



SENIOR HOUSING GROUP LLC
853 NORTH ELSTON
CHICAGO IL 60642
PHONE 312 970 1440
www.srhousinggroup.com

Tidewater Jewish Community
c/o Beth Sholom Village
6401 Auburn Drive
Virginia Beach, VA 23464

January 16, 2012

Dear Tidewater Jewish Community,

I am writing to you on behalf of the new ownership of The Sands Apartments in Virginia Beach. I want to introduce my company, Senior Housing Group (SHG) and our partner, Evergreen Partners Housing (Evergreen), and provide you with a preview of what you can expect to see at The Sands under our new ownership.

First, however, I want to thank you for the faith that you have shown by allowing us to own and operate this important community asset. I have been actively involved in the Jewish community both locally and nationally for all of my adult life. I understand the meaning of "Tikkun Olam," which I observed first hand in your commitment to the good and welfare of The Sands' residents. Prior to selling The Sands, your leaders spent significant time confirming our commitment to our mission of providing high quality affordable housing to income-restricted seniors. Once confirmed, they negotiated numerous protections for the residents and your community to which we were happy to agree. We are now the proud owners of The Sands and we are certain that your entire community will be proud of the decision to sell to us.

SHG and Evergreen focus exclusively on the preservation of affordable housing for income-restricted residents. Our mission is to provide high quality affordable housing to those who need it around the country. Combined, the principals of our two companies own 50 buildings with over 6,700 units, all of which have long-term affordability commitments. Each and every time one of our companies acquires a building, we enter into long-term use agreements to ensure that the building will be reserved for low-income renters. We have committed to maintain The Sands as affordable senior housing for at least the next 30 years, until 2042! In short, your community should feel comfortable that The Sands will continue to serve its' intended constituents well into the future.

In addition to preserving The Sands' affordability for income-restricted seniors, we will soon commence a major building rehabilitation. By the time our work is complete, we expect to invest over \$3,500,000 improving many of the building's features, including individual kitchens, bathrooms, common areas, mechanical systems, the roof and other exterior features. Although it will cost more, we plan to complete this work without displacing a single resident. Our hope is to complete the rehabilitation by the end of 2012, if not sooner. Once completed, The Sands residents will live in a much improved apartment and building. Most importantly, based upon our affordability commitments, the amount of monthly rent that each tenant pays will not increase as a result of these improvements.

Since first being developed, The Sands has been an important asset to your community and we understand that the residents' welfare remains of paramount importance to you. We look forward to continuing that commitment to The Sands' residents and being a member of the Virginia Beach community for a long time. Again, thank you for the faith you have shown in SHG and Evergreen and for the opportunity to further our important affordable housing mission at The Sands.

Very Truly Yours,

Steven M. Greenbaum
President, Senior Housing Group