



***The Premier Broker for  
Senior Housing and Healthcare Facilities***

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610.902.3900 or 800.866.5876

**12+/- ACRES  
Metro Providence Rhode Island**

**Approved for 66 Unit  
Assisted Living Facility  
*With Possible Expansion to 92 Units***

**Bristol County  
Seekonk, Massachusetts  
1530 Fall River Avenue, Seekonk, MA 02777**

**3 Phase Construction  
Foundation has been poured for Phase 1  
Public Water  
Public Sewer**

**\$ 995,000**

***www.PrestigeGroupSeniorHousing.com  
www.PrestigeGroup.com***

**1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS**  
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## 1530 FALL RIVER AVENUE, SEEKONK MASSACHUSETTS PROPERTY OVERVIEW

**PRESTIGE GROUP** is proud to present this Market Memorandum for  
**1530 Fall River Ave. Seekonk, Massachusetts 02777**  
**12+/- Acres**

1530 Fall River Avenue is a 12+/- acre parcel that has been approved for a 966 bed Assisted Living Facility with possible expansion to 92 units.

The building will be constructed in 3 phases.

- Phase 1 - Community Building and two story residential wing containing 28 studio and one bedroom units
- Phase 2 - Additional 28 units
- Phase 3 - Additional 10 units
- Phase 4 - Possible future expansion of 26 units  
Town approved for 26 additional units. Waiting for State approval.

The foundation has been poured for Phase 1.

There is public water and public sewer.

A FedEx distribution center is being built down the street.



# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS AREA OVERVIEW

## AREA/NEIGHBORHOOD ANALYSIS

1530 Fall River Avenue is located in Seekonk, Massachusetts which is in Bristol County.

**Seekonk** is a town in Bristol County, Massachusetts. It is situated on the border of Massachusetts and Rhode Island. Just four miles east of Providence Rhode Island and 40 miles to the south of Boston, Seekonk is part of the Providence-Fall River-Warwick metropolitan statistical area.

Seekonk is essentially a residential community. There are three golf courses and a playground and a retail area along Route 6 which offers plenty of opportunities for shopping and dining. It also has a movie multiplex. The Seekonk Speedway is a popular destination.

Brown University is nearby.

The local highway system is very accessible. The town is served by an interstate, I-195, Route 6, Route 44, Route 152 and Route 114A. Seekonk has its own exit on I-195, Massachusetts Exit 1, Route 114A, which provides easy access to Route 6 to the south and Route 44 to the north. Route 152, is a major route running between East Providence and Attleboro.

The area is serviced by commuter rail lines and regional transit authority (Greater Attleboro Taunton Regional Transit Authority). This makes travel from Providence, Rhode Island to Boston, Massachusetts very easy. The nearest airport is 13 miles near Providence, Rhode Island. Logan International airport in Boston is 50 miles.

**Bristol County** is a county located in the Commonwealth of Massachusetts.

Bristol County is included in the Providence-Warwick, RI-MA Metropolitan Statistical Area, which is also included in the Boston-Worcester-Providence, MA-RI-NH-CT Combined Statistical Area. The county is adjacent to the state of Rhode Island.



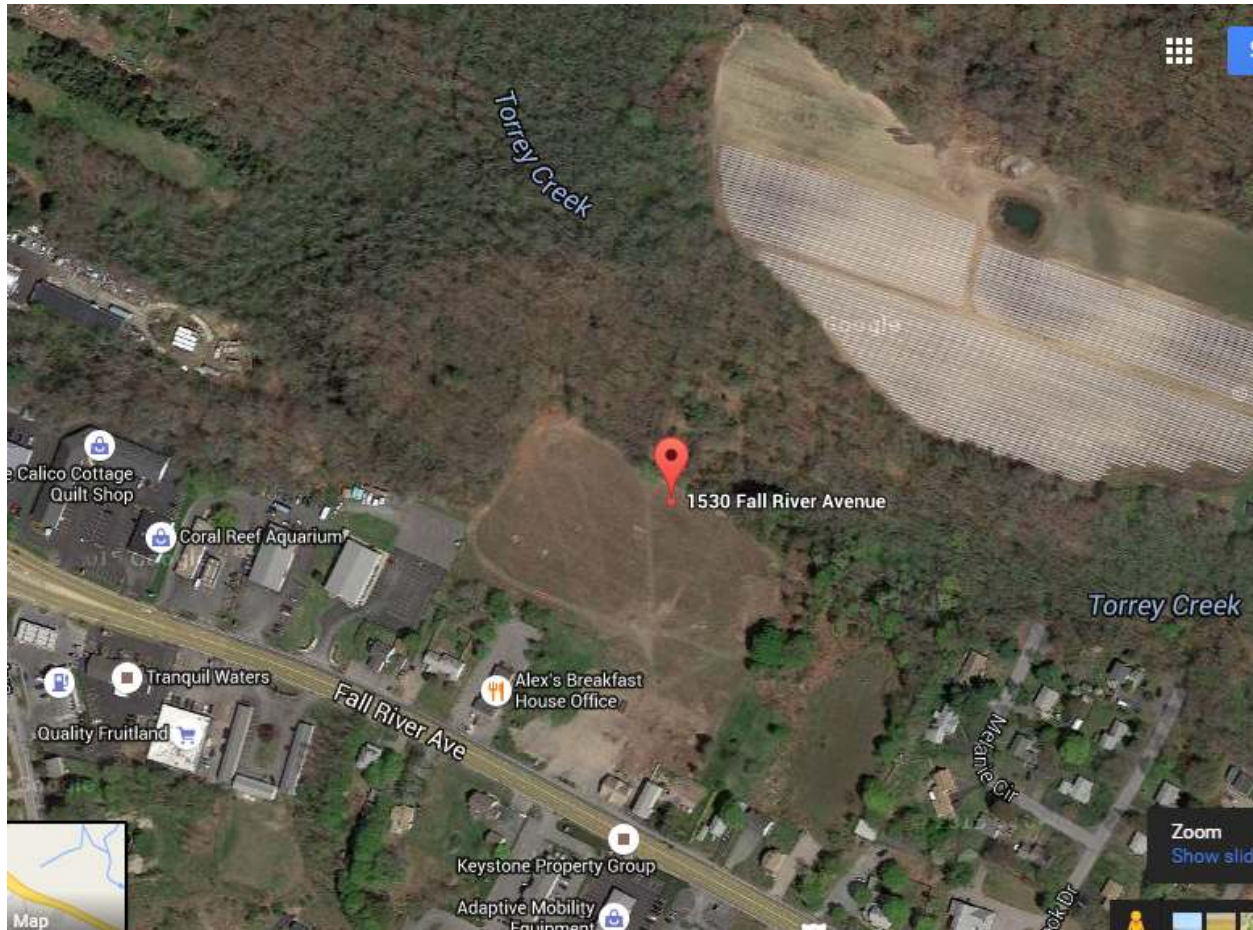
# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS AREA OVERVIEW

## MAJOR EMPLOYERS IN BRISTOL COUNTY

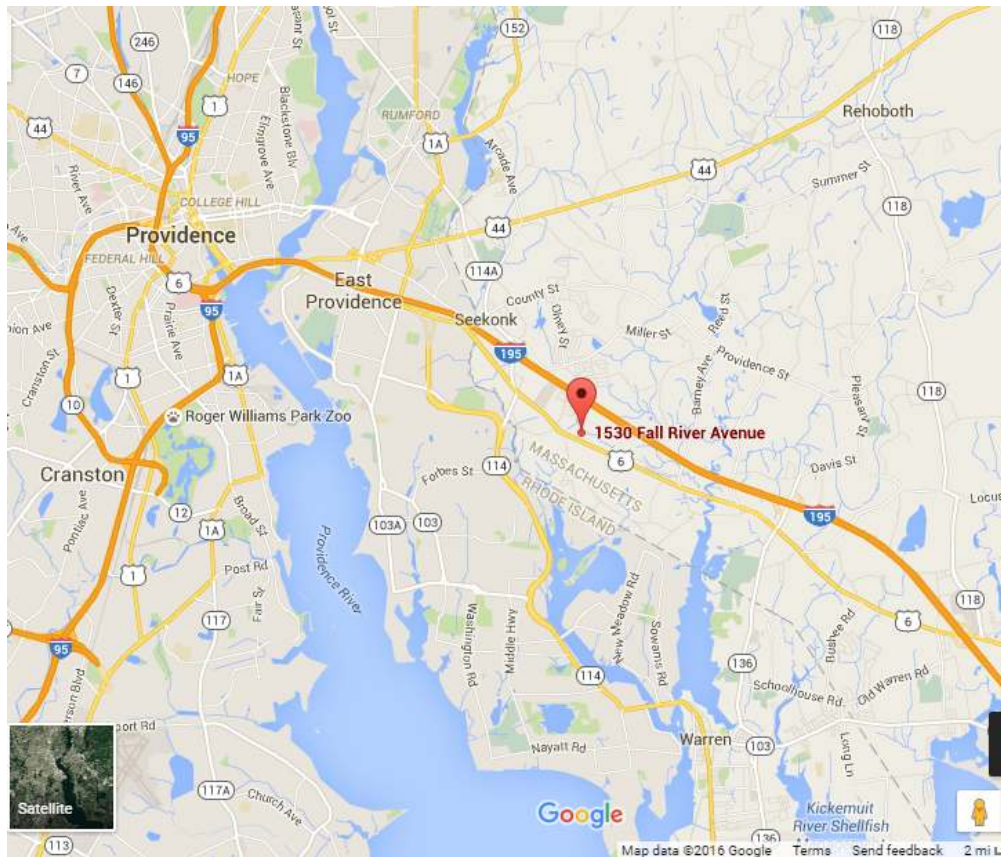
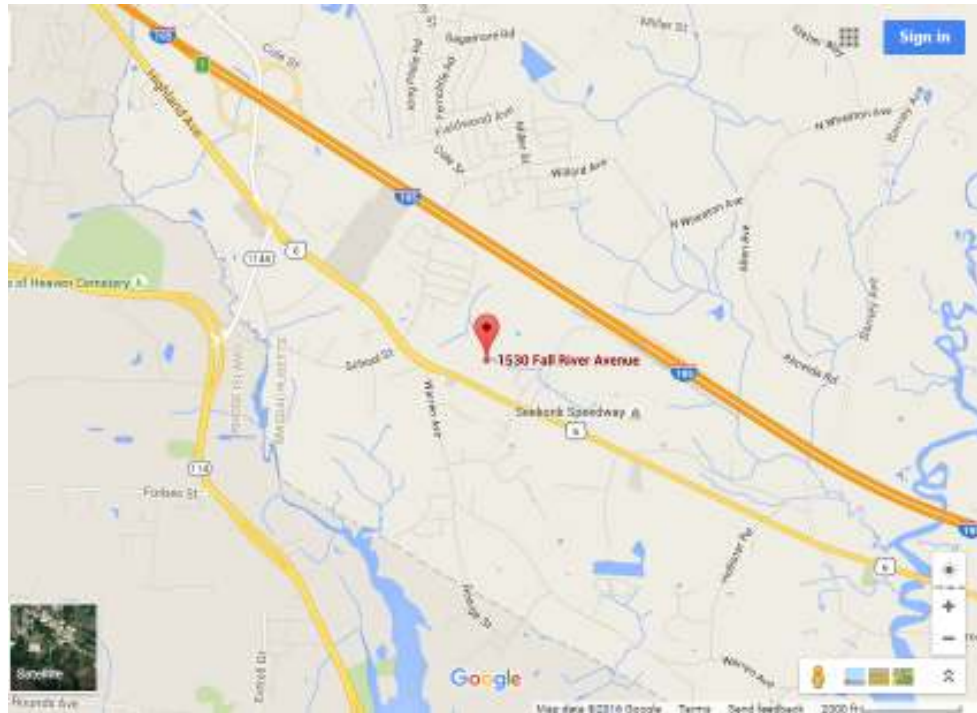
Company Name	Address	City	State	Number of employees	NAICS Code
<a href="#">Bristol Community College</a>	Elsbree St	Fall River	MA	1,000-4,999	6113
<a href="#">Cowdian</a>	Hampshire St	Mansfield	MA	1,000-4,999	4234
<a href="#">De Puy Spine Inc</a>	Paramount Dr	Raynham	MA	1,000-4,999	3391
<a href="#">General Dynamics Mission System</a>	John Quincy Adams Rd	Taunton	MA	1,000-4,999	3345
<a href="#">Hormel Foods</a>	S Main St	Attleboro	MA	1,000-4,999	4244
<a href="#">Morton Hospital &amp; Medical Ctr</a>	Washington St	Taunton	MA	1,000-4,999	6221
<a href="#">Sensata Technologies Inc</a>	Pleasant St	Attleboro	MA	1,000-4,999	3345
<a href="#">St Anne's Hospital</a>	Middle St	Fall River	MA	1,000-4,999	6221
<a href="#">Sturdy Memorial Hospital</a>	Park St	Attleboro	MA	1,000-4,999	6221
<a href="#">Taunton Civil Svc</a>	Summer St	Taunton	MA	1,000-4,999	9211
<a href="#">Comcast Center</a>	S Main St	Mansfield	MA	500-999	7111
<a href="#">Leach Garner</a>	Pearl St	Attleboro	MA	500-999	3314
<a href="#">National Lumber Co</a>	Maple St	Mansfield	MA	500-999	4441
<a href="#">Raynham Park</a>	Broadway	Raynham	MA	500-999	7112
<a href="#">Taco Inc</a>	Bedford St	Fall River	MA	500-999	3334
<a href="#">Taunton State Hospital</a>	Hodges Ave	Taunton	MA	500-999	6222
<a href="#">Walmart Supercenter</a>	Paramount Dr	Raynham	MA	500-999	4521
<a href="#">Walmart Supercenter</a>	S Washington St	North Attleboro	MA	500-999	4521
<a href="#">Wheaton College</a>	E Main St	Norton	MA	500-999	6113
<a href="#">Agar Supply Co Inc</a>	John Hancock Rd	Taunton	MA	250-499	4251
<a href="#">Brayton Point Energy LLC</a>	Brayton Point Rd	Somerset	MA	250-499	2211
<a href="#">Bristol County Savings Bank</a>	Broadway # 1	Taunton	MA	250-499	5221
<a href="#">Catholic Memorial Home</a>	Highland Ave	Fall River	MA	250-499	6243
<a href="#">Clifton Outpatient Rehab Ctr</a>	Wilbur Ave	Somerset	MA	250-499	6214
<a href="#">Community Vna</a>	Emory St # 1	Attleboro	MA	250-499	6213
<a href="#">Delaware North Co Sportservice</a>	S Main St	Mansfield	MA	250-499	7111
<a href="#">Dorfee High School</a>	Elsbree St	Fall River	MA	250-499	6111
<a href="#">Duro Textiles LLC</a>	Chace St	Fall River	MA	250-499	3133
<a href="#">Fall River Police Dept</a>	Pleasant St	Fall River	MA	250-499	9221
<a href="#">Family Health Care Ctr-Sistar</a>	Stanley St	Fall River	MA	250-499	6214
<a href="#">Family Service Assn</a>	Rock St # 1	Fall River	MA	250-499	6241
<a href="#">Gold Medal Bakery Inc</a>	Bay St	Fall River	MA	250-499	3118
<a href="#">Gold Medal Bakery Inc</a>	Penn St	Fall River	MA	250-499	3118
<a href="#">Hartmann Inc</a>	West St # 110	Mansfield	MA	250-499	4483
<a href="#">Home Depot</a>	Grand Army Hwy	Somerset	MA	250-499	4441
<a href="#">Horizon Beverage Group</a>	Commerce Way	Norton	MA	250-499	4248
<a href="#">Hospice &amp; Palliative Care</a>	Bedford St # 4	Fall River	MA	250-499	6213
<a href="#">Leach &amp; Garner Co</a>	John L Dietsch Sq	North Attleboro	MA	250-499	3399
<a href="#">Lowe's Home Improvement</a>	S Washington St # 7	North Attleboro	MA	250-499	4441
<a href="#">Macy's</a>	S Washington St	North Attleboro	MA	250-499	4521
<a href="#">Manheim New England</a>	Williams St	North Dighton	MA	250-499	4231
<a href="#">Market Basket</a>	Broadway	Raynham	MA	250-499	4451
<a href="#">Morris Fine Catering</a>	Frank Mossberg Dr	Attleboro	MA	250-499	7223
<a href="#">Nestle Waters North America</a>	Paramount Dr	Raynham	MA	250-499	4452
<a href="#">Perkins Paper Inc</a>	John Hancock Rd	Taunton	MA	250-499	4241
<a href="#">Qued/Graphics Inc</a>	County St	Taunton	MA	250-499	3231
<a href="#">Starwood Hotels &amp; Resorts</a>	President Ave	Fall River	MA	250-499	7211
<a href="#">Stop &amp; Shop Supermarket</a>	Grand Army Hwy	Somerset	MA	250-499	4451
<a href="#">Super Stop &amp; Shop</a>	Grand Army Hwy	Somerset	MA	250-499	4451
<a href="#">Tharpe Robbins Co</a>	Oneil Blvd	Attleboro	MA	250-499	3399



# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS MAPS



# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS MAPS



**1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS  
SPECIAL PERMIT/VARIANCE**



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00: 20742 Pg. 1 Page: 1 of 4  
Doc: DECISION - 01/04/2013 02:30

**THE COMMONWEALTH OF MASSACHUSETTS**

**SEEKONK, MASSACHUSETTS  
ZONING BOARD OF APPEALS**

Date: October 31, 2012

**Certificate of Granting of Variances or Special Permit  
(General Laws Chapter 40A, Section 11)**

The Zoning Board of Appeals of the Town of Seekonk hereby certifies that a Special Permit and/or Variance has been granted.

To: Elm Tree Farm Properties  
Address: 1530-1544 Fall River Avenue  
City or Town: Seekonk, MA 01771

Affecting the rights of the owner with respect to land or buildings at: Plot 4, Lot 5  
Case # 2012-20

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said Special Permit and/or Variance, and that copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the city or town clerk.

The Board of Appeals also call to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

  
Chairman

  
Clerk



# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS

## SPECIAL PERMIT/VARIANCE



**Zoning Board of Appeals**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS  
508-338-2581

### DECISION

Owner: Elm Tree Farm Properties  
35 Westwood Road.  
Lincoln, RI 02865

BK: 18383 PG: 199

By: Mark T. Shune  
16 Gardner Neck Road  
Swansea, MA 02777

LOCATION: 1530-1544 Fall River Avenue  
Seekonk, MA  
Plat 4, Lot 5

Case No. 2012-20

RETURN TO

In accordance with the provisions of the General Laws, the Zoning Ordinance, Seekonk Zoning By-Laws, and rules of the Board, the Clerk notified the public and other parties of interest of a public hearing to be held on said petition in the TOWN HALL on **Monday, August 27, 2012**, by causing a notice thereof to be published on **Monday, August 13, 2012 and Monday August 20, 2012** in the Sun Chronicle and by mailing a copy of said notice on **August 8, 2012** to persons owning real estate within 300 feet in any direction from the property involved, as shown by the most recent list of the Board of Assessor's office of said Seekonk.

Pursuant to such advertisement and notice, the Board held a public hearing on **Monday, August 27, 2012 and continued until October 15, 2012.**

**2012-20** **Elm Tree Farm Properties**, 35 Westwood Road, Lincoln, RI 02865, Owner, by Mark T. Shune, 16 Gardner Neck Road, Swansea, MA 02777, Petitioner, requesting an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Special Permit** under Section 9.3.3.2 of the Zoning Bylaws to allow a 92-unit Assisted Living Facility within the Mixed-Use/R-3 portion of the property located at 1530-1544 Fall River Avenue, Plat 4, Lot 5 in a Mixed-Use/R-3 and R-4 Zone containing 12.06 acres.

### MAJORITY FINDINGS:

1. That Mark T. Shune., Petitioner, requested an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Special Permit** under Section 9.3.3.2 of the Zoning Bylaws to allow a 92-unit Assisted Living Facility within the Mixed-Use/R-3 portion of the property located at 1530-1544 Fall River Avenue, Plat 4, Lot 5 in a Mixed-Use/R-3 and R-4 Zone containing 12.06 acres.

## 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS

### SPECIAL PERMIT/VARIANCE

2. That the back portion of the 12.06 acre parcel of land is located within the R-4 zone and the first 400' from the street line is located with the Mixed Use/R-3 zone. The petitioner presented to the Board plans depicting construction of the Assisted Living Facility entirely within the Mixed Use Zone and extension of the parking area 30' into the R-4 zone.
3. That under Section 3.3 of the Zoning Bylaws, "Where a district boundary line divides a lot, the regulations applicable to the less restricted portion of such lot may extend not more than 30 feet into the more restricted portion".
4. That Mr. Shane proposed to construct the facility in 3 phases. Phase one consists of constructing the community building and one 2-story residential building containing 28 one-bedroom and studio units. Phase two is proposed as an additional 28-unit building and Phase 3 is proposed as a 36-unit building.
5. That Mr. Shane affirmed that the facility would be a Senior Assisted Living community for residents 62 years and older.
6. That in a letter dated August 20, 2012, Bernadette M. Huck, Director of Human Services, stated "Seekonk Human Services fully supports the development of assisted living facilities in the town of Seekonk."
7. That Mr. Neal Abelson, Chairman of the Planning Board, stated that Mr. Shane presented conceptual plans at a Planning Board meeting and the Planning Board was unanimously in favor of the conceptual plan.
8. That Mr. David Parker, an abutter to the property, spoke in favor of the petition expressing that there is a need for this project and more like it within the community.
9. That Mrs. Beverly Hart, an abutter also spoke in favor of the petition agreeing that this would be a tremendous improvement to the property; it is a good use for a mixed use zone and would be a wonderful addition to the community.
10. That no one spoke against the petition.
11. That the Board requested additional information regarding the conceptual building design plans, and an opinion from the Zoning Enforcement Officer regarding the 30' encroachment within the R-4 zone. Subsequently, the Board voted to continue the public hearing until October 15, 2012.
12. That at the meeting of October 15, 2012, Mr. Shane submitted conceptual building design plans to the Board as requested.
13. That in a letter dated September 20, 2012, Mary C. McNeil, Zoning Enforcement Officer, stated that "The 30' encroachment is allowed by right per ZBL, Section 3.3" and "no further action by the board on this matter is needed."
14. That the Board voted **5 in favor** and **0 opposed** to uphold the decision of the Building Inspector.
15. That with five (5) members present and voting, it was voted **5 in favor** and **0 opposed** to grant the Petitioners' request for a **Special Permit** under Section 9.3.3.2 to allow the petition as presented.

00125712-944

# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS MASSACHUSETTS DEPARTMENT OF MOTOR VEHICLE - PERMIT



Stephen G. Kelly, Governor  
Kathleen T. Healey, Lieutenant Governor  
Stephane F. Pollack, Secretary & CEO  
Jeffrey J. Trelli, Administrator



Permit #: S-2015-0366

## PERMIT - SEEKONK

Subject to all terms, conditions, and restrictions printed, attached or written below, and on the reverse side hereof, permission is hereby granted to **SWAN BROOK SEEKONK, INC.**, Mark T. Shane, 924 Gardners Neck Road, Swansea, MA 02777 to enter upon the State Highway in the Town of **SEEKONK** on Auto Route 6, locally known as Fall River Avenue, for the purpose of constructing a driveway to their property between Stations 109+74 and 110+16 at the northerly line of the State Highway Layout Line, flaring to Stations 109+54 and 110+36 at the edge of the hardened surface with light grading within the project limits as shown on the attached sketch.

This Permit is being granted to provide access to a proposed 66-unit Assisted Living Facility to be named **Swan Brook Assisted Living Seekonk** to be located at #1530 Fall River Avenue. The proposed work includes removing two existing driveways to facilitate the construction of the proposed driveway.

Any change in design, or use of property, additional building or lot development will require the Grantee(s) to apply to this office for a new or amended Driveway Permit.

The Grantee(s) must contact the appropriate utility company to remove any utility pole(s) located within the proposed driveway area. The Grantee(s) may be required to pay the utility company for all cost associated with relocating/removing said item.

Please note that any Utility work on S.H.L.C. requires a separate Permit. In the case of telephone/water/sewer/gas/electric/cable, the respective utility needs to apply under a separate Permit Application(s) and they must be listed as owner and applicant.

All work is to be done as described herein and as shown on the attached sketch and on the plan(s) entitled "Access Permit Request Plan - Special Permit - Proposed 66 Units Swan Brook Assisted Living Seekonk, A.P. 4 Lot 5, 1530 Fall River Avenue, Seekonk, Massachusetts, prepared for Mark Shane, 924 Gardners Neck Road, Swansea, MA 02777" as drafted by Pro-Line Engineering, Inc., 190 Gardners Neck Road, Swansea, MA 02777, tel.: (508) 672-3137, dated June 18, 2015 and last revised July 30, 2015, documentation for "Pre-Development and Post-Development Drainage Study - Swan Brook Assisted Living Seekonk" as prepared by Pro-Line Engineering, Inc., 190 Gardners Neck Road, Swansea, MA 02777, tel.: (508) 672-3137, dated December 13, 2014. Additional plan provided is a Traffic Management Plan - Mark Shane - Swan Brook Assisted Living Seekonk as drafted by Pro-Line Engineering, Inc., 190 Gardners Neck Road, Swansea, MA 02777, tel.: (508) 672-3137 and dated November 3, 2015.

**PRIOR TO ANY WORK BEING DONE WITHIN THE STATE HIGHWAY LAYOUT, THE GRANTEE MUST CONTACT THE DISTRICT PERMIT ENGINEER AT (508) 884-4566 TO OBTAIN APPROVAL FOR THE PROPOSED WORK SCHEDULE. DURING THE DURATION OF THE PROJECT, THE GRANTEE MUST CONTINUE TO CONTACT THE DISTRICT PERMIT'S OFFICE, BY THE CLOSE OF BUSINESS ON THURSDAY OF EACH WEEK, TO REQUEST APPROVAL FOR THE FOLLOWING WEEK'S WORK SCHEDULE.**



SW15-000001147  
Bk: 20008 Pg: 200 Page: 1 of 30  
Doc: PERMIT 03/07/2016 03:00 PM  
ATTN: Barry J. Amato, Register  
Bristol County North Registry of Deeds

# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS

## BRISTOL COUNTY & SEEKONK TOWN DEMOGRAPHICS

ALL TOPICS			
Browse more datasets			
BRISTOL COUNTY, MASSACHUSETTS			
SEEKONK TOWN, BRISTOL COUNTY, MASSACHUSETTS			
PEOPLE			
Population			
Population estimates, July 1, 2015, (V2015)	656,772	14,968	
Population estimates base, April 1, 2010, (V2015)	548,260	13,722	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	1.5%	8.1%	
Population, Census, April 1, 2010	548,260	13,722	
Age and Sex			
Persons under 5 years, percent, July 1, 2015, (V2015)	5.2%	X	
Persons under 5 years, percent, April 1, 2010	5.7%	4.2%	
Persons under 18 years, percent, July 1, 2015, (V2015)	20.6%	X	
Persons under 18 years, percent, April 1, 2010	22.3%	21.8%	
Persons 65 years and over, percent, July 1, 2015, (V2015)	16.0%	X	
Persons 65 years and over, percent, April 1, 2010	14.2%	15.0%	
Female persons, percent, July 1, 2015, (V2015)	51.5%	X	
Female persons, percent, April 1, 2010	51.6%	51.5%	
Race and Hispanic Origin			
White alone, percent, July 1, 2015, (V2015) (a)	90.0%	X	
White alone, percent, April 1, 2010 (a)	88.4%	95.2%	
Black or African American alone, percent, July 1, 2015, (V2015) (a)	4.9%	X	
Black or African American alone, percent, April 1, 2010 (a)	3.3%	1.1%	
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	0.6%	X	
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.4%	0.2%	
Asian alone, percent, July 1, 2015, (V2015) (a)	2.3%	X	
Asian alone, percent, April 1, 2010 (a)	1.9%	1.2%	
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	0.1%	X	
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	2	2	
Two or More Races, percent, July 1, 2015, (V2015)	2.1%	X	
Two or More Races, percent, April 1, 2010	2.6%	1.4%	
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	7.2%	X	
Hispanic or Latino, percent, April 1, 2010 (b)	6.0%	1.8%	
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	84.0%	X	
White alone, not Hispanic or Latino, percent, April 1, 2010	85.6%	94.0%	
Population Characteristics			
Veterans, 2010-2014	32,674	1,025	
Foreign born persons, percent, 2010-2014	12.1%	6.8%	
Housing			
Housing units, July 1, 2015, (V2015)	231,628	X	
Housing units, April 1, 2010	230,535	5,297	
Owner-occupied housing unit rate, 2010-2014	62.6%	91.4%	
Median value of owner-occupied housing units, 2010-2014	\$275,400	\$296,900	
Median selected monthly owner costs -with a mortgage, 2010-2014	\$1,879	\$1,875	
Median selected monthly owner costs -without a mortgage, 2010-2014	\$593	\$572	
Median gross rent, 2010-2014	\$813	\$1,004	
Building permits, 2015	820	X	
Families and Living Arrangements			
Households, 2010-2014	215,001	5,094	
Persons per household, 2010-2014	2.53	2.77	
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014	88.0%	94.3%	
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014	20.7%	12.1%	
Education			
High school graduate or higher, percent of persons age 25 years+, 2010-2014	92.2%	92.5%	
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	25.6%	31.5%	



# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS BRISTOL COUNTY & SEEKONK TOWN DEMOGRAPHICS

<b>Health</b>		
With a disability, under age 65 years, percent, 2010-2014	10.1%	4.4%
Persons without health insurance, under age 65 years, percent	▲ 4.3%	▲ 4.2%
<b>Economy</b>		
In civilian labor force, total, percent of population age 16 years+, 2010-2014	66.0%	66.6%
In civilian labor force, female, percent of population age 16 years+, 2010-2014	62.1%	66.0%
Total accommodation and food services sales, 2012 (\$1,000) (c)	969,091	63,738
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	3,465,861	20,456
Total manufacturers shipments, 2012 (\$1,000) (c)	8,015,051	33,232
Total merchant wholesaler sales, 2012 (\$1,000) (c)	9,370,776	91,341
Total retail sales, 2012 (\$1,000) (c)	9,403,488	826,920
Total retail sales per capita, 2012 (c)	\$15,249	\$59,138
<b>Transportation</b>		
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	27.1	24.6
<b>Income and Poverty</b>		
Median household income (in 2014 dollars), 2010-2014	\$55,957	\$74,243
Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$29,173	\$35,410
<p>▲ This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates</p> <p>Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent difference indistinguishable. Click the Quick Info icon to the left of each row in TABLE view to learn about sampling error.</p> <p>The vintage year (e.g., V2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.</p> <p>(a) Includes persons reporting only one race</p> <p>(b) Hispanics may be of any race, so also are included in applicable race categories</p> <p>(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data</p> <p>D Suppressed to avoid disclosure of confidential information</p> <p>F Fewer than 25 firms</p> <p>FN Footnote on this item in place of data</p> <p>NA Not available</p> <p>S Suppressed, does not meet publication standards</p> <p>X Not applicable</p> <p>Z Value greater than zero but less than half unit of measure shown</p> <p>QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Pattern Census, Survey of Business Owners, Building Permits.</p>		

# 1530 FALL RIVER AVENUE, SEEKONK, MASSACHUSETTS

## CONFIDENTIALITY DISCLAIMER

**PROPERTY ADDRESS:** 1530 Fall River Ave., Seekonk, Massachusetts 02777

The Offering Memorandum being delivered in connection with this agreement has been prepared by Prestige Group and, does not purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by Prestige Group, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige Group or the Owners, and therefore are subject to variation. No representation is made by Prestige Group or Owners as to the accuracy or completeness of the information contained herein or the performance of the Property. Further Prestige Group, Owners and its employees disclaim any and all liability for accuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made available to the recipient and expect prospective purchasers to exercise due diligence in verifying all information. The Offering Memorandum does not constitute a representation that there is has not been any change in the business or affairs of the Property or the information contained in the Offering Memorandum.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel, and any conditions to the Owner's obligations have been satisfied or waived. Prestige Group is not authorized to make any representations or agreements on behalf of Owners.

The Offering Memorandum and its contents, except such information, which is in or becomes part of the public domain other than as a result of a violation of this agreement, matter of public record or is provided in sources available to the public are of a confidential nature. By accepting the Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you, if necessary, for your confidentiality) without the prior written authorization of the Owners or Prestige Group (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige Group. Any copies of the Offering Memorandum and its Contents that are retained as permitted hereunder will remain confidential, subject to the terms of this agreement.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige Group. In the event that Buyer violates this Agreement, both Prestige Group and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of above to a third party and this third party or the Buyer purchases the above Property without Prestige Group, then Buyer in addition to the remedies specified herein, will also be responsible for the payment of Prestige Group's commission.

Buyer acknowledges that they are working with Prestige Group as Exclusive Broker and are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige Group.

Prestige Group, on its own behalf by its acceptance hereof, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Buyer interest in Potential Transaction may be material non-public information about Potential Buyer. Prestige Group, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Name (Print)

\_\_\_\_\_  
Buyer's Mailing Address (Print)

\_\_\_\_\_  
Buyer's Office Number

\_\_\_\_\_  
Buyers Company (Print)

\_\_\_\_\_  
Buyer's Email Address (Print)

\_\_\_\_\_  
Buyer's Cell Number (Print)

\_\_\_\_\_  
Buyer's Fax Number