



WORTHY WEALTH

## INVESTMENT OPPORTUNITY IN SENIOR LIVING FACILITIES

60% of net profits plus quarterly dividend -  
Targets annualized return of 15%



## WORTHY WEALTH SENIOR LIVING SHARES

- **Target Current Yield:** 15% net annualized
- **Minimum Investment:** \$100
- **Target Term:** 5 years
- **Payment Schedule Yield:** Quarterly 5% yrs 1,2,3 / 7% thereafter
- **Payment Schedule Profit:** 60% of profits when each property sells

Worthy Wealth Senior Living, Inc. partners with experienced and successful senior living facility owners and operators to acquire underperforming and undervalued facilities in selected communities throughout the United States. The Company's strategy includes:

- **Replacing Management:** Installing proven management teams to enhance operational efficiency.
- **Improving and Upgrading Facilities:** Modernizing infrastructure and amenities to meet market demands.
- **Introducing New Programs and Activities:** Enhancing resident experiences to increase satisfaction and retention.
- **Increasing Revenue:** Driving occupancy and implementing pricing strategies to boost profitability.
- **Profitable Exit:** Selling the improved facilities at a significant profit over acquisition cost.

The Company leverages the expertise of its partners and a disciplined acquisition strategy to capitalize on the growing demand for high-quality senior living facilities in desirable markets.

# THE INVESTMENT OPPORTUNITY

Worthy Wealth Senior Living, Inc. is offering shares of preferred stock (the “shares”) to retail, accredited, and institutional investors.\* The key terms of the investment are as follows:

## Share Details

- **Price per Share:** \$10
- **Minimum Investment:** 10 shares (\$100)

## Dividend Structure

- **Current Yield:**
  - 5% per year annual dividend for the first 3 years.
  - 7% per year annual dividend thereafter.
- **Dividend Accrual:** Dividends accrue from the date of investment.
- **Dividend Payment Schedule:**
  - First dividend to be declared on or about May 5, 2026, for all preferred shareholders as of March 31, 2026.
  - Quarterly dividends thereafter for all preferred shareholders as of the last day of the prior quarter.
- **Proration:** Dividends will be prorated based on the holding period (number of days) for each preferred shareholder.

## Return of Capital

Upon the sale of the company’s senior living properties, investors will be paid back their principal pro rata based on equity ownership at the time of distribution in redemption of their preferred shares at \$10/share.

Target Yield 15+% Net Annualized				
Year 1	Year 2	Year 3	Year 4	Year 5
5% Yield	5% Yield	5% Yield	7% Yield	7% Yield
		+	+	+
		Property Sales – Return Principal and Profit	Property Sales – Return Principal and Profit	Property Sales – Return Principal and Profit

## Profit Participation

Upon the sale of the Company’s senior living properties, 60% of Worthy Wealth’s net profits will be distributed to preferred shareholders, pro rata based on equity ownership at the time of distribution.

## Target Return

The Company targets an annualized return of 15% for preferred shareholders over a 5-year period, inclusive of dividends and profit-sharing participation.

\* This is a regulation A+ offering, qualified by the SEC and, as such, is available to all investors



## COMPANY OVERVIEW

Worthy Wealth Senior Living, Inc. is a corporation dedicated to creating value in the senior living sector. By acquiring undervalued assets, implementing operational improvements, and leveraging experienced partners, the Company aims to deliver strong returns to its investors while enhancing the quality of life for residents in its facilities.

## RISK FACTORS

Investing in Worthy Wealth Senior Living, Inc. involves risk, including, but not limited to:

- **Market Risks:** Fluctuations in the senior living market or real estate values may impact profitability
- **Operational Risks:** Challenges in improving underperforming facilities or attracting residents.
- **Liquidity Risks:** Shares may not be readily transferable, and returns depend on successful property sales.
- **Economic Risks:** General economic conditions may affect the Company's ability to achieve targeted returns and return of investment.

Investors should carefully read the Worthy Wealth Senior Living Offering Statement and review all risks and consult with financial advisors before investing.

## USE OF PROCEEDS

Funds raised through the sale of preferred stock will be used to:

- Acquire underperforming senior living facilities within the United States.
- Finance facility improvements and operational enhancements.
- Cover management and administrative expenses related to the company's strategy.

## DISCLAIMER

This prospectus does not constitute an offer to sell or a solicitation of an offer to buy securities in any jurisdiction where such offer or sale is not permitted. All information is subject to change, and investors should conduct their own due diligence. Past performance of our operating partners is not indicative of future results. All investments involve risks, including loss of principal.





## ■ ASSET TYPE

1. Assisted Living (AL)
2. Independent Living (IL)
3. Memory Care (MC)
4. Active Adult (AA)

## ■ GEOGRAPHIC AREA (UNITED STATES)

1. Primarily Sunbelt States
2. Close proximity to key Metropolitan Statistical Areas city hubs (within 50 miles)
3. Robust local transportation infrastructure promoting connectivity to urban core
4. Access to local amenities such as retail, medical centers, and recreational green space.
5. Ample referral sources opportunities with health systems, medical centers and lower acuity facilities nearby
6. Close to other residential developments

## ■ INVESTMENT STRATEGY

1. Typical Deal Size of \$5- \$25M (single asset or portfolio)
2. Acquire cash flowing assets at reset values
3. Recapitalization with owners
4. Take-out of short-term investors/developers
5. Forward funding built-to-suit developments at discounted prices

## ■ FACILITY CHARACTERISTICS

1. Size - 85 to 200 units
2. Class A or B communities with little or no capex requirements
3. Resort Style with Amenities
4. Superior architecture and construction
5. Stand alone or combination of IL/AL/MC in campus setting
6. No skilled nursing facilities unless in campus
7. Communities must be of a safe standard in which we feel very comfortable if our family members moved in.

## ■ KEY INDICATORS

### 1. Population Density

- Stable and growing population of 55+
- Total Population | 75+ Population | 85+ Population
- Established neighborhoods

### 2. Positive Local Population Growth - Income Qualified

- Positive Total Population Growth Rate of 55+ | 75+ | 85+

### 3. Strong Private Pay Fundamentals

- High Median Income Ages 45+ | 55+ | 75+
- Strong employment base
- Age 75+ Qualified
- Positive Total Household Income Growth Rates
- High Education Rates

### 4. Significant Established Wealth

- Strong House Price Inflation (HPI)
- Located within market or submarket of affluent market
- Strong 75+ Median Net Worth
- Median Home Value Growth last 5 Years

### 5. Strong and Growing Rent Fundamentals

- Strong competitive set occupancy
- Positive occupancy trends
- Strong Average rates
- Positive rental growth projections
- Supply constrained markets



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