

Arbors Assisted Living Portfolio | Long Island, NY

NorthStar Healthcare Income, Inc. (NorthStar Healthcare), a public, non-traded real estate investment trust (REIT), acquired a portfolio of assisted living facilities for \$125.0 million plus closing costs. The Arbors portfolio is comprised of four facilities located in Long Island, New York, a market that we believe has high barriers to entry, which may limit overbuilding. The facilities are leased to Arcadia Management, which has managed the properties since 2005 and aims to provide a lower-cost alternative to nearby competitors.

The Arbors Communities provide affordable senior living that mimics a four-star hotel and offers resort style living. Amenities and services include restaurant style dining, a full-service beauty salon and barber shop, full-time staff and a wide variety of social, cultural and recreational activities for residents.

Equity Investment



Portfolio Information

Purchase Price: \$125,000,000

Acquisition Date: September 2014

Price Per Unit: \$219,298

Property Information

Location: Long Island, NY

Property Type: Assisted Living

Years Built/Renovated: 1959-1977/As recent as 1992

Facilities: 4

Square Feet: 404,000

Units: 570



NorthStar Healthcare owns the properties depicted in the photos. All information provided is as of the acquisition date unless otherwise noted and we undertake no duty to update such information.

This is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus. **This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to you in connection with any offering.** No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of our common stock, determined if the prospectus is truthful or complete or passed on or endorsed the merits of this offering. Any representation to the contrary is a criminal offense. An investment in NorthStar Healthcare involves a high degree of risk, including: (1) no public market for our shares; (2) no assurance that the investment objectives of this program will be attained; (3) the financial risks associated with fluctuations in the real estate market, including decreases in some or all of the value over time; (4) there is no guarantee of distributions and distributions have been paid from sources other than cash flow from operations, which may reduce an investor's overall return; (5) fees paid to the advisor were not determined on an arm's length basis and reduce the amount the program can invest in income producing assets, which may reduce an investor's overall return; (6) we cannot assure you that this program will ever complete a liquidity event; and (7) if the program fails to qualify as a REIT, cash available for distribution and the value of the shares could materially decrease. Securities offered through NorthStar Securities, LLC, member FINRA/SIPC, an affiliate of NorthStar Healthcare, the dealer manager for NorthStar Healthcare. NorthStar Securities, LLC is doing business as NorthStar BD Securities, LLC (DE) in the following states: FL, GA, TX and WA.