970	206292214	1/1/2015	12/31/2015	206292214423	11/5/1962	WOLF CREEK CARE CENTER	GRASS VALLEY	95945	59	19,422
971	206190210	1/1/2015	12/31/2015	206190210423	4/28/1969	WOODLAND CARE CENTER	RESEDA	91335	157	50,935
972	206571087	1/1/2015	12/31/2015	206571087423	9/23/1969	WOODLAND NURSING & REHABILITATION CENTER	WOODLAND	95695	91	28,262
973	206430723	1/1/2015	12/31/2015	206430723423	9/8/1966	WOODLANDS HEALTHCARE CENTER	LOS GATOS	95032	65	20,028
974	206190892	1/1/2015	12/31/2015	206190892423	11/1/1969	WOODRUFF CONVALESCENT CENTER	BELLFLOWER	90706	140	44,393
975	206190894	7/1/2014	6/30/2015	206190894421	5/29/1969	WOODS HEALTH SERVICES	LA VERNE	91750	74	23,226
976	206340960	1/1/2015	12/31/2015	206340960423	4/21/1971	WOODSIDE HEALTHCARE CENTER	SACRAMENTO	95825	58	19,764
977	206190896	1/1/2015	12/31/2015	206190896423	2/1/1967	YORK HEALTHCARE & WELLNESS CENTER	LOS ANGELES	90042	107	34,703
978	206511095	1/1/2015	12/31/2015	206511095423	1/21/1970	YUBA SKILLED NURSING CENTER	YUBA CITY	95991	130	36,339

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total SNF Days	Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days
	A	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	T = S if S > L T = L if S < L
960	206190795	365	1.00000	106,458	108,040	53,057	53,057	29,152	98.54%	96,248	96,248	106,458
961	206010915	365	1.00000	27,695	31,025	672	672	15,602	89.27%	27,639	27,639	27,695
962	206010824	365	1.00000	32,496	36,135	-	-	19,897	89.93%	32,191	32,191	32,496
963	206071044	365	1.00000	35,801	41,245	684	684	17,544	86.80%	36,743	36,743	36,743
964	206270897	365	1.00000	28,440	29,200	22,697	22,697	681	97.40%	26,013	26,013	28,440
965	206196069	365	1.00000	46,604	48,545	14,475	14,475	4,080	96.00%	43,247	43,247	46,604
966	206270757	365	1.00000	35,901	37,595	19,905	19,905	130	95.49%	33,492	33,492	35,901
967	206481011	365	1.00000	53,415	60,590	36,590	36,590	2,335	88.16%	53,977	53,977	53,977
968	206390894	365	1.00000	30,080	31,390	325	325	23,690	95.83%	27,964	27,964	30,080
969	206010862	365	1.00000	7,685	8,395	1,853	1,853	5,435	91.54%	7,479	7,479	7,685
970	206292214	365	1.00000	19,422	21,535	225	225	13,425	90.19%	19,185	19,185	19,422
971	206190210	365	1.00000	50,935	57,305	26,946	26,946	6,680	88.88%	51,051	51,051	51,051
972	206571087	365	1.00000	28,262	33,215	18,186	18,186	1,094	85.09%	29,590	29,590	29,590
973	206430723	365	1.00000	20,028	23,725	5,134	5,134	7,093	84.42%	21,136	21,136	21,136
974	206190892	365	1.00000	44,393	51,100	21,175	21,175	8,704	86.87%	45,523	45,523	45,523
975	206190894	365	1.00000	23,226	27,010	2,093	2,093	6,568	85.99%	24,062	24,062	24,062
976	206340960	365	1.00000	19,764	21,170	-	-	12,609	93.36%	18,859	18,859	19,764
977	206190896	365	1.00000	34,703	39,055	18,220	18,220	5,581	88.86%	34,793	34,793	34,793
978	206511095	365	1.00000	36,339	47,450	2,749	2,749	25,863	76.58%	42,271	42,271	42,271

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft 13 Fully Depreciated
400 **Land % (AA3) equip/bed (AB3)** Minimum Value (AD3)
1/1/2017 \$ 172.87 10% 4,000 38.800%
 0.166667 2.16667 \$ 176.62

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
960	206190795	907	1.115	23,316,097	2,331,610	1,184,000	24,500,097	9,506,038	60.88	54.87	48.87
961	206010915	945	1.179	7,079,817	707,982	340,000	7,419,817	2,878,889	54.45	48.45	42.44
962	206010824	945	1.179	8,245,904	824,590	396,000	8,641,904	3,353,059	55.41	49.28	43.40
963	206071044	945	1.179	9,411,991	941,199	452,000	9,863,991	3,827,229	59.04	52.90	47.03
964	206270897	939	1.148	6,488,154	648,815	320,000	6,808,154	2,641,564	50.13	43.69	38.12
965	206196069	914	1.122	10,542,261	1,054,226	532,000	11,074,261	4,296,813	18.76	17.73	6.75
966	206270757	939	1.148	8,353,498	835,350	412,000	8,765,498	3,401,013	52.66	46.54	40.65
967	206481011	945	1.179	13,826,465	1,382,647	664,000	14,490,465	5,622,301	47.55	41.44	35.54
968	206390894	952	1.134	6,889,707	688,971	344,000	7,233,707	2,806,678	60.30	51.38	48.30
969	206010862	945	1.179	1,915,715	191,572	92,000	2,007,715	778,993	63.92	57.77	51.91
970	206292214	959	1.145	4,772,509	477,251	236,000	5,008,509	1,943,302	55.28	42.94	43.27
971	206190210	913	1.122	12,444,624	1,244,462	628,000	13,072,624	5,072,178	48.80	36.56	36.79
972	206571087	956	1.134	7,290,272	729,027	364,000	7,654,272	2,969,857	48.39	42.27	36.38
973	206430723	950	1.180	5,418,569	541,857	260,000	5,678,569	2,203,285	51.44	45.43	39.43
974	206190892	907	1.115	11,027,884	1,102,788	560,000	11,587,884	4,496,099	48.28	41.88	36.28
975	206190894	917	1.118	5,844,708	584,471	296,000	6,140,708	2,382,595	48.71	42.60	36.70
976	206340960	958	1.134	4,646,547	464,655	232,000	4,878,547	1,892,876	46.82	40.71	34.81
977	206190896	900	1.134	8,572,078	857,208	428,000	9,000,078	3,492,030	51.04	43.04	39.03
978	206511095	959	1.145	10,515,698	1,051,570	520,000	11,035,698	4,281,851	48.06	41.94	36.05

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	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	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in	AG	AH = AG if it is populated, otherwise AF	AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
960	206190795	Yes	55.87		55.87	Yes	1.00573	(0.00573)	(140,422)
961	206010915	Yes	49.45		49.45	Yes	0.89004	0.10996	815,895
962	206010824	Yes	50.28		50.28	Yes	0.90502	0.09498	820,839
963	206071044	Yes	53.90		53.90	Yes	0.97013	0.02987	294,626
964	206270897	Yes	44.69		44.69	Yes	0.80446	0.19554	1,331,241
965	206196069	No	18.73		18.73	No	0.33708	0.66292	7,341,327
966	206270757	Yes	47.54		47.54	Yes	0.85574	0.14426	1,264,531
967	206481011	Yes	42.44		42.44	Yes	0.76387	0.23613	3,421,650
968	206390894	Yes	52.38		52.38	Yes	0.94286	0.05714	413,321
969	206010862	Yes	58.77		58.77	Yes	1.05777	(0.05777)	(115,987)
970	206292214	Yes	43.94		43.94	Yes	0.79096	0.20904	1,046,962
971	206190210	Yes	37.56		37.56	Yes	0.67600	0.32400	4,235,570
972	206571087	Yes	43.27	42.50	42.50	Yes	0.76497	0.23503	1,798,962
973	206430723	Yes	46.43		46.43	Yes	0.83579	0.16421	932,468
974	206190892	Yes	42.88		42.88	Yes	0.77188	0.22812	2,643,453
975	206190894	Yes	43.60		43.60	Yes	0.78482	0.21518	1,321,360
976	206340960	Yes	41.71		41.71	Yes	0.75079	0.24921	1,215,798
977	206190896	Yes	44.04		44.04	Yes	0.79263	0.20737	1,866,316
978	206511095	Yes	42.94		42.94	Yes	0.77287	0.22713	2,506,551

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
960	206190795	9,506,038	11,837,647	828,635	7.78	412,783	412,783	53,057
961	206010915	2,878,889	3,586,870	251,081	9.07	6,095	6,095	672
962	206010824	3,353,059	4,177,649	292,435	9.00	-	-	-
963	206071044	3,827,229	4,768,428	333,790	9.08	6,211	6,211	684
964	206270897	2,641,564	3,290,379	230,327	8.10	183,846	183,846	22,697
965	206196069	7,341,327	8,395,554	587,689	12.61	182,530	182,530	14,475
966	206270757	3,401,013	4,236,363	296,545	8.26	164,415	164,415	19,905
967	206481011	5,622,301	7,004,947	490,346	9.08	332,237	332,237	36,590
968	206390894	2,806,678	3,495,649	244,695	8.13	2,642	2,642	325
969	206010862	778,993	970,565	67,940	8.84	16,381	16,381	1,853
970	206292214	1,943,302	2,420,552	169,439	8.72	1,962	1,962	225
971	206190210	5,072,178	6,316,641	442,165	8.66	233,352	233,352	26,946
972	206571087	2,969,857	3,698,885	258,922	8.75	159,128	159,128	18,186
973	206430723	2,203,285	2,745,142	192,160	9.09	46,668	46,668	5,134
974	206190892	4,496,099	5,598,887	391,922	8.61	182,317	182,317	21,175
975	206190894	2,382,595	2,967,065	207,695	8.63	18,063	18,063	2,093
976	206340960	1,892,876	2,357,531	165,027	8.35	-	-	-
977	206190896	3,492,030	4,349,238	304,447	8.75	159,425	159,425	18,220
978	206511095	4,281,851	5,333,421	373,339	8.83	24,274	24,274	2,749

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Days in Calendar Year
Rate Period Mid-Point

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)
	A	B	C	concatenate (OSHPD_ID, End_Date)	D	E	F	G	H	I
Facilities with Subacute Days and 0 SNF Days										
977	206190021	7/1/2014	6/30/2015	206190021421	6/5/1970	All Saints Healthcare	NORTH HOLLYWOOD	91605	62	19455
978	206331203	1/1/2015	12/31/2015	206331203423	7/2/1959	Mission Care Center	RIVERSIDE	92504	40	14001

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

r (M2)	365
: (M3)	2/1/18

FRVS Variables:
Statewide Average NF-B Occupancy (T2): 89.09%

Number of Months to Update Cost Per
Square Feet Per Bed (Z2)
RS Means Median Cost Per Sq Ft ⁽¹⁾
Updated at 2% annually, or .16667/m

Count	OSHPD ID	Days in Period	Cost Rpt (CR) Represents % of Year	Annualized Total Facility Days	Max Potential Days for CR Period	OSHPD SNF MCal Days	Annualized OSHPD SNF MCal Days	OSHPD Total Occupancy Rate	Facility Potential Days at Avg Occ (for CR Period)	Annualized Facility Total Days at Avg Occupancy	Greater of Annualized Days or Occ. Adjusted Annualized Days	
	A	$J = (C - B) + 1$	$K = J/M2$ (M2=Days in CY)	$L = I/K$	$M = H * J$	N	$O = N/K$	P	$Q = I/M$	$R = M * T2$ (T2 = avg. occ.)	$S = R/K$	$T = S$ if $S > L$ $T = L$ if $S < L$
Facilities with :												
977	206190021	365	1.00000	19,455	22,630	#N/A	#N/A	#N/A	85.97%	20,160	20,160	20,160
978	206331203	365	1.00000	14,001	14,600	#N/A	#N/A	#N/A	95.90%	13,007	13,007	14,001

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

per Sq Ft	13									
	400									
1/1/2017										
0.166667	2.16667		\$ 172.87	10%	4,000					Fully Depreciated Minimum Value (AD3) 38.800%

Count	OSHPD ID	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)
	A	U = first 3 digits of G	V	W = H (beds) * Z2 (sq. ft/bed) * Z4 (cost/sa.ft) * V	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	AC = Final Age from Prior Model	AD = Lookup to 2005/06 FRVS Model
Facilities with :											
977	206190021	916	1.122	4,914,438	491,444	248,000	5,162,438	2,003,026	47.69	36.43	35.68
978	206331203	925	1.112	3,142,346	314,235	160,000	3,302,346	1,281,310	58.63	48.18	46.62

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

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

Count	OSHPD ID	Received Five Year Age Reduction in 2005/06 Model'	Calculated Effective Age	Capital Supplemental Information Effective Age After Improvements and Bed Additions AG	New Age (Incorporating Improvements and Replacements) AH = AG if it is populated, otherwise AF	Fully Depreciated per FRVS?	Actual Percent Depreciated	Actual Percent Undepreciated	Estimated Current Building/Equip Value
	A	AE= "No" when AD = Blank or AD<30	AF = AB when AB has a value >0 AF = (License Date - Rate YearMid Point)/Days in			AI = If AH > 34.00, "Yes", "No"	AJ = AH*AO1 (AO1=1.8%)	AK = 1 - AJ	AL = AK * Z
Facilities with :									
977	206190021	Yes	37.43		37.43	Yes	0.67366	0.32634	1,684,712
978	206331203	Yes	49.18		49.18	Yes	0.88521	0.11479	379,062

Fair Rental Value System (FRVS) Model - 2017-18 Rate Year

Rental Factor Calculation

T-bond rate for CY	2.22%
Floor	7.00%
Ceiling	10.00%
Rental Factor (AR5)	7.00%

Count	OSHPD ID	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 MCals SNF Days	Estimated Fiscal Impact Based on Annualized MCals SNF Days	Annualized Total SNF Days
	A	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	
Facilities with :								
977	206190021	2,003,026	2,494,470	174,613	8.66	#N/A	#N/A	#N/A
978	206331203	1,281,310	1,595,545	111,688	7.98	#N/A	#N/A	#N/A