



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

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**Litchfield County, Connecticut
Assisted Living Facility
Development Opportunity
40+/- Acres**

42 Jackson Hill Road
Sharon, CT 06069

Highly Desirable & Affluent Area

**APPROVED FOR 50 UNITS
90 RESIDENTS**

On Site Water
On Site Septic

Offered Exclusively \$3,000,000

CONNECTICUT DEVELOPMENT OPPORTUNITY

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CONNECTICUT DEVELOPMENT OPPORTUNITY PROPERTY OVERVIEW

THE SUBJECT PROPERTY— 42 Jackson Hill Road, Sharon CT 06069

This is an excellent opportunity to create a state of the art first class Assisted Living Facility.

The zoning approval is for a “Rest and Convalescent Home” which encompasses an assisted living facility.

The property is in Sharon Connecticut which is in Litchfield County. Litchfield County is located in northwest Connecticut less than 1 1/4 hours to Manhattan.

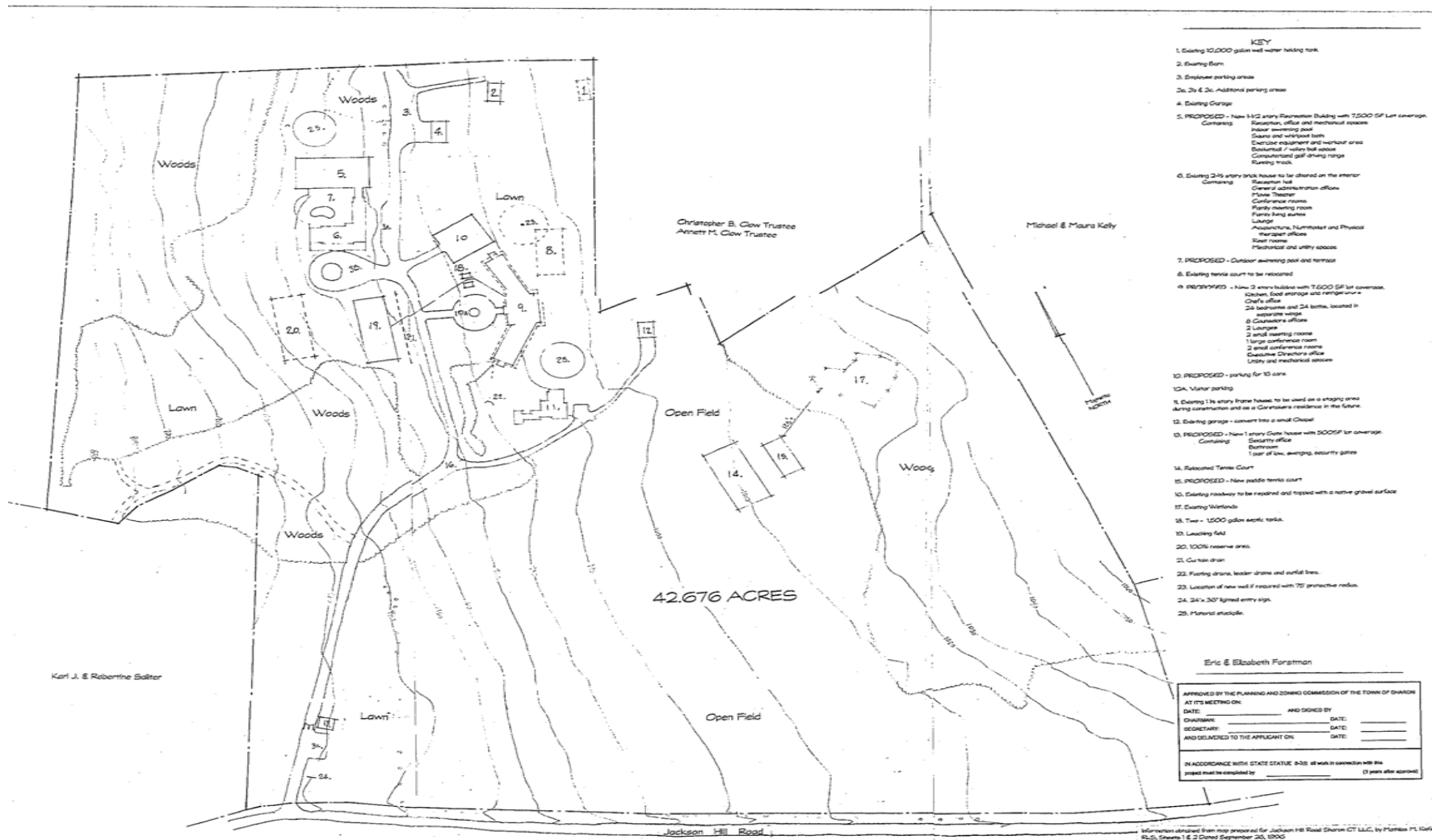
The demographics of the region are very strong. The residents will pull from the Manhattan and Westchester, Fairfield and Litchfield county residents and second home owners.

Sharon Hospital, a first class hospital, is located just 1 1/2 miles from the site.

- 40+/- Acres
- Approved for 50 Units
- Approved for 90 Residents
- On Site Water
- On Site Septic

CONNECTICUT DEVELOPMENT OPPORTUNITY

SITE MAP



PROPOSED WELLNESS/TRT CENTER

www.PrestigeGroupSeniorHousing.com



The Premier Senior Housing & Health Care Broker

This information is believed accurate though subject to errors, omissions and changes without notice

CONNECTICUT DEVELOPMENT OPPORTUNITY

TOWN OF SHARON APPROVAL LETTER

BK: 186 PG: 762 08/23/2011 SPECIAL EXCEPTION Image: 1 of 1

T.F. McDermott Jr.
Rt. 104
Litchfield, CT 06759

VOL. 186 PAGE 0762

TOWN OF SHARON

CERTIFICATE OF APPROVAL:
Granting of Special Exception

Owner of Record: Litchfield Bancorp

Description of Premises:
42 Jackson Hill Road (M/L 13/32)
Consisting of 20.133 +- Acres

Applicant: AHC, LLC
Thomas F. McDermott, Jr., Attorney

Regulation (s) Varied/Cited: Article III, 4.2.J
Rest & Convalescent Home

Special Exception Granted:
Approved per Application & Site Plan

Conditions:
None

Voting in Favor: Prindle, Reyelt, MacMillan, Ferry & Rand

Date adopted: July 13, 2011

Certified: E. Casey

(The Connecticut General Statutes
require that this Certificate be recorded
in the land records in the Office of the
Town Clerk and the statutory recording
Fee be paid before the Variance or
Special Exception shall be lawfully
Effective)

Received for Records _____ at _____ M. Attest: _____

Town Clerk
RECEIVED

2011 AUG 23 A 11: 01

SHARON TOWN CLERK [Signature]

CONNECTICUT DEVELOPMENT OPPORTUNITY

AREA OVERVIEW

AREA ANALYSIS The property is located at **43 Jackson Hill Road, Sharon, Connecticut, 06069.**

Sharon is a town located in Litchfield County, Connecticut, in the northwest corner of the state. It is bounded on the north by Salisbury, on the east by the Housatonic River, on the south by Kent, and on the west by Dutchess County, New York.

According to the United States Census Bureau, the town has a total area of 59.6 square miles of which, 58.7 square miles of it is land and 0.9 square miles of it is water. The total area is 1.44% water. Sharon is part of the Northwest Highlands of Connecticut, a region in and around the watershed of the Housatonic River. The Appalachian Trail passes through a few miles east of Sharon, near West Cornwall and U.S. Route 7.

The town is served by state highways Route 4, Route 41 Route 343 and Route 361.

Connecticut is the fourth wealthiest state in the union. **Litchfield County** is the second wealthiest county in Connecticut.

Litchfield County is located in northwestern Connecticut. It is known for its rolling hills and New England charm. The Appalachian trail crosses through Litchfield County's beautiful forested hills and over the Housatonic River, which is famous for some of the best trout fishing in the East.

The county is part of the New York metropolitan area. As of the 2010 census, the population was 189,927. The county was named after Lichfield, in England. Litchfield County has the lowest population density of any county in Connecticut and is geographically the state's largest county. Litchfield County residents include many New York City weekenders.

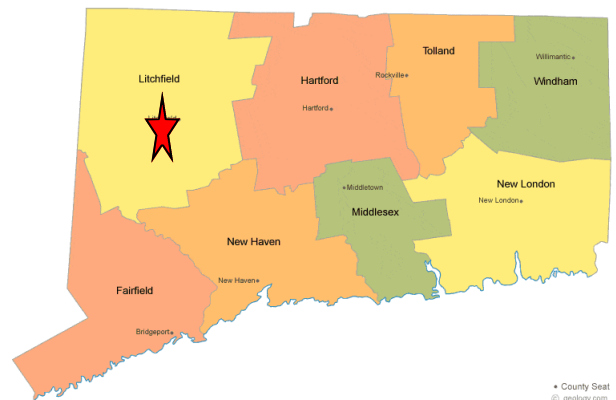
Litchfield County comprises the Torrington, CT Micropolitan Statistical Area, which is included in the New York-Newark, NY-NJ-CT-PA Combined Statistical Area.

As is the case with all eight counties in Connecticut, there is no county government; there is no county seat: in Connecticut, each town is responsible for all local services such as schools, snow removal, sewers, fire department and police departments. However, in some cases in rural areas, adjoining towns may agree to jointly provide services or even establish a joint school system.

Litchfield County's economy is driven by diverse business and industry sectors:

- Manufacturing
- Agriculture
- Commercial
- Professional Services
- Retail
- Construction

Litchfield County public schools spend \$17,046 per student. The average school expenditure in the U.S. is \$12,435. There are about 13.5 students per teacher in Litchfield County schools.



CONNECTICUT DEVELOPMENT OPPORTUNITY AREA OVERVIEW

Economy

[Download .xls](#)

ECONOMY OVERVIEW

The unemployment rate in Litchfield County, Connecticut, is 6.30%, with job growth of 0.69%. Future job growth over the next ten years is predicted to be 35.10%.

Litchfield County, Connecticut Taxes

Litchfield County, Connecticut, sales tax rate is 6.35%. Income tax is 5.00%.

Litchfield County, Connecticut Income and Salaries

The income per capita is \$37,410, which includes all adults and children. The median household income is \$71,345.

ECONOMY	Litchfield, Connecticut	United States
Unemployment Rate [?]	6.30%	6.30%
Recent Job Growth [?]	0.69%	1.18%
Future Job Growth [?]	35.10%	36.10%
Sales Taxes [?]	6.35%	6.00%
Income Taxes [?]	5.00%	4.72%
Income per Cap. [?]	\$37,410	\$28,051
Household Income [?]	\$71,345	\$53,046
Family Median Income [?]	\$88,235	\$64,585

ESTIMATED HOUSEHOLDS BY HOUSEHOLD INCOME

Income Less Than 15K [?]	7.11%	12.61%
Income between 15K and 20K [?]	4.36%	5.33%
Income between 20K and 30K [?]	6.68%	10.57%
Income between 30K and 40K [?]	7.91%	9.90%
Income between 40K and 50K [?]	7.98%	8.95%
Income between 50K and 60K [?]	7.98%	8.08%
Income between 60K and 75K [?]	10.42%	10.09%
Income between 75K and 100K [?]	14.76%	12.25%
Income between 100K and 150K [?]	18.69%	12.82%
Income between 150K and 200K [?]	7.42%	4.78%
Income greater than 200K [?]	6.68%	4.64%

POPULATION BY OCCUPATION

Management, business, finance [?]	15.46%	14.36%
Engineering, computers, science [?]	4.63%	5.24%
Community, social services [?]	1.74%	1.66%
Legal [?]	1.16%	1.17%
Education, library [?]	7.89%	6.10%
Arts, design, media, sports, entertainment [?]	2.28%	1.88%
Healthcare practitioners and technology [?]	6.28%	5.49%
Healthcare support [?]	2.63%	2.47%
Firefighters, law enforcement [?]	1.74%	2.24%
Food preparation, serving [?]	4.20%	5.61%
Building maintenance [?]	4.41%	3.97%
Personal care [?]	3.73%	3.54%
Sales, office, administrative support [?]	23.29%	24.89%
Farming, fishing, forestry [?]	0.24%	0.73%
Construction, extraction, maintenance/repair [?]	9.74%	8.56%
Production, transportation, material moving [?]	10.59%	12.10%

CONNECTICUT DEVELOPMENT OPPORTUNITY

LITCHFIELD COUNTY MAJOR EMPLOYERS

Employer	Address	Town	Industry	Size
Albea Metal Americas Inc	Seemar Rd	Watertown	Hardware Nec (Mfrs)	250 - 499 employees
Alcoa Howmet	Price Rd	Winchester	Aircraft Engines & Engine Parts-Mfrs	100 - 249 employees
All Star Transportation	Dodd Rd	New Milford	Buses-Charter & Rental	100 - 249 employees
Altek CO	E Elm St	Torrington	Electronic Controls-Manufacturers	100 - 249 employees
Altra Industrial Motion Inc	Industrial Park Rd	New Hartford	Brakes-Manufacturers	100 - 249 employees
Apple Rehab Watertown	Bunker Hill Rd	Watertown	Rehabilitation Services	100 - 249 employees
Becton Dickinson & CO	Grace Way	Canaan	Physicians & Surgeons Equip & Supls-Mfrs	500 - 999 employees
Big Y World Class Market	Kent Rd # 1	New Milford	Grocers-Retail	100 - 249 employees
Braxton Manufacturing CO Inc	Echo Lake Rd	Watertown	Metal Goods-Manufacturers	100 - 249 employees
Buck's Rock Performing	Bucks Rock Rd	New Milford	Camps	100 - 249 employees
Camp Torymca	Prospect St	Torrington	Community Services	100 - 249 employees
Candlewood Valley Hlth & Rehab	Park Ln E	New Milford	Nursing & Convalescent Homes	100 - 249 employees
Canterbury School	Aspetuck Ave	New Milford	Schools	100 - 249 employees
Charlotte Hungerford Hospital	Litchfield St	Torrington	Hospitals	1,000 - 4,999 employees
Charter Oak Svc Corp	Water St # 2	Torrington	House Cleaning	100 - 249 employees
City Leasing CO	RR 4	Goshen	Leasing Service	100 - 249 employees
Club Getaway	S Kent Rd	Kent	Resorts	100 - 249 employees
Commercial Sewing	Grant St	Torrington	Sewing Contractors (Mfrs)	100 - 249 employees
Community Systems Inc	Alvord Park Rd	Torrington	Social Service & Welfare Organizations	250 - 499 employees
Cook Willow Health Ctr	Hillside Ave # 4	Plymouth	Convalescent Homes	100 - 249 employees
Crystal Rock Llc	Buckingham St	Watertown	Water Companies-Bottled, Bulk, Etc	100 - 249 employees
DDS	Alvord Park Rd	Torrington	State Government-Public Health Programs	100 - 249 employees
Electric Motion CO Inc	John G Groppo Dr	Winchester	Hardware Nec (Mfrs)	100 - 249 employees
Emerson Remote Automation Sins	Buckingham St	Watertown	Controls Control Sys/Regulators (Whls)	250 - 499 employees
Falls Village Fire Dept	Railroad St	Canaan	Fire Departments	100 - 249 employees
Franklin Products Inc	Water St	Torrington	Aircraft Components-Manufacturers	100 - 249 employees
Friendly's Ice Cream Shop	Danbury Rd	New Milford	Ice Cream Parlors	100 - 249 employees
Fuel Cell Energy Inc	Technology Park Dr	Torrington	Batteries-Dry Cell-Manufacturers	100 - 249 employees
Geer Corp	S Canaan Rd	Canaan	Convalescent Homes	100 - 249 employees
Geer Nursing & Rehabilitation	S Canaan Rd	Canaan	Convalescent Homes	100 - 249 employees
Geer Village	S Canaan Rd	Canaan	Residential Care Homes	100 - 249 employees
Home Depot	Litchfield Tpke	New Hartford	Home Centers	100 - 249 employees
Home Depot	Danbury Rd	New Milford	Home Centers	100 - 249 employees
Hotchkiss School	Interlaken Rd	Salisbury	Schools	250 - 499 employees
Inertia Dynamics Inc	Industrial Park Rd	New Hartford	Brakes-Manufacturers	100 - 249 employees
John Trumbull Primary School	Buckingham St	Watertown	Schools	100 - 249 employees
Kent School Maintenance School	Macedonia Rd	Kent	Schools	250 - 499 employees
Kenwood Camp For Girls	Kenmont Rd	Kent	Camps	100 - 249 employees
Kimberly-Clark	Pickett District Rd	New Milford	Sanitary Paper Products (Mfrs)	500 - 999 employees
Kmart	Straits Tpke	Watertown	Department Stores	100 - 249 employees
Kohl's	Danbury Rd	New Milford	Department Stores	100 - 249 employees
Labonne's Watertown Iga	Straits Tpke	Watertown	Grocers-Retail	100 - 249 employees
Lime Rock Park	Lime Rock Rd	Salisbury	Race Tracks	100 - 249 employees

CONNECTICUT DEVELOPMENT OPPORTUNITY

LITCHFIELD COUNTY MAJOR EMPLOYERS

Hotchkiss School	Interlaken Rd	Salisbury	Schools	250 - 499 employees
Inertia Dynamics Inc	Industrial Park Rd	New Hartford	Brakes-Manufacturers	100 - 249 employees
John Trumbull Primary School	Buckingham St	Watertown	Schools	100 - 249 employees
Kent School Maintenance School	Macedonia Rd	Kent	Schools	250 - 499 employees
Kenwood Camp For Girls	Kenmont Rd	Kent	Camps	100 - 249 employees
Kimberly-Clark	Pickett District Rd	New Milford	Sanitary Paper Products (Mfrs)	500 - 999 employees
Kmart	Straits Tpke	Watertown	Department Stores	100 - 249 employees
Kohl's	Danbury Rd	New Milford	Department Stores	100 - 249 employees
Labonne's Watertown Iga	Straits Tpke	Watertown	Grocers-Retail	100 - 249 employees
Lime Rock Park	Lime Rock Rd	Salisbury	Race Tracks	100 - 249 employees
Lime Rock Park Catering	Lime Rock Rd	Salisbury	Caterers	100 - 249 employees
Litchfield Firehouse	West St	Litchfield	Fire Departments	100 - 249 employees
Litchfield Woods	Roberts St	Torrington	Rehabilitation Services	100 - 249 employees
Local Net	N/A	Sharon	Internet Service	100 - 249 employees
Local Net	N/A	Torrington	Internet Service	100 - 249 employees
Lowe's Home Improvement	Winsted Rd	Torrington	Home Centers	100 - 249 employees
Lowe's Home Improvement	Water St	Torrington	Home Centers	100 - 249 employees
Employer	Address	Town	Industry	Size
Mohawk Mountain Ski Area	Great Hollow Rd	Cornwall	Skiing Centers & Resorts	250 - 499 employees
Mohawk Mountain Ski Area	Great Hollow Rd	Cornwall	Skiing Organizations	250 - 499 employees
Neeltran Inc	Pickett District Rd	New Milford	Transformers-Manufacturers	100 - 249 employees
New Milford High School	Danbury Rd	New Milford	Schools	100 - 249 employees
New Milford Hospital	Elm St	New Milford	Hospitals	500 - 999 employees
Nicard Enterprises	Elko St	Plymouth	Bolts Nuts Screws Rivets/Washers (Mfrs)	500 - 999 employees
Noble Horizons	Cobble Rd	Salisbury	Nursing & Convalescent Homes	100 - 249 employees
Nonnewaug High School	Minortown Rd	Woodbury	Schools	100 - 249 employees
NW Connecticut Community Clg	Park Pl E	Winchester	Schools-Universities & Colleges Academic	100 - 249 employees
NW CT Community College	Park Pl	Winchester	Schools	100 - 249 employees
O&G Industries Inc	Wall St	Torrington	Construction Companies	100 - 249 employees
P M Engineered Solutions Inc	Commercial St	Watertown	Metal-Distributors (Whls)	100 - 249 employees
Paradiqm Healthcare Ctr	Fern Dr	Torrington	Physical Therapists	100 - 249 employees
Regional High School	Battistoni Rd	Winchester	Schools	100 - 249 employees
Regional School District	Wamogo Rd	Litchfield	Schools	100 - 249 employees
Regional School District 14	Minortown Rd	Woodbury	Schools	250 - 499 employees
Regional School District 7	Battistoni Rd	Winchester	Schools	100 - 249 employees
Register Citizen	Field St	Torrington	Newspapers (Publishers/Mfrs)	100 - 249 employees
Sarah Noble Intermediate	Sunny Valley Rd	New Milford	Schools	100 - 249 employees
Seitz Corp	Industrial Ln	Torrington	Plastics-Mold-Manufacturers	100 - 249 employees
Sharon Health Care Ctr	Hospital Hill Rd	Sharon	Convalescent Homes	100 - 249 employees


CONNECTICUT DEVELOPMENT OPPORTUNITY

LITCHFIELD COUNTY MAJOR EMPLOYERS

Sharon Hospital	Hospital Hill Rd	Sharon	Hospitals	250 - 499 employees
Sharon Hospital Hlth & Wlness	Low Rd	Sharon	Wellness Programs	250 - 499 employees
Siemon CO	Siemon Company Dr	Watertown	Current-Carrying Wiring Devices (Mfrs)	500 - 999 employees
Specialty Minerals Inc	Daisy Hill Rd	Canaan	Primary Metal Products Nec (Mfrs)	100 - 249 employees
Stewart Efl Llc	Old Waterbury Rd	Thomaston	Metal Stamping (Mfrs)	100 - 249 employees
Super Stop & Shop	E Main St	Canaan	Grocers-Retail	100 - 249 employees
Super Stop & Shop	Danbury Rd	New Milford	Grocers-Retail	100 - 249 employees
Super Stop & Shop	High St	Torrington	Grocers-Retail	100 - 249 employees
Taft School	Woodbury Rd	Watertown	Schools	100 - 249 employees
Target	E Main St	Torrington	Department Stores	100 - 249 employees
Torrington Distributors Inc	Norfolk St	Torrington	Sewing Contractors (Mfrs)	100 - 249 employees
Torrington Health & Rehab	Wyoming Ave	Torrington	Clinics	100 - 249 employees
Torrington High School	Major Besse Dr	Torrington	Schools	100 - 249 employees
Torrington Middle School	Middle School Dr	Torrington	Schools	100 - 249 employees
Truelove & Maclean Inc	Callender Rd	Watertown	Metal Stamping (Mfrs)	100 - 249 employees
Valerie Manor	Torrington St	Torrington	Rehabilitation Services	100 - 249 employees
Village Crest Ctr For Health	Poplar St	New Milford	Rehabilitation Services	100 - 249 employees
Vintech Management Svc Llc	Bird St # 1	Torrington	Business Management Consultants	100 - 249 employees
Visiting Nurse Svc of CT Inc	Commercial Blvd	Torrington	Home Health Service	100 - 249 employees
Vna Health Care Inc	Brookside Ave	Torrington	Home Health Service	250 - 499 employees
Walmart	Danbury Rd	New Milford	Department Stores	100 - 249 employees
Walmart	Torrington St	Torrington	Department Stores	100 - 249 employees
Torrington High School	Major Besse Dr	Torrington	Schools	100 - 249 employees
Torrington Middle School	Middle School Dr	Torrington	Schools	100 - 249 employees
Truelove & Maclean Inc	Callender Rd	Watertown	Metal Stamping (Mfrs)	100 - 249 employees
Valerie Manor	Torrington St	Torrington	Rehabilitation Services	100 - 249 employees
Village Crest Ctr For Health	Poplar St	New Milford	Rehabilitation Services	100 - 249 employees
Vintech Management Svc Llc	Bird St # 1	Torrington	Business Management Consultants	100 - 249 employees
Visiting Nurse Svc of CT Inc	Commercial Blvd	Torrington	Home Health Service	100 - 249 employees
Vna Health Care Inc	Brookside Ave	Torrington	Home Health Service	250 - 499 employees
Walmart	Danbury Rd	New Milford	Department Stores	100 - 249 employees
Walmart	Torrington St	Torrington	Department Stores	100 - 249 employees
Ward Leonard Electric CO Inc	Watertown Rd	Thomaston	Electronic Equipment & Supplies-Mfrs	100 - 249 employees
Watertown High School	French St	Watertown	Schools	100 - 249 employees
Wellspring the Wellspring	Arch Bridge Rd	Bethlehem	Mental Health Services	100 - 249 employees
White Flower Farm Inc	Irene St	Torrington	Nurserymen	250 - 499 employees
Whyco Finishing Tech Llc	Waterbury Rd	Thomaston	Plating (Mfrs)	100 - 249 employees
Wolcott Hall Nursing Ctr	Forest St	Torrington	Rehabilitation Services	100 - 249 employees
World Precision	Migeon Ave	Torrington	Golf Equipment & Supplies-Manufacturers	100 - 249 employees

CONNECTICUT DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

ALL TOPICS		 Browse more datasets	LITCHFIELD COUNTY, CONNECTICUT
PEOPLE			
Population			
Population estimates, July 1, 2015, (V2015)		183,603	
Population estimates base, April 1, 2010, (V2015)		189,927	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)		-3.3%	
Population, Census, April 1, 2010		189,927	
Age and Sex			
Persons under 5 years, percent, July 1, 2015, (V2015)		4.2%	
Persons under 5 years, percent, April 1, 2010		4.8%	
Persons under 18 years, percent, July 1, 2015, (V2015)		19.1%	
Persons under 18 years, percent, April 1, 2010		21.6%	
Persons 65 years and over, percent, July 1, 2015, (V2015)		19.0%	
Persons 65 years and over, percent, April 1, 2010		16.0%	
Female persons, percent, July 1, 2015, (V2015)		50.7%	
Female persons, percent, April 1, 2010		50.9%	
Race and Hispanic Origin			
White alone, percent, July 1, 2015, (V2015) (a)		94.3%	
White alone, percent, April 1, 2010 (a)		93.9%	
Black or African American alone, percent, July 1, 2015, (V2015) (a)		1.9%	
Black or African American alone, percent, April 1, 2010 (a)		1.3%	
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)		0.3%	
American Indian and Alaska Native alone, percent, April 1, 2010 (a)		0.2%	
Asian alone, percent, July 1, 2015, (V2015) (a)		1.9%	
Asian alone, percent, April 1, 2010 (a)		1.5%	
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)		0.1%	
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)		Z	
Two or More Races, percent, July 1, 2015, (V2015)		1.6%	
Two or More Races, percent, April 1, 2010		1.6%	
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)		5.7%	
Hispanic or Latino, percent, April 1, 2010 (b)		4.5%	
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)		89.5%	
White alone, not Hispanic or Latino, percent, April 1, 2010		91.3%	
Population Characteristics			
Veterans, 2010-2014		13,885	
Foreign born persons, percent, 2010-2014		7.1%	
Housing			
Housing units, July 1, 2015, (V2015)		87,407	
Housing units, April 1, 2010		87,550	
Owner-occupied housing unit rate, 2010-2014		77.3%	
Median value of owner-occupied housing units, 2010-2014		\$259,800	
Median selected monthly owner costs -with a mortgage, 2010-2014		\$1,930	
Median selected monthly owner costs -without a mortgage, 2010-2014		\$772	
Median gross rent, 2010-2014		\$946	
Building permits, 2015		112	
Families and Living Arrangements			
Households, 2010-2014		75,229	
Persons per household, 2010-2014		2.45	
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014		91.2%	
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014		9.7%	

CONNECTICUT DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

Education	
① High school graduate or higher, percent of persons age 25 years+, 2010-2014	91.3%
① Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	33.7%
Health	
① With a disability, under age 65 years, percent, 2010-2014	6.5%
① Persons without health insurance, under age 65 years, percent	△ 7.0%
Economy	
① In civilian labor force, total, percent of population age 16 years+, 2010-2014	69.1%
① In civilian labor force, female, percent of population age 16 years+, 2010-2014	65.1%
① Total accommodation and food services sales, 2012 (\$1,000) (c)	265,230
① Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	929,184
① Total manufacturers shipments, 2012 (\$1,000) (c)	2,615,264
① Total merchant wholesaler sales, 2012 (\$1,000) (c)	D
① Total retail sales, 2012 (\$1,000) (c)	2,654,993
① Total retail sales per capita, 2012 (c)	\$14,158
Transportation	
① Mean travel time to work (minutes), workers age 16 years+, 2010-2014	26.6
Income and Poverty	
① Median household income (in 2014 dollars), 2010-2014	\$72,068
① Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$37,696
① Persons in poverty, percent	△ 7.7%
BUSINESSES	
① Total employer establishments, 2014	4,781
① Total employment, 2014	52,087
① Total annual payroll, 2014	2,115,820
① Total employment, percent change, 2013-2014	1.9%
① Total nonemployer establishments, 2014	17,010
① All firms, 2012	20,187
① Men-owned firms, 2012	12,048
① Women-owned firms, 2012	6,092
① Minority-owned firms, 2012	1,330
① Nonminority-owned firms, 2012	18,350
① Veteran-owned firms, 2012	1,755
① Nonveteran-owned firms, 2012	17,666
GEOGRAPHY	
① Population per square mile, 2010	206.3
① Land area in square miles, 2010	920.56
① FIPS Code	09005

△ This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ① icon to the left of each row in TABLE view to learn about sampling error.

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.

(a) Includes persons reporting only one race

(b) Hispanics may be of any race, so also are included in applicable race categories

(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

D Suppressed to avoid disclosure of confidential information

F Fewer than 25 firms

FN Footnote on this item in place of data

NA Not available

S Suppressed; does not meet publication standards

X Not applicable

Z Value greater than zero but less than half unit of measure shown

CONNECTICUT DEVELOPMENT OPPORTUNITY MAPS



www.PrestigeGroupSeniorHousing.com



The Premier Senior Housing & Health Care Broker

This information is believed accurate though subject to errors, omissions and changes without notice

CONNECTICUT DEVELOPMENT OPPORTUNITY

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 42 Jackson Hill Road, Sharon CT 06069

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