



**THE PREMIER BROKER FOR
SENIOR HOUSING & HEALTHCARE FACILITIES**

Joe Shallow, Vice President

JShallow@PrestigeGroup.com • 610.701.1133 Cell
800.866.5876 610.902.3900 x123

“GENESIS SENIOR LIVING – ALEDO”

309 NW Ninth Avenue • Aledo, Illinois 61231
Mercer County

“QUAD CITY REGION”

92 BED SKILLED NURSING FACILITY
Including 16 Bed Memory Care Unit



OFFERED EXCLUSIVELY... \$ 2,600,000

PrestigeGroupSeniorHousing.com
PrestigeGroup.com

GENESIS SENIOR LIVING – ALEDO

TABLE OF CONTENTS

Executive Summary	1
Property Overview	2
Financials.....	3
Aerial View	4
Photographs	5
Floor Plan	8
Regional Information.....	9
Demographics	10
License	13
Maps	14
Confidentiality & Disclaimer.....	15

GENESIS SENIOR LIVING – ALEDO

EXECUTIVE SUMMARY

Prestige Group is proud to present the exclusive offering of
“GENESIS SENIOR LIVING — ALEDO”
309 NW 9th Avenue, Aledo, Illinois
Mercer County
“QUAD CITY REGION”

EXPANSION POSSIBILITY!

The Genesis Health System is offering the sale of the **Genesis Senior Living — Aledo**, a 92 bed skilled nursing facility which includes a 16 bed lockdown memory unit. It is located in Aledo Illinois, which is part of the Quad City region of Iowa and Illinois.

The facility is situated on the campus of the Genesis Medical Center, a critical access hospital.

Both *Genesis Senior Living — Aledo* and *Genesis Medical Center* are owned by the non-profit *Genesis Health System*. Genesis Health System is one of the region's largest and most well respected health care networks. The Genesis Health System serves the bi-state region of the Quad Cities metropolitan area and surrounding communities of Iowa and Illinois. They have over 100 locations. This includes 6 hospitals, 3 convenient cares, 35 Genesis Health Group sites, 15 rehabilitation clinics, and many outpatient service centers.

There is a covered walkway connecting **Genesis Senior Living — Aledo** to the Medical Center. The kitchen of the nursing home is currently used to prepare meals for the Medical Center.

This is an opportunity for an operator to purchase a turn-key facility with tremendous upside potential.

The new owner will contract with the medical center to provide food service for the hospital. In addition, the hospital functions as a feeder for clients for the nursing home.

The management change to a for-profit operator will allow for additional cash flow and wouldn't carry the same expenses as the current not-for-profit hospital system.

The property sits on 9.8 acres, which will allow for possible expansion.

GENESIS SENIOR LIVING – ALEDO

PROPERTY OVERVIEW

IMPROVEMENTS

Number of Buildings:	1
Gross Building Area:	41,500+/- square feet
Site Size:	9.8+/- Acres <ul style="list-style-type: none"> • Primary Site is 208,675+/-sf • Western Portion is Used for Agricultural Purposes and is Considered Excess Land
Site Shape:	Irregular — Generally Level
Year Built:	1970 <ul style="list-style-type: none"> • 1980— Activity Room Added • 2001— Enclosed Walkway Connecting to Hospital
Stories:	1
# Bedrooms:	46
# Bed:	92
Bathrooms:	30 plus 2 Central Baths
Foundation:	Reinforced Concrete Footings and Reinforced Concrete Slab on Grade
Structure:	Concrete Block and Brick
Exterior Walls:	Brick and Wood
Interior Construction:	Plaster
Ceiling:	Drop
Floor Covering:	Tile and Vinyl
Electric:	1200 Amp — 3 Pole / 220 Volt
Plumbing:	Copper and Galvanized
Heating/Air Conditioning	Hot Water, Natural Gas and Forced Hot Air in Activities Room and Electric AC
Roof:	Flat: Tar, Rubber and Duralast (Contracted to be Replaced in 2019)
Chimney:	1 Brick — not in use
Fire Alarm:	Simplex Panel — Monitored
Water and Sewer:	Public
Kitchen:	Commercial Full Service (Serves the Hospital)
Dining Room:	Yes
Laundry Area:	Yes
Generator:	1 Meg Cat (Diesel)
Additional Spaces:	Offices, Lobby, Dining Room and Extra Large Activities Room which is Connected by Temperature Controlled Hall to the Hospital and Enclosed Court-yard and Two 2-Car Garages Used for Storage
Parking:	72+/- Vehicles
Zoning:	B-1 Commercial District — Nursing Home is Legal Conforming Use

GENESIS SENIOR LIVING – ALEDO FINANCIALS

Due to the confidentiality of the hospital system, financial information, including the rent roll and income/expense statements will be provided to prospective buyers after your submission of the following:

- Current Resume and/or
- Business and/or Company Biography

Please submit the information to:

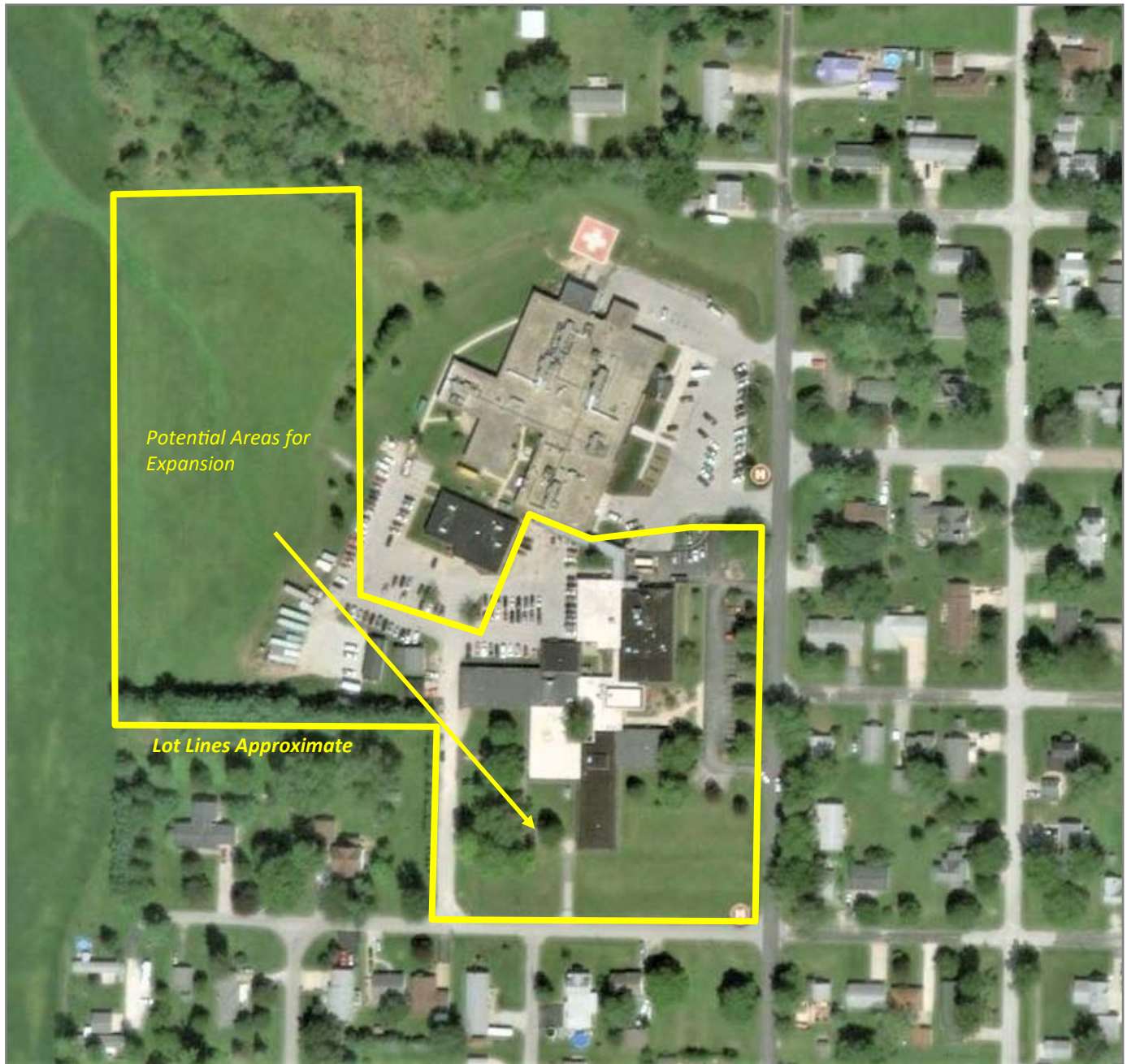
Joe Shallow, 610-902-3900
JShallow@prestigegroup.com

Or by mail:

Joe Shallow, Vice President
Prestige Group, Inc
321 S Valley Forge Road
Devon, PA 19333

GENESIS SENIOR LIVING – ALEDO

AERIAL VIEW



GENESIS SENIOR LIVING – ALEDO

PHOTOGRAPHS



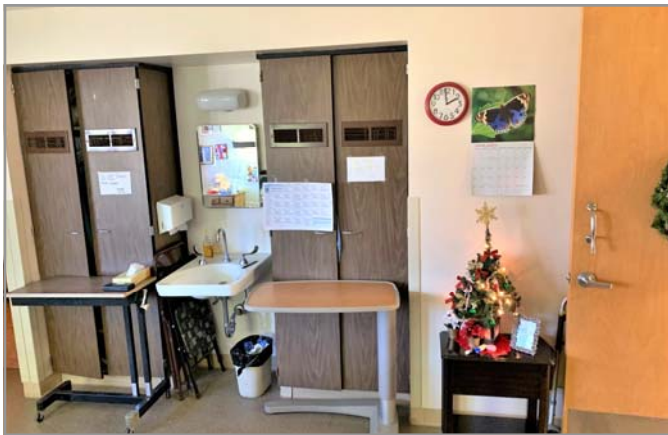
GENESIS SENIOR LIVING – ALEDO

PHOTOGRAPHS



GENESIS SENIOR LIVING – ALEDO

PHOTOGRAPHS



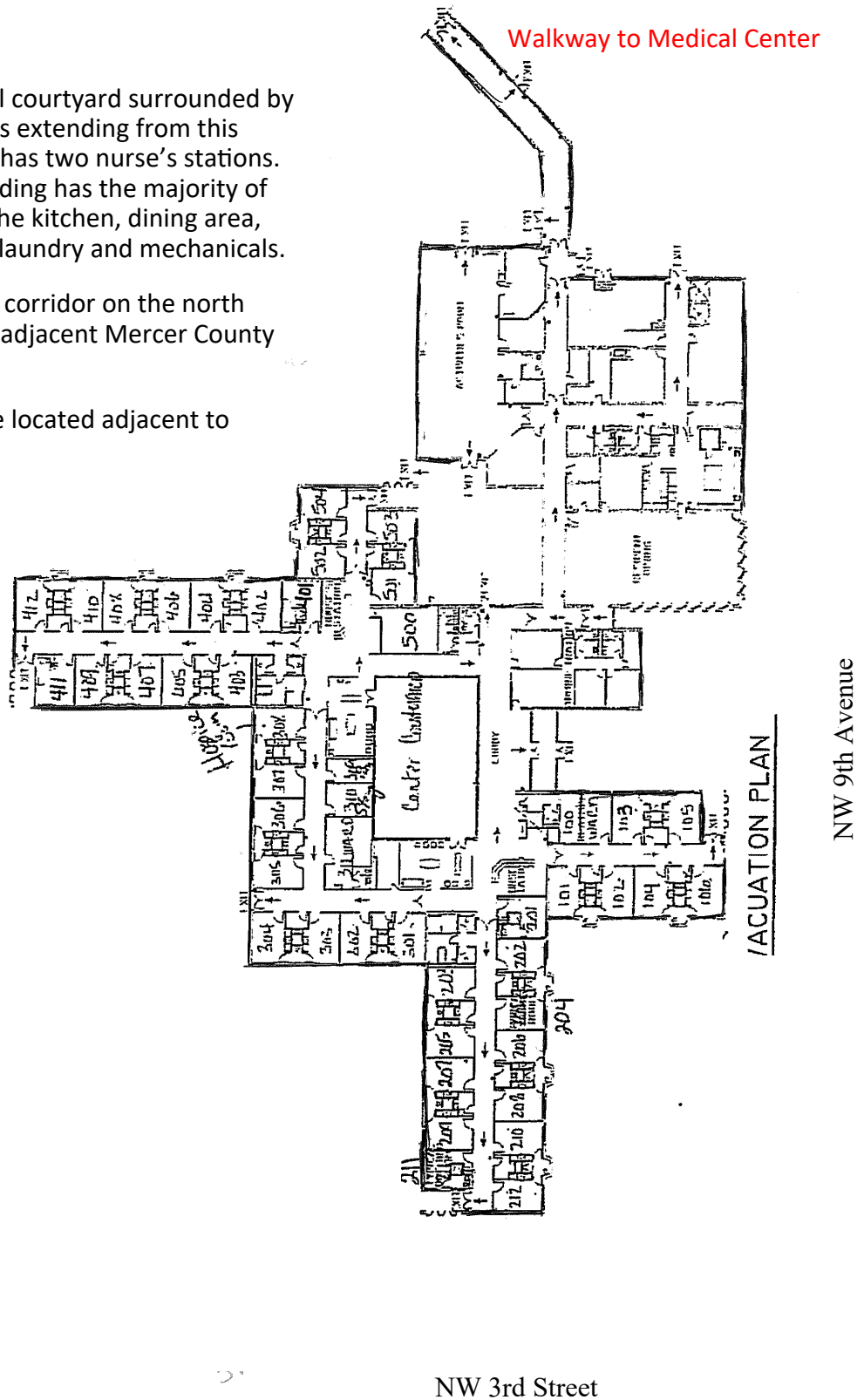
GENESIS SENIOR LIVING – ALEDO

FLOOR PLAN

The building has a central courtyard surrounded by patient rooms, with wings extending from this central core. The facility has two nurse's stations. The north end of the building has the majority of support areas including the kitchen, dining area, activities room, therapy, laundry and mechanicals.

There is also an enclosed corridor on the north end that connects to the adjacent Mercer County Hospital.

Administrative offices are located adjacent to the main lobby.



GENESIS SENIOR LIVING – ALEDO LICENSE

State of Illinois Department of Public Health

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

NIRAV D. SHAH, M.D., J.D.
DIRECTOR

Issued under the authority of
The State of Illinois
Department of Public Health

EXPIRATION DATE	ID. NUMBER
03/29/2020	0052118
LONG TERM CARE LICENSE SKILLED 92	CATEGORY BGBE
UNRESTRICTED	92 TOTAL BEDS

BUSINESS ADDRESS
LICENSEE

GENESIS SENIOR LIVING, ALEDO

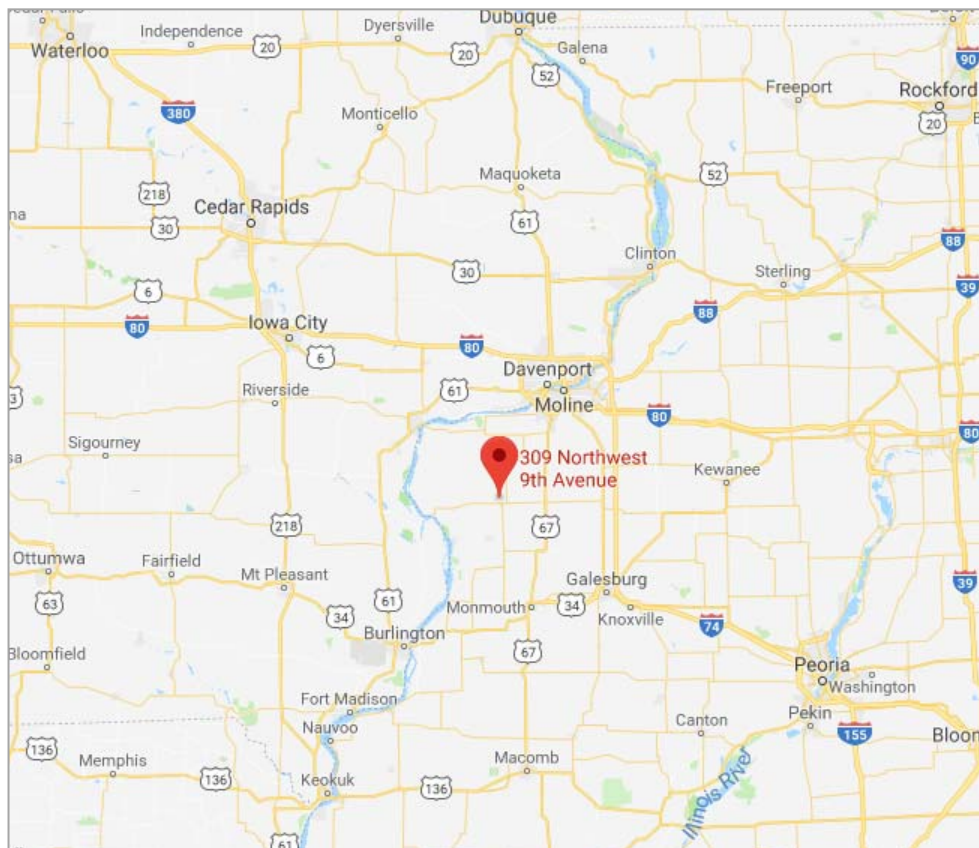
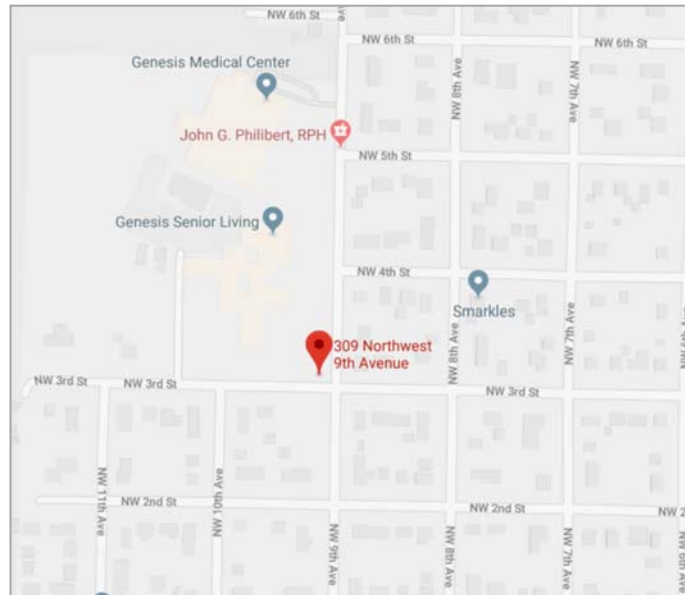
GENESIS SENIOR LIVING, ALEDO
309 NW 9TH AVENUE
ALEDO IL 61231

EFFECTIVE DATE: 03/30/18

The face of this license has a colored background. Printed by Authority of the State of Illinois • 5/16

GENESIS SENIOR LIVING – ALEDO

MAPS



GENESIS SENIOR LIVING – ALEDO

REGIONAL INFORMATION

REGIONAL SUMMARY

The subject is located in Aledo, Mercer County, Illinois.

Aledo is the County Seat of Mercer County, which is located south of the Davenport-Moline-Rock Island area. This area is commonly known as the Quad Cities. The Quad Cities includes several counties in Illinois and Iowa.

The relevant region for Aledo is considered to be Mercer County, which is located on the south end of the Quad Cities area and is largely an agricultural area.

The region's economy is highly dependent on services, retail trade and manufacturing.

The major employers in the County are shown in the following table.

MERCER COUNTY EMPLOYERS

Organization	Industry	Employees
General Grind and Machine	Manufacturing	385
Sherrard School District #200	Education	250
Genesis Medical Center	Healthcare	195
Wal-Mart	Retail	160
Aledo School District	Education	125
Genesis Senior Living	Healthcare	100
Aledo Health Care and Rehab Center	Healthcare	63
County of Mercer	Government	60
Meminger Manufacturing	Manufacturing	50
McDonalds	Restaurant	45
Midwest Fiber Products, Inc.	Manufacturing	40
Mercer Market	Retail Grocery Store	38
Country Bank	Financial Institution	36
Westmer School District #203	Education	35
Essig-Welch	Car Dealership	35
Livermore Shoppes and Restaurant	Retail & Restaurant	30
City of Aledo	Government	27
Farmers State Bank of Western Illinois	Financial Institution	25

Source: Mercer County Community and Economic Development Partnership

Transportation

Transportation in and around Aledo and Mercer County is adequate. The County is served by US Highway 67 and 45 and State Highways 17, 94, and 135. The Quad Cities International Airport is located about 25 miles northeast of Aledo.

GENESIS SENIOR LIVING – ALEDO

MERCER COUNTY DEMOGRAPHICS

Population estimates, July 1, 2018, (V2018)	NA
PEOPLE	MERCER COUNTY
Population	
Population estimates, July 1, 2018, (V2018)	NA
Population estimates, July 1, 2017, (V2017)	15,618
Population estimates base, April 1, 2010, (V2018)	NA
Population estimates base, April 1, 2010, (V2017)	16,434
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	NA
Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)	-5.0%
Population, Census, April 1, 2010	16,434
Age and Sex	
Persons under 5 years, percent	4.9%
Persons under 18 years, percent	21.1%
Persons 65 years and over, percent	21.4%
Female persons, percent	50.1%
Race and Hispanic Origin	
White alone, percent	97.5%
Black or African American alone, percent (a)	0.7%
American Indian and Alaska Native alone, percent (a)	0.3%
Asian alone, percent (a)	0.4%
Native Hawaiian and Other Pacific Islander alone, percent (a)	Z
Two or More Races, percent	1.1%
Hispanic or Latino, percent (b)	2.5%
White alone, not Hispanic or Latino, percent	95.3%
Population Characteristics	
Veterans, 2013-2017	1,369
Foreign born persons, percent, 2013-2017	1.4%

GENESIS SENIOR LIVING – ALEDO

MERCER COUNTY DEMOGRAPHICS

Housing	MERCER COUNTY
① Housing units, July 1, 2017, (√2017)	7,427
① Owner-occupied housing unit rate, 2013-2017	77.4%
① Median value of owner-occupied housing units, 2013-2017	\$105,100
① Median selected monthly owner costs -with a mortgage, 2013-2017	\$1,073
① Median selected monthly owner costs -without a mortgage, 2013-2017	\$440
① Median gross rent, 2013-2017	\$622
① Building permits, 2017	8
Families & Living Arrangements	
① Households, 2013-2017	6,620
① Persons per household, 2013-2017	2.35
① Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	90.1%
① Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	1.5%
Computer and Internet Use	
① Households with a computer, percent, 2013-2017	84.4%
① Households with a broadband Internet subscription, percent, 2013-2017	74.7%
Education	
① High school graduate or higher, percent of persons age 25 years+, 2013-2017	92.2%
① Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	18.7%
Health	
① With a disability, under age 65 years, percent, 2013-2017	7.2%
① Persons without health insurance, under age 65 years, percent	⚠ 5.2%
Economy	
① In civilian labor force, total, percent of population age 16 years+, 2013-2017	61.4%
① In civilian labor force, female, percent of population age 16 years+, 2013-2017	57.4%
① Total accommodation and food services sales, 2012 (\$1,000) (c)	D
① Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	23,493
① Total manufacturers shipments, 2012 (\$1,000) (c)	D
① Total merchant wholesaler sales, 2012 (\$1,000) (c)	435,003
① Total retail sales, 2012 (\$1,000) (c)	72,612
① Total retail sales per capita, 2012 (c)	\$4,477

GENESIS SENIOR LIVING – ALEDO

MERCER COUNTY DEMOGRAPHICS

Transportation	MERCER COUNTY
Mean travel time to work (minutes), workers age 16 years+, 2013-2017	26.7
Income & Poverty	
Median household income (in 2017 dollars), 2013-2017	\$55,649
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$27,844
Persons in poverty, percent	10.6%
BUSINESSES	
Businesses	
Total employer establishments, 2016	275
Total employment, 2016	2,185
Total annual payroll, 2016 (\$1,000)	72,734
Total employment, percent change, 2015-2016	Z
Total nonemployer establishments, 2016	887
All firms, 2012	1,041
Men-owned firms, 2012	534
Women-owned firms, 2012	355
Minority-owned firms, 2012	F
Nonminority-owned firms, 2012	999
Veteran-owned firms, 2012	142
Nonveteran-owned firms, 2012	838
GEOGRAPHY	
Geography	
Population per square mile, 2010	29.3
Land area in square miles, 2010	561.20
FIPS Code	17131

GENESIS SENIOR LIVING – ALEDO

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS – GENESIS SENIOR LIVING / ALEDO: 309 NW Ninth Avenue, Aledo, Illinois 61231

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

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 of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this 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) without the prior written authorization of the Owners or Prestige (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.

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. In the event that Buyer violates this Agreement, both Prestige 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 this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

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

Prestige, 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 Transaction may be material non-public information about Potential Buyer. Prestige, 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 _____, 2019, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number