



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

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**610.902.3900 or 800.866.5876**



**"COLONIAL TERRACE PERSONAL CARE HOME"**  
771 East Columbus Avenue  
Corry, PA 16407  
Erie County

**36 Bed Personal Care Home  
1 +/- Acre**

***Offered at . . . \$825,000***

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

## COLONIAL TERRACE PERSONAL CARE HOME

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## COLONIAL TERRACE PERSONAL CARE HOME PROPERTY OVERVIEW

**PRESTIGE GROUP** is proud to present this Market Memorandum for  
***“Colonial Personal Care Home”***  
771 East Columbus Ave., Corry, Pennsylvania 16407

*Colonial Personal Care Home* is a privately owned and managed residential care facility. It has been in operation for over 45 years.

The facility is licensed for 36 residents.

It has 24 bedrooms and 18 bathrooms.

It has met the standards of licensure set by the Commonwealth of Pennsylvania.

*Colonial Personal Care Home* has a historically strong census. The facility is usually near 100% occupied with a waiting list.

It has a combination of private pay and SSI residents.

The rural setting adds to the peaceful, homey living situation of the residents.



# COLONIAL TERRACE PERSONAL CARE HOME

## PROPERTY OVERVIEW

### LAND

The site is irregular in shape and level. The total land area is approximately 1.077+/- acre. The property has 215.55 feet of frontage on Columbus Ave. Access and visibility if the property is good.

The driveway and parking area are paved and gravel.

### IMPROVEMENTS

The improvements consist of a two story personal care home built in 1951. The building is approximately 6,597 square feet. It is constructed of brick and siding.

The property's mailing address is 771 East Columbus Avenue, Corry, PA 16407.

### GENERAL LAYOUT

The facility consists of 24 bedrooms and 18 bathrooms.

- 13 Private Bedrooms
- 5 Private or Semi Private Bedrooms (1 or 2 beds)
- 4 Semi Private Bedrooms (2 beds)
- 2 Semi Private Bedrooms (2 or 3 beds)

The first floor consists of:

22 Bedrooms  
17 Resident Bathrooms  
Employee Bathroom  
Kitchen and Storage Area  
Dining Room  
Living Area  
Laundry facility is on site with 2 washers and 2 dryers  
Nurses Station  
Office  
Hair Salon and Barber Shop

There is a sun room which runs the length of the building.

The second floor has 2 bedrooms and 2 bathrooms.

There is an outdoor poured cement patio with a raised garden.

The flooring is a mix of vinyl, hardwood and carpeting.

There is a basement currently being used for storage.

### HOSPITAL NEARBY

Corry Memorial Hospital

6/10th of a mile

## COLONIAL TERRACE PERSONAL CARE HOME PROPERTY OVERVIEW

### GENERAL INFORMATION

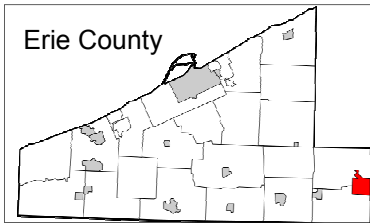
Licensed for:	36 Beds
Bedrooms:	24
Bathrooms:	18 plus employee bathroom
Heating:	Natural Gas Boiler
Hot Water:	Gas
Plumbing:	Copper
Emergency Call System in Every Room	
Fire Alarm:	Monitored and Connected to Fire Department (installed 2012)
Fire Extinguishers:	Yes
Smoke Alarm:	Strobe Lights in Every Room, Back-up Lights in Hallways
Water:	Public
Sewer:	Public
Air Conditioning:	Window Units
Roof:	Shingle and Metal
Basement:	Storage
Attic:	Storage



# COLONIAL TERRACE PERSONAL CARE HOME AREA OVERVIEW

## AREA/NEIGHBORHOOD ANALYSIS

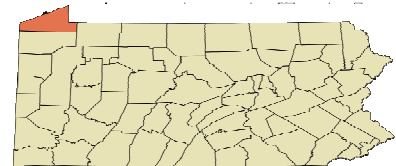
**Corry** is a city located in northwestern Pennsylvania in the United States. With a population of 6,605 at the 2010 United States Census, it is the second largest city in Erie County.



Corry is a part of the Erie, PA Metropolitan Statistical Area. The city became famous in the late-19th and early-20th centuries for being the manufacturer of Climax locomotives.

Corry has a safe, friendly, small-city atmosphere in the center of a region replete with amazingly diverse cultural and recreational opportunities. The historic downtown is a bustling city with its turn-of-the-century architecture. Corry has a dynamic, world-class manufacturers and the skilled workers who produce parts and finished products for a host of uses across the globe. Just 30 miles southeast of Erie and the Lake Erie Wine Region, Corry is nestled amongst both fertile fields, and the western foothills of the Allegheny Mountains. Chautauqua Lake and the world famous Chautauqua Institution are just to the north, the beauty of Kinzua Dam and the Allegheny National Forest are less than an hour east across scenic Route 6, and the “Valley That Changed the World” with the discovery of oil near Titusville in 1859, and today’s federally designated Oil Heritage Region, is only a half-hour to the south.

**Erie County** is a county located in the U.S. state of Pennsylvania. As of the 2010 census, the population was 280,566. Its county seat is Erie. The county was created in 1800 and later organized in 1803.



According to the U.S. Census Bureau, the county has a total area of 1,558 square miles (4,040 km<sup>2</sup>), of which 799 square miles (2,070 km<sup>2</sup>) is land and 759 square miles (1,970 km<sup>2</sup>) (49%) is water.<sup>[8]</sup> It is the largest county in Pennsylvania by total area. With the exception of a high ridge several miles from the lake, running nearly parallel with its shore, the terrain is generally rolling and well watered.<sup>[9]</sup>

There are only two cities in Erie County: the City of Erie and the City of Corry. Erie County is bordered on the north-east by Chautauqua County, New York, on the east by Warren County, on the south by Crawford County, and on the west by Ashtabula County, Ohio. Directly north of the county is Lake Erie. This position on the water makes Erie County the only county in Pennsylvania to share a border with Canada, which is located on the far shore of the lake.

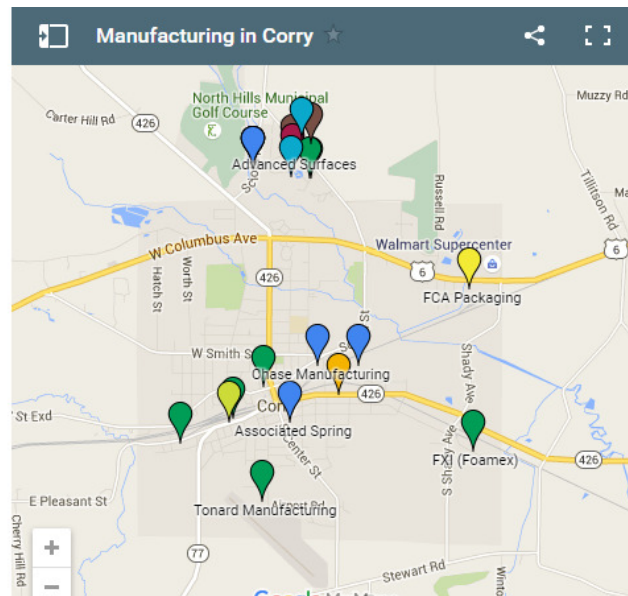
It is the only county in the state that occupies a significant amount of land north of the 42nd parallel.

The United States Office of Management and Budget<sup>[15]</sup> has designated Erie County as the **Erie, PA Metropolitan Statistical Area (MSA)**. As of the 2010 U.S. Census<sup>[16]</sup> the metropolitan area ranked 11th most populous in the State of Pennsylvania and the 164th most populous in the United States with a population of 280,566. Erie County is also a part of the larger **Erie-Meadville, PA Combined Statistical Area (CSA)**, which combines the populations of Erie County as well as Crawford County to the south. The Combined Statistical Area ranked 7th in the State of Pennsylvania and 102nd most populous in the US with a population of 369,331.

## COLONIAL TERRACE PERSONAL CARE HOME AREA OVERVIEW

### MAJOR MANUFACTURERS IN CORRY, PA

<p>Advanced Surfaces          Advantage Puck          Allegheny Veneer Co.          Associated Spring          Bond Spring          Brothers Wood Potato Chips          Carlson Machining          Chase Manufacturing          Corco Industries          Corry Contract</p>	<p>Corry Forge          Corry Laser Technology          Corry Metal Products          Corry Micronics          Corry Rubber Corp.          D&amp;E Machining          Entech Plastics          FCA Packaging          FXI (Foamex)</p>	<p>Great Lakes Case/Cabinet          Great Lakes Manufacturing          JCS Oilfield Services          Kent Mobility Products          Larix Inc.          MPE Machine Tool, Inc.          Tonnard Manufacturing          Viking Plastics          VIP Machining          Willis Machined Products</p>
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### MAJOR INDUSTRIES IN ERIE COUNTY, PA

- Manufacturing
- Healthcare
- Higher Education
- Service and Tourism

## COLONIAL TERRACE PERSONAL CARE HOME PHOTOGRAPHS

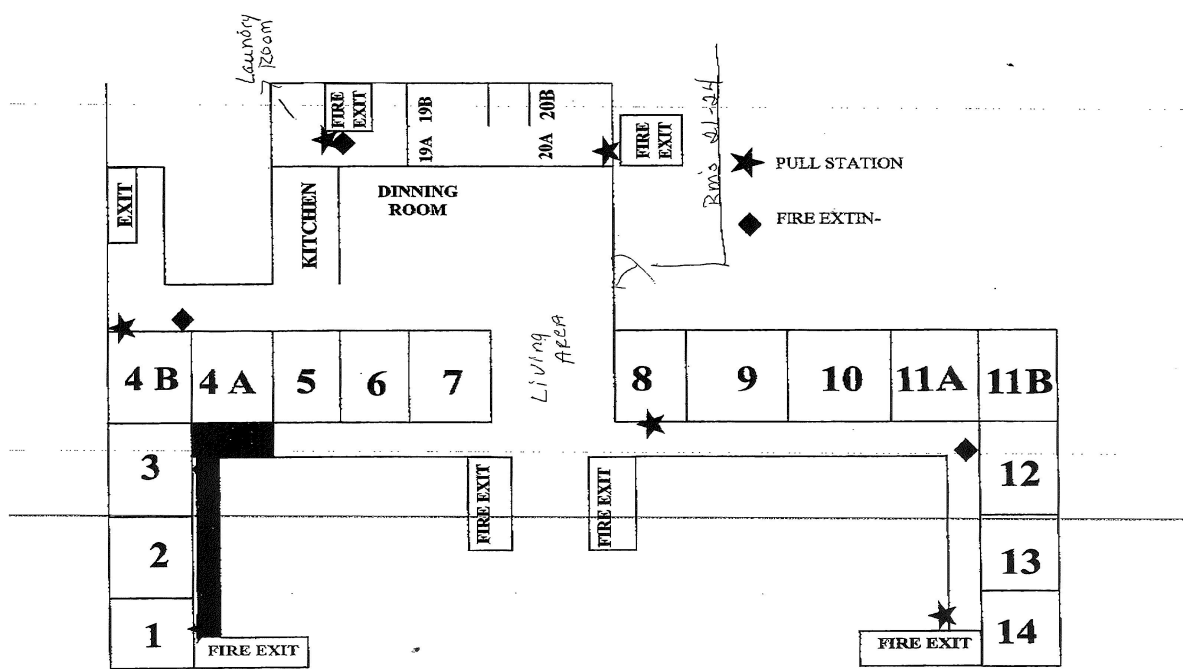
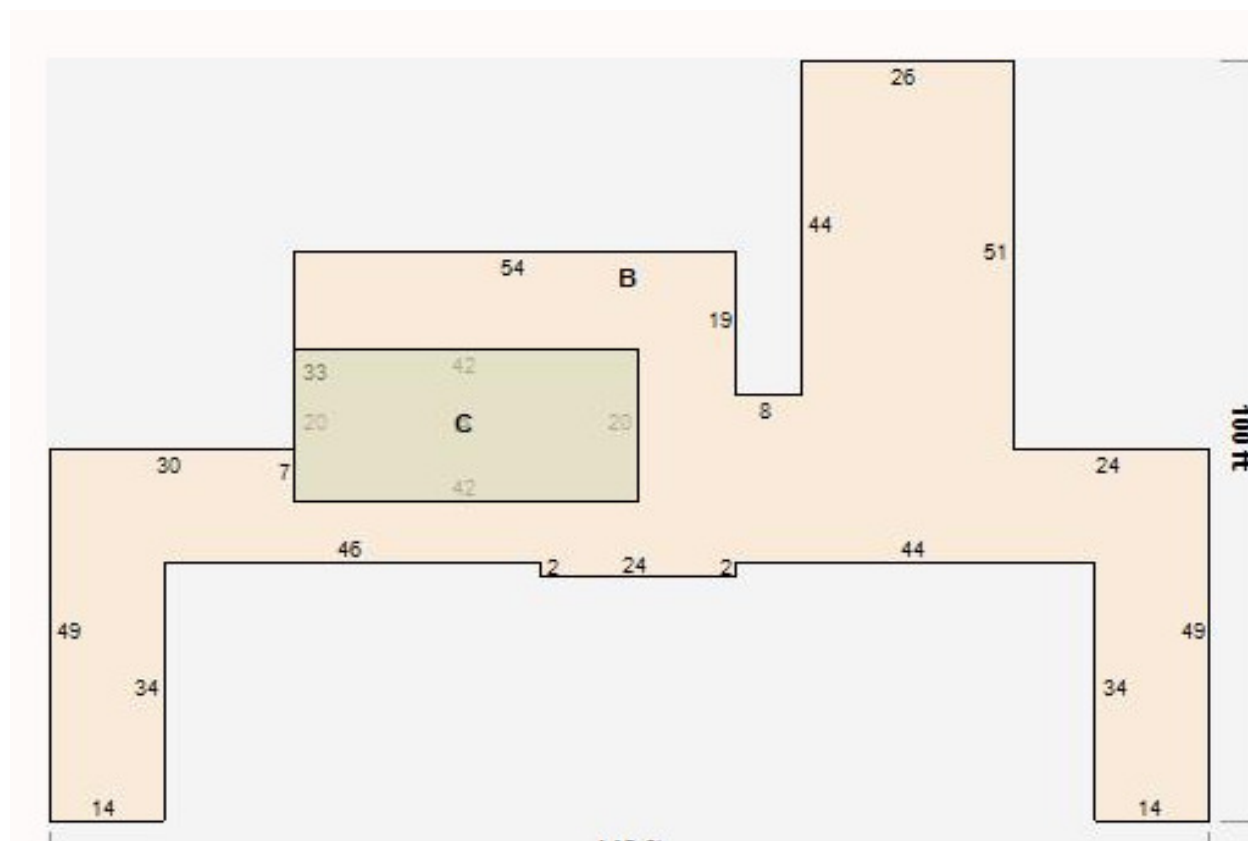




## COLONIAL TERRACE PERSONAL CARE HOME PHOTOGRAPHS



## COLONIAL TERRACE PERSONAL CARE HOME BUILDING FOOTPRINT



## COLONIAL TERRACE PERSONAL CARE HOME

### INCOME AND EXPENSE

<b>INCOME</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Residents	\$566,117	\$596,164	\$531,966	\$285,570
Diapers	0	0	0	2,080
Kleenex	0	0	0	459
Personal Items	0	0	0	876
Other - Reimbursements	0	6,561	0	0
<b>Total Income</b>	<b>\$566,117</b>	<b>\$602,725</b>	<b>\$531,966</b>	<b>\$288,985</b>
<b>Expense</b>				
Office Supplies	359	2,448	1,997	25
Medical Supplies	1,412	1,962	124	16
Payroll - Gross	228,288	237,183	230,835	147,080
Payroll Tax	28,489	34,402	39,719	0
Insurance - Building/Business	10,093	10,372	10,804	0
Refund Residents	1,405	5,427	4,627	750
Contributions/Donations	3,861	1,463	524	100
Water & Sewer	2,960	3,301	3,619	2,420
Electric	4,866	6,380	4,986	2,569
Natural Gas	4,836	5,596	4,271	2,173
Real Estate & School Taxes	9,932	9,647	9,997	5,085
Cleaning Supplies	2,975	1,956	2,367	884
Garbage Pickup	2,523	2,523	2,528	934
Maintenance - Snowplowing	14,102	17,223	8,403	1,775
Maintenance - Lawn Mowing	1,128	1,247	1,225	294
Insurance - Workers Compensation	10,634	10,148	9,559	1,106
Dues & Subscriptions	808	1,032	864	626
Appliances	1,585	0	0	0
Postage	580	488	500	196
Entertainment	2,381	1,753	852	440
Advertising	1,198	1,489	1,729	1,254
Alarm Service/Repair	0	0	17,940	0
Auto Loan - Interest	262	936	0	0
Automobile - Expenses	7,564	4,189	3,265	1,167
Education/Training	387	1,334	402	94
Food, Milk, Bread	36,042	40,912	36,300	17,940
Fire Extinguisher	0	281	144	0
Repairs/Maintenance - General - Other	2,520	2,422	10,233	5,409
Miscellaneous	1,454	2,206	3,290	940
Telephone Expenses	4,553	5,066	5,391	2,548
Professional Fees - Accounting	4,887	3,495	7,764	3,124
Supplies - General	8,982	9,772	5,027	4,641
<b>Total Expenses</b>	<b>\$401,066</b>	<b>\$426,653</b>	<b>\$429,286</b>	<b>\$203,590</b>
<b>NET OPERATING INCOME</b>	<b>\$165,051</b>	<b>\$176,072</b>	<b>\$102,680</b>	<b>\$85,395</b>

## COLONIAL TERRACE PERSONAL CARE HOME

### RESIDENT FEE SCHEDULE

Room	A	B
1	2,000	
2	2,000	
3a	1,350	
3b	1,350	
4a	1,500	
4b	1,500	
5	2,000	
6	2,000	
7	2,000	
8	2,000	
9	2,000	
10	2,000	
11a	1,500	
11b	1,500	
12a	1,350	
12b	1,350	
13	2,000	
14	2,000	
17a	1,100	SSI
17b	1,100	SSI
17c	1,100	SSI
18a	1,100	SSI
18b	1,100	SSI
18c	1,100	SSI
19a	1,100	SSI
19b	1,100	SSI
20a	1,100	SSI
20b	1,100	SSI
21	2,200	
22	2,200	
23	2,200	
24	2,200	
<b>Monthly Income</b>	51,200	



## COLONIAL TERRACE PERSONAL CARE HOME RESIDENT ROOM MIX

<u>Room</u>	<u>A</u> Sq. Ft.	<u>B</u> Sq. Ft.	Personal Bath	Share Bath	Max. Baths	
1	115		x		1	Private
2	115		x		1	Private
3	151		x		1 or 2	Private or Semi Priv.
4	117	89		x	2	Semi-Priva
5	108		x			Private
6	108		x		1	Private
7	108		x		1	Private
8	108		x		1	Private
9	108		x		1	Private
10	108		x		1	Private
11	117	89		x	2	Semi-Private
12	151		x		1 or 2	Private or Semi Priv.
13	115		x		1	Private
14	115		x		1	Private
17	182			x	2 or 3	Semi-Private
18	216			x	2 or 3	Semi-Private
19	169			x	2	Semi-Private
20	184			x	2	Semi-Private
21	157			x	1 or 2	Private or Semi Priv.
22	152			x	1	Private
23	152			x	1	Private
24	157			x	1 or 2	Private or Semi Priv.
					34	Maximum Occupancy

# COLONIAL TERRACE PERSONAL CARE HOME

## CORRY, PENNSYLVANIA DEMOGRAPHICS

### Corry Demographics

Population	Corry city, Pennsylvania	Pennsylvania
Total Population	6,834	12,281,054
Male	46.9%	48.3%
Female	53.1%	51.7%
18 years and over	72.7%	76.2%
65 years and over	16.8%	15.6%
Married Persons	54.0%	54.3%
Single Persons	46.0%	45.7%
Median Age	36.5	38.0
Average Family Size	3.07	3.04
<b>Ethnicity</b>		
White	99.0%	86.3%
Black or African American	0.5%	10.5%
American Indian and Alaska Native	0.8%	0.4%
Asian	0.4%	2.0%
Native Hawaiian and Other Pacific Islander	0.1%	0.1%
Other	0.3%	1.9%
Hispanic or Latino (of any race)	0.9%	3.2%
<b>Housing Characteristics</b>	<b>Corry city, Pennsylvania</b>	<b>Pennsylvania</b>
Total Housing Units	2,868	5,249,750
Median Home Cost	\$55,100	\$97,000
Number of Households	2,660	4,777,003
Persons per Household	2.49	2.48
<b>Economic Characteristics</b>	<b>Corry city, Pennsylvania</b>	<b>Pennsylvania</b>
Median Household Income	\$30,967	\$40,106
Per Capita Income	\$15,143	\$20,880
In Labor Force	60.0%	61.9%
Families below poverty level	14.2%	7.8%
<b>Education Characteristics</b>	<b>Corry city, Pennsylvania</b>	<b>Pennsylvania</b>
<b>School Enrollment</b>		
Elementary School Enrollment	894	1,379,671
High School Enrollment	423	690,020
College or Graduate School	134	703,163
<b>Educational Attainment Population 25 years and older</b>		
High School Graduate	47.2%	38.1%
Associates Degree	6.7%	5.9%
Bachelor's Degree	7.6%	14.0%
Graduate or Professional Degree	3.4%	8.4%

Data provided by the 2000 U.S. Census

# COLONIAL TERRACE PERSONAL CARE HOME

## ERIE COUNTY DEMOGRAPHICS

Table

ALL TOPICS		Q = Browse more datasets	ERIE COUNTY, PENNSYLVANIA
<b>PEOPLE</b>			
<b>Population</b>			
Population estimates, July 1, 2015, (V2015)		278,045	
Population estimates base, April 1, 2010, (V2015)		280,566	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)		-0.9%	
Population, Census, April 1, 2010		280,566	
<b>Age and Sex</b>			
Persons under 5 years, percent, July 1, 2015, (V2015)		5.8%	
Persons under 5 years, percent, April 1, 2010		6.0%	
Persons under 18 years, percent, July 1, 2015, (V2015)		21.8%	
Persons under 18 years, percent, April 1, 2010		22.7%	
Persons 65 years and over, percent, July 1, 2015, (V2015)		16.1%	
Persons 65 years and over, percent, April 1, 2010		14.6%	
Female persons, percent, July 1, 2015, (V2015)		50.6%	
Female persons, percent, April 1, 2010		50.8%	
<b>Race and Hispanic Origin</b>			
White alone, percent, July 1, 2015, (V2015) (a)		88.1%	
White alone, percent, April 1, 2010 (a)		88.2%	
Black or African American alone, percent, July 1, 2015, (V2015) (a)		7.7%	
Black or African American alone, percent, April 1, 2010 (a)		7.2%	
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)		1.6%	
Asian alone, percent, April 1, 2010 (a)		1.1%	
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)		Z	
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)		Z	
Two or More Races, percent, July 1, 2015, (V2015)		2.2%	
Two or More Races, percent, April 1, 2010		2.1%	
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)		4.0%	
Hispanic or Latino, percent, April 1, 2010 (b)		3.4%	
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)		85.0%	
White alone, not Hispanic or Latino, percent, April 1, 2010		86.5%	
<b>Population Characteristics</b>			
Veterans, 2010-2014		21,359	
Foreign born persons, percent, 2010-2014		4.2%	
<b>Housing</b>			
Housing units, July 1, 2015, (V2015)		120,094	
Housing units, April 1, 2010		119,138	
Owner-occupied housing unit rate, 2010-2014		66.5%	
Median value of owner-occupied housing units, 2010-2014		\$117,200	
Median selected monthly owner costs -with a mortgage, 2010-2014		\$1,135	
Median selected monthly owner costs -without a mortgage, 2010-2014		\$446	
Median gross rent, 2010-2014		\$685	
Building permits, 2015		267	
<b>Families and Living Arrangements</b>			
Households, 2010-2014		109,700	
Persons per household, 2010-2014		2.44	
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014		85.0%	
Language other than English spoken at home, percent of persons age 5 years+. 2010-2014		6.6%	

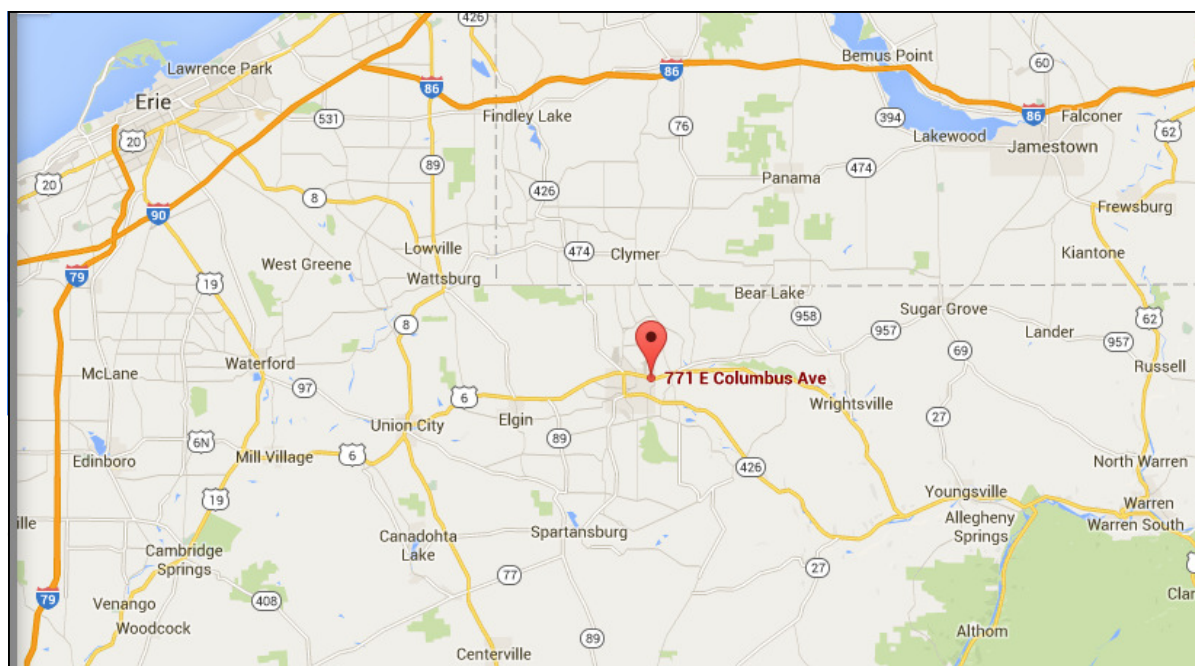
# COLONIAL TERRACE PERSONAL CARE HOME

## ERIE COUNTY DEMOGRAPHICS

<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2010-2014	90.4%
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	25.6%
<b>Health</b>	
With a disability, under age 65 years, percent, 2010-2014	11.1%
Persons without health insurance, under age 65 years, percent	10.7%
<b>Economy</b>	
In civilian labor force, total, percent of population age 16 years+, 2010-2014	61.9%
In civilian labor force, female, percent of population age 16 years+, 2010-2014	58.8%
Total accommodation and food services sales, 2012 (\$1,000) (c)	485,439
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	2,216,462
Total manufacturers shipments, 2012 (\$1,000) (c)	9,437,662
Total merchant wholesaler sales, 2012 (\$1,000) (c)	1,242,517
Total retail sales, 2012 (\$1,000) (c)	3,752,817
Total retail sales per capita, 2012 (c)	\$13,372
<b>Transportation</b>	
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	18.7
<b>Income and Poverty</b>	
Median household income (in 2014 dollars), 2010-2014	\$45,703
Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$24,505
Persons in poverty, percent	16.4%
<b>BUSINESSES</b>	
Total employer establishments, 2014	6,176
Total employment, 2014	112,761
Total annual payroll, 2014	4,257,751
Total employment, percent change, 2013-2014	-0.8%
Total nonemployer establishments, 2014	13,951
All firms, 2012	18,667
Men-owned firms, 2012	10,882
Women-owned firms, 2012	5,581
Minority-owned firms, 2012	1,267
Nonminority-owned firms, 2012	16,593
Veteran-owned firms, 2012	1,639
Nonveteran-owned firms, 2012	16,019
<b>GEOGRAPHY</b>	
Population per square mile, 2010	351.1
Land area in square miles, 2010	799.15
FIPS Code	42049



## COLONIAL TERRACE PERSONAL CARE HOME MAPS



# COLONIAL TERRACE PERSONAL CARE CERTIFICATE OF COMPLIANCE



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

## CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to COLONIAL TERRACE PERSONAL CARE HOME, INC.  
LEGAL ENTITY

To operate COLONIAL TERRACE HOME FOR SENIOR CITIZENS  
NAME OF FACILITY OR AGENCY

Located at 771 EAST COLUMBUS AVENUE, CORRY, PA 16407  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 36  
(MAXIMUM CAPACITY)  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: \_\_\_\_\_

This certificate is granted in accordance with the Public Welfare Code of 1967, P.L. 31, as amended, and Regulations

55 Pa. Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from October 26, 2015 until October 26, 2016  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 448490

Robert E. Robinson  
ISSUING OFFICER

Matthew J. [Signature]  
DIRECTOR

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.

HS 628 - 12/14

# COLONIAL TERRACE PERSONAL CARE HOME OCCUPANCY PERMIT

## COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF LABOR AND INDUSTRY

BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY



### OCCUPANCY PERMIT

THE FOLLOWING BUILDING HAS BEEN INSPECTED BY THE DEPARTMENT OF LABOR AND INDUSTRY AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE FIRE AND PANIC LAW, (ACT 299, APRIL 27, P. L. 465 AS AMENDED), AND THE PLANS APPROVED BY THE DEPARTMENT UNDER THE FILE NUMBER AND DATE LISTED BELOW.

COLONIAL TERRACE PCH  
771 E COLUMBUS AV  
CORY PENNSYLVANIA 16407

APPROVAL IS FOR THE FOLLOWING CLASSIFICATION(S):

C2 GROUP HABITATION

LP LARGE PERSONAL CARE HOME(9 OR MORE RESIDENTS)

THIS OCCUPANCY PERMIT AUTHORIZES OCCUPANCY OF THIS BUILDING AS LONG AS THE BUILDING IS MAINTAINED IN ACCORDANCE WITH THE FIRE AND PANIC LAW, REGULATIONS AND THE PLAN APPROVAL.

FILE NUMBER	PLAN APPROVAL DATE	PLAN CODE	DRAWING INDEX	FIELD INSPECTION DATE	INDUSTRIAL BOARD VARIANCES	ACCESSIBILITY BOARD VARIANCES
268210	03/20/95	A	95-02710	9-13-95	N/A	N/A

T. KELLER

INSPECTOR

642

DIRECTOR

Bureau of Occupational and Industrial Safety

L181 163 (REV 05-93)



## COLONIAL TERRACE PERSONAL CARE HOME CONFIDENTIALITY DISCLAIMER

### PROPERTY ADDRESS: 771 East Columbus Avenue, Corry, PA 16407

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 their 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 "publically 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