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Senior Housing and Healthcare Facilities***

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RE-DEVELOPMENT OPPORTUNITY !
Previously Licensed for 51 Beds
Ideal for Senior Housing or Behavioral Health



"The Hyland Home"

26 Unit Former Assisted Living Facility

601 EAST "G" STREET

Iron Mountain, Michigan 49801

"Michigan's Upper Peninsula"

Offered at. . . \$ 1,000,000

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HYLAND HOME

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HYLAND HOME

Property Overview

THE SUBJECT PROPERTY— 601 E. “G” St., Iron Mountain, MI 49801

Land

The subject site is level and is comprised of a mostly square parcel containing 2.68+/- acres. It has street frontage on East “G” St, Adams St. and East “H” St. Access to the property is on East “G” Street.

The macadam driveway and parking area are in the front of the property.

Improvements

The improvements consist of a one-story former nursing home purpose built in 1973. The building is approximately 20,000+/- square feet.

An addition that consisted of five offices, family room with private bathroom, public rest room and a conference room was done in 1992 with an enclosed courtyard and an employee parking lot .

In 2000, a covered entrance was added over the main entrance.

General Layout

Resident Area

Total Rooms: 26 Bedrooms and 14 Toilet Rooms

- 17 Single Occupancy which Shared Toilet and Sink Between Rooms
- 1 Single Occupancy with Private Bath
- 8 Double Occupancy
- 2 Baths

The rooms are set in a “v” off of a main corridor which leads to the rest of the facility.

Amenities Include: Resident Rooms and Toilet Rooms, Nurses Station, Nurses Office, Drug Storage Room, Equipment Room, Administrative Offices, Kitchen, Dining Area, Activities Room, Conference Room, Family Room, Mechanical Room, General Offices, Therapy Rooms, Laundry, Hair Salon, Additional Toilet Rooms, Full Baths

Healthcare Nearby

VA Regional Hospital
Dickinson County Hospital

5 Blocks from Subject Property
Less than 1 Mile

HYLAND HOME

Property Overview

PERTINENT DETAILS OF THE IMPROVEMENTS

Age of Building:	43 Years
Size:	20,000+/- sf
Foundation:	Slab
Exterior Walls:	Brick
Roof:	Shingle Roof (Approximately 10 years)
Heating:	Hot Water (Gas)
Air Conditioning:	Common Area Central Air
Walls:	Block (inside)
Ceilings:	Plasterboard
Flooring:	Tile, Carpet, Cement, Vinyl (Halls) and Ceramic Tile (Kitchen)
Domestic Hot Water:	Gas
Plumbing:	Copper
Water:	Public
Sewer:	Public
Generator:	Yes
Smoke & Fire Alarm:	Hardwired throughout the entire building
Fire Extinguishers:	18
Sprinkler System:	Fully Sprinklered
Zoning:	R-3 (Multifamily)

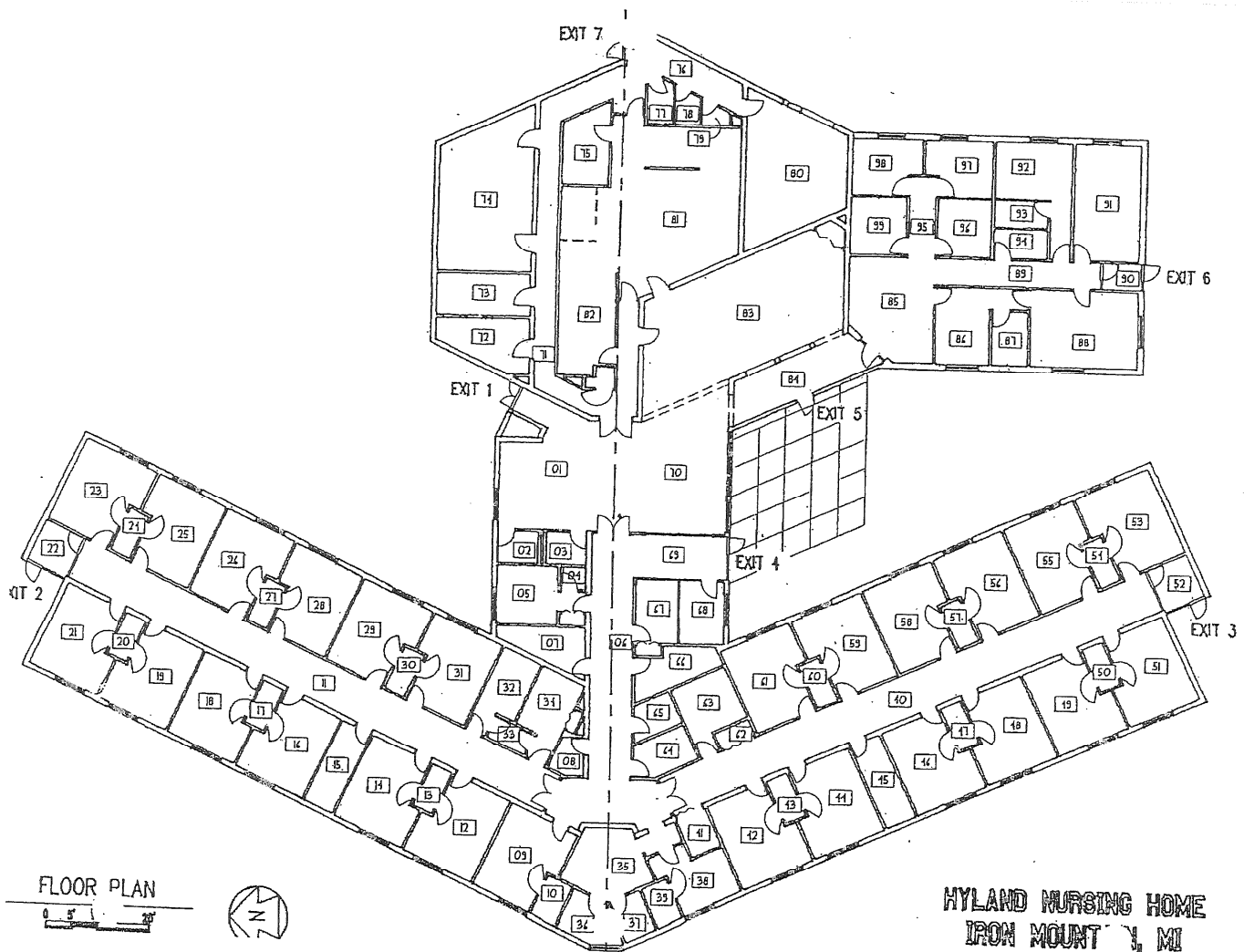
HYLAND HOME PHOTOGRAPHS



HYLAND HOME PHOTOGRAPHS

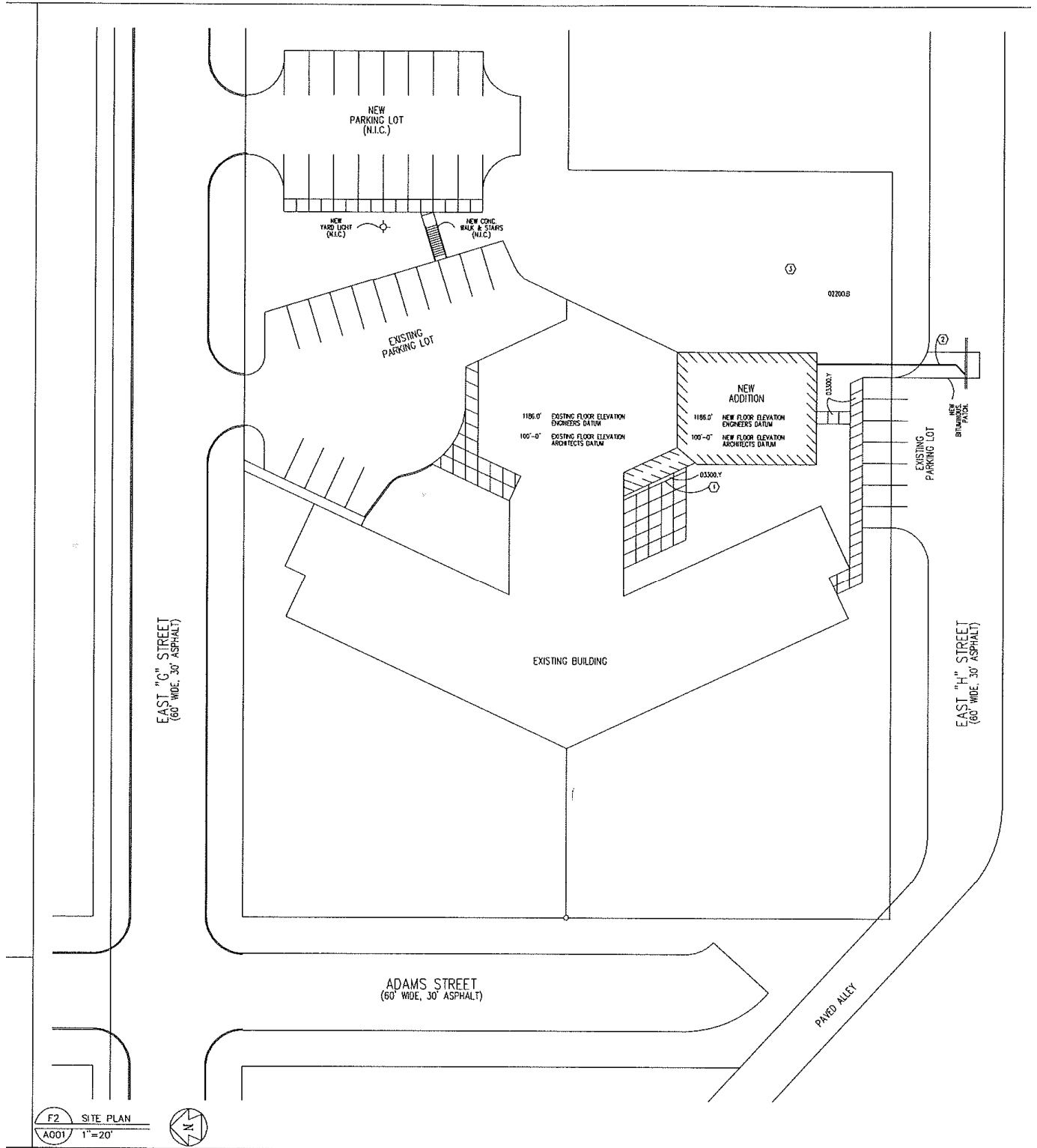


HYLAND HOME Floor Plan



11 T.V. AREA	26 ROOM	51 ROOM	76 DELIVERY
12 MEN	27 TOILET	52 VESTIBULE	77 CABBAGE
13 WOMEN	28 ROOM	53 ROOM	78 OXYGEN
14 TOILET	29 ROOM	54 TOILET	79 TOILET
15 STAFF LOUNGE	30 TOILET	55 ROOM	80 MECHANICAL
16 CORRIDOR	31 ROOM	56 ROOM	81 KITCHEN
17 CLEAN LINEN	32 BATH	57 TOILET	82 DISHWASHING
18 JANITOR	33 TOILET	58 ROOM	83 DINING
19 ROOM	34 BATH	59 ROOM	84 PASSAGEWAY
20 TOILET	35 NURSES STATION	60 TOILET	85 WAITING
21 CORRIDOR	36 NURSE OFFICE	61 ROOM	86 SECRETARY
22 ROOM	37 DRUGS	62 EQUIPMENT	87 WORK / ILL.
23 TOILET	38 ISOLATION ROOM	63 OCC. THERAPY	88 ADMINISTRATIVE
24 ROOM	39 TOILET	64 EXAM	89 CORRIDOR
25 SOILED UTILITY	40 CORRIDOR	65 SOILED LINEN	90 VESTIBULE
26 ROOM	41 EQUIPMENT	66 CLEAN UTILITY	91 CONFERENCE
27 TOILET	42 ROOM	67 DIR. OF NURSES	92 FAMILY
28 ROOM	43 TOILET	68 BEAUTY SHOP	93 BATH
29 ROOM	44 ROOM	69 CORRIDOR	94 P.C. TOILET
30 TOILET	45 SOILED UTILITY	70 SUN ROOM	95 CORRIDOR
31 ROOM	46 ROOM	71 CORRIDOR	96 FURNACE
32 VESTIBULE	47 TOILET	72 LAUNDRY	97 SOCIAL SERVICE
33 ROOM	48 ROOM	73 MAINTENANCE	98 GENERAL OFFICE
34 TOILET	49 ROOM	74 PATIENT STOR.	99 ACTIVITIES OFFICE
35 ROOM	50 TOILET	75 STORAGE	

HYLAND HOME SITE PLAN

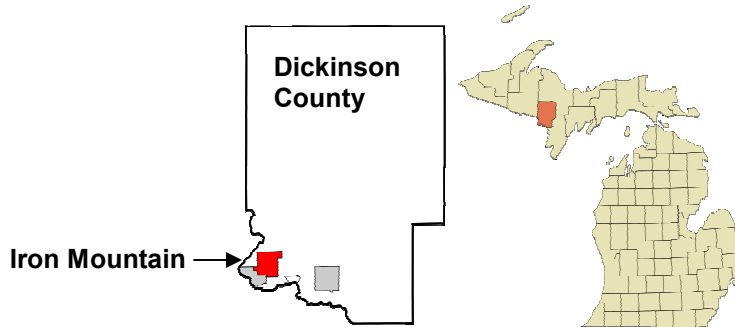


HYLAND HOME AREA AND REGIONAL OVERVIEW

Iron Mountain is located in the Upper Peninsula of Michigan. It is the county seat of Dickinson County. Iron Mountain was named for the valuable iron ore found in the vicinity.

Iron Mountain is situated in the Iron Mountain, MI-WI Micropolitan Statistical Area, which includes all of Dickinson County, Michigan and Florence County in Wisconsin. Iron Mountain is the principal city of this statistical area. It is located 95 miles north of Green Bay, Wisconsin.

Iron Mountain has a total area of approximately 8.04 square miles. Approximately 7.37 square miles is land and 0.67 square miles is water.



Dickinson County has a stable economy. The area's plentiful natural resources form the solid base for the economy. The diverse industries which range from lumbering to tourism are supported by the forests, land and waterways of the county.

Twenty percent of the county's total employment is made up of jobs in manufacturing. Paper and lumber mills have historically had an important role in the local economy.

Even the small, specialized manufacturers in the Dickinson County area utilize state-of-the-art equipment and technology in their manufacturing processing.

Twenty seven percent of Dickinson County's jobs are service related. Large employers in this sector include Dickinson County Healthcare System, which employs 590, and the V.A. Medical Center in Iron Mountain, which has almost 400 employees. The area's school districts, between teachers, administrators and support staff, also employ hundreds.

Tourism has become Dickinson County's second largest and fastest growing industry. Unspoiled beauty and development of year-round recreational opportunities have cultivated the growth of industry.

The balance of the area's economy are represented by retail businesses (25 percent); Government (19 percent) and construction and mining (9 percent).

Dickinson County is serviced by State and federal highways which offer excellent road access to major areas in Michigan, Minnesota, Wisconsin and Illinois. Two railroad lines, the Wisconsin Central and the Escanaba & Lake Superior, make connections to major Michigan and Wisconsin cities, as well as the Great Lakes ports of Escanaba, on Lake Michigan, and Marquette, on Lake Superior.

Ford Airport in Kingsford services the area. There are daily flights to Chicago-O'hare and Minneapolis/St. Paul and weekday flights to Lansing, MI.

HYLAND HOME

AREA AND REGIONAL OVERVIEW



Member  Member
Dickinson Area Partnership

Community and Economic Profile of Dickinson County

The Community Profile is an economic snapshot on demographics, labor force, major employers, government community development resources and more. Information is based on publicly available data from the U.S. Department of Commerce, U.S. Bureau of Economic Analysis and U.S. Bureau of Labor Statistics and data provided by the State of Michigan, U.P. Regional Planning Agencies, and the Dickinson Area Chamber of Commerce. This data can be used to monitor local economic conditions and trends, provide an economic profile for new, existing and prospective businesses, and identify new and existing consumption, savings, investment and giving opportunities for future growth and development within and across the county.

Research was provided by Northern Michigan University's Center for Economic Education and Entrepreneurship, Tawni Hunt Ferrarini, Ph.D., Northern Michigan University's Sam M. Cohodas Professor and Hannah Kratz, Sam M. Cohodas Assistant, 2012 NMU B.A. economics. Special thanks are extended to the Upper Peninsula Economic Development Alliance for initially launching this project.

For a more indepth analysis, please view the statistics section of the website.

Dickinson County

<u>Labor Force (Dec 2015)</u>	2010	2011	2012	2013	2014	2015
Total Labor Force	13,675	13,225	13,225	13,218	13,325	13,000
Employed	12,325	12,100	12,375	12,172	12,675	12,425
Unemployment Rate in Percent (%)	11.5%	8.4	6.5	7.90%	5.00%	4.3

Dickinson County School Districts Enrollment

Iron Mountain Public Schools			1,115	1,003	941	
Breitung Township Schools			1,672	1,727	1,815	
Norway Vulcan Area Schools			732	720	721	
North Dickinson School			301	296	283	
Dickinson Iron Intermediate Schools						
Pine Mountain Christian School			8	8	11	
Holy Spirit Central School			98	97	83	
Dickinson Iron Technical Education Center						

Colleges and Universities Enrollment

Northern Michigan University	9,428	8,600	8,100	8,879	8,408	
Michigan Technological University	3,371	3,371	3,600			
Bay de Noc Comm. College (Escanaba & Iron Mountain)	2,400	2,500	2,742	3,074	2,695	2,519

HYLAND HOME

AREA AND REGIONAL OVERVIEW

Workforce Development Agencies

Michigan Works! The Job Force Board

Northern Initiatives

Health Care and Emergency Services

Dickinson County Healthcare System

Bellin Health Clinic

Veterans Administration Hospital

Assisted Living Facilities

Evergreen-Kingsford

Oakcrest-Norway

Victoria Pines-Iron Mountain

Nursing Homes

Hyland

Freeman

Manorcare

Golden Living-Florence WI

Mary Hill

Home Health Care (HHC)

Arms of Angels

Great Northern

Dickinson Home

HHC Professionals

Northern Michigan

Ambulance Service

Beacon Ambulance Service

Falthorn Rescue Squad

Integrated First Response-Great Lakes

Climate (Averages)

High

Low

Summer

78

53

Winter

27

5

Major Employers that Export # Employed

	2010	2011	2012	2013	2014	2015
Verso	475	475	443	475	430	
Northern Star Industries (2014 Boss sold to Toro)	425	525	570	756	492	
Oldenburg Group, Inc.	175	175	75	175	85	
LP Corporation	146	146	150	150	150	
Mj Electric	140	169	225	186	280	
Toro-Boss Snowplow					340	
Other Employers						
Dickinson Health Care System	615	615	785	715	631	
Department of Veterans Affairs Hospital	420	510	673	654	686	
CCI Systems, Inc.			291	528	539	
Bretburg Township Schools	223	140	131	165	161	
Iron Mountain Schools	150	130	110	90	90	
Northwoods Manufacturing			61	63	70	
US Special Delivery	110	110	110	110	110	
Laydon Enterprises: Eagle Tool, Custom Heat Treat			30	30	32	
Coleman Engineering	94	94	94	80	91	
Great American Disposal/Loadmaster	70	70	70	70	80	
WE Energies	87	75	75	75	75	
Dickinson Homes			51	49	51	
Bacco Construction					130	110
Nelson Paint			34	29	31	29
Niagara Fabrication (Est. 2011 Niagara WI)			45	40	40	
Issues and Answers				70	75	
Walmart				400	425	
Kingsford Broach and Tool					43	



HYLAND HOME

DEMOGRAPHICS - IRON MOUNTAIN, MI-WI MICROPOLITAN STATISTICAL AREA DICKINSON COUNTY, MICHIGAN & FLORENCE COUNTY, WISCONSIN

ALL TOPICS			
Browse more datasets			
FLORENCE COUNTY, WISCONSIN			
DICKINSON COUNTY, MICHIGAN			
MICHIGAN			
PEOPLE			
Population			
Population estimates, July 1, 2015, (V2015)	4,484	25,788	9,922,578
Population estimates base, April 1, 2010, (V2015)	4,423	26,168	9,884,129
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	0.9%	-1.5%	0.4%
Population, Census, April 1, 2010	4,423	26,168	9,883,640
Age and Sex			
Persons under 5 years, percent, July 1, 2015, (V2015)	3.5%	5.1%	5.8%
Persons under 5 years, percent, April 1, 2010	4.2%	5.0%	6.0%
Persons under 18 years, percent, July 1, 2015, (V2015)	14.0%	20.1%	22.2%
Persons under 18 years, percent, April 1, 2010	17.5%	21.4%	23.7%
Persons 65 years and over, percent, July 1, 2015, (V2015)	26.2%	20.7%	15.8%
Persons 65 years and over, percent, April 1, 2010	21.0%	19.0%	13.8%
Female persons, percent, July 1, 2015, (V2015)	48.7%	49.9%	50.8%
Female persons, percent, April 1, 2010	48.0%	50.8%	50.9%
Race and hispanic Origin			
White alone, percent, July 1, 2015, (V2015) (a)	96.8%	96.7%	79.7%
White alone, percent, April 1, 2010 (a)	97.4%	97.2%	78.0%
Black or African American alone, percent, July 1, 2015, (V2015) (a)	0.4%	0.5%	14.2%
Black or African American alone, percent, April 1, 2010 (a)	0.2%	0.3%	14.2%
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	0.0%	0.7%	0.7%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.7%	0.6%	0.6%
Asian alone, percent, July 1, 2015, (V2015) (a)	0.4%	0.6%	3.0%
Asian alone, percent, April 1, 2010 (a)	0.3%	0.5%	2.4%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	2	0.1%	2
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	2	2	2
Two or More Races, percent, July 1, 2015, (V2015)	1.5%	1.4%	2.3%
Two or More Races, percent, April 1, 2010	1.1%	1.2%	2.3%
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	0.9%	1.5%	4.9%
Hispanic or Latino, percent, April 1, 2010 (b)	0.8%	1.0%	4.4%
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	96.1%	95.5%	75.8%
White alone, not Hispanic or Latino, percent, April 1, 2010	96.9%	96.8%	76.8%
Population Characteristics			
Veterans, 2010-2014	539	2,652	648,273
Foreign born persons, percent, 2010-2014	0.8%	1.3%	6.2%
Housing			
Housing units, July 1, 2015, (V2015)	4,822	15,994	4,550,296
Housing units, April 1, 2010	4,780	15,990	4,532,233
Owner-occupied housing unit rate, 2010-2014	85.7%	82.1%	71.5%
Median value of owner-occupied housing units, 2010-2014	\$142,600	\$86,800	\$120,200
Median selected monthly owner costs -with a mortgage, 2010-2014	\$1,349	\$1,034	\$1,295
Median selected monthly owner costs -without a mortgage, 2010-2014	\$422	\$416	\$463
Median gross rent, 2010-2014	\$572	\$653	\$780
Building permits, 2015	16	29	18,226 ¹
Families and Living Arrangements			
Households, 2010-2014	1,844	11,263	3,827,680
Persons per household, 2010-2014	2.39	2.28	2.52


HYLAND HOME

DEMOGRAPHICS - IRON MOUNTAIN, MI-WI MICROPOLITAN STATISTICAL AREA DICKINSON COUNTY, MICHIGAN & FLORENCE COUNTY, WISCONSIN

ALL TOPICS	 Browse more datasets	 FLORENCE COUNTY, WISCONSIN	 DICKINSON COUNTY, MICHIGAN	 MICHIGAN
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014		90.9%	89.0%	85.3%
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014		2.3%	2.2%	9.1%
Education				
High school graduate or higher, percent of persons age 25 years+, 2010-2014		89.7%	93.1%	89.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014		15.4%	21.4%	26.4%
Health				
With a disability, under age 65 years, percent, 2010-2014		18.3%	11.5%	10.2%
Persons without health insurance, under age 65 years, percent		11.0%	9.1%	10.0%
Economy				
In civilian labor force, total, percent of population age 16 years+, 2010-2014		55.6%	57.9%	61.4%
In civilian labor force, female, percent of population age 16 years+, 2010-2014		54.1%	54.8%	57.5%
Total accommodation and food services sales, 2012 (\$1,000) (1)		6,439	31,629	17,062,356
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (1)		D	D	63,018,786
Total manufacturers shipments, 2012 (\$1,000) (1)		D	983,585	236,602,383
Total merchant wholesaler sales, 2012 (\$1,000) (1)		D	D	115,704,003
Total retail sales, 2012 (\$1,000) (1)		10,886	431,245	110,302,046
Total retail sales per capita, 2012 (1)		\$4,432	\$16,447	\$12,071
Transportation				
Mean travel time to work (minutes), workers age 16 years+, 2010-2014		20.3	15.7	24.1
Income and Poverty				
Median household income (in 2014 dollars), 2010-2014		\$40,703	\$44,350	\$40,087
Per capita income in past 12 months (in 2014 dollars), 2010-2014		\$24,690	\$24,948	\$26,143
Persons in poverty, percent		12.8%	14.4%	16.2%
BUSINESSES				
Total employer establishments, 2014		103	667	216,292 ¹
Total employment, 2014		589	12,714	3,620,465 ¹
Total annual payroll, 2014		14,676	530,195	165,699,939 ¹
Total employment, percent change, 2013-2014		1.0%	4.2%	2.4% ¹
Total nonemployer establishments, 2014		347	1,464	680,730
All firms, 2012		409	2,001	834,067
Men-owned firms, 2012		233	964	440,128
Women-owned firms, 2012		83	588	300,866
Minority-owned firms, 2012		F	39	158,646
Nonminority-owned firms, 2012		395	1,860	657,237
Veteran-owned firms, 2012		36	179	71,861
Nonveteran-owned firms, 2012		365	1,681	733,517
GEOGRAPHY				
Population per square mile, 2010		9.1	34.4	174.8
Land area in square miles, 2010		488.20	761.40	56,536.90
FIPS Code		55037	26043	26

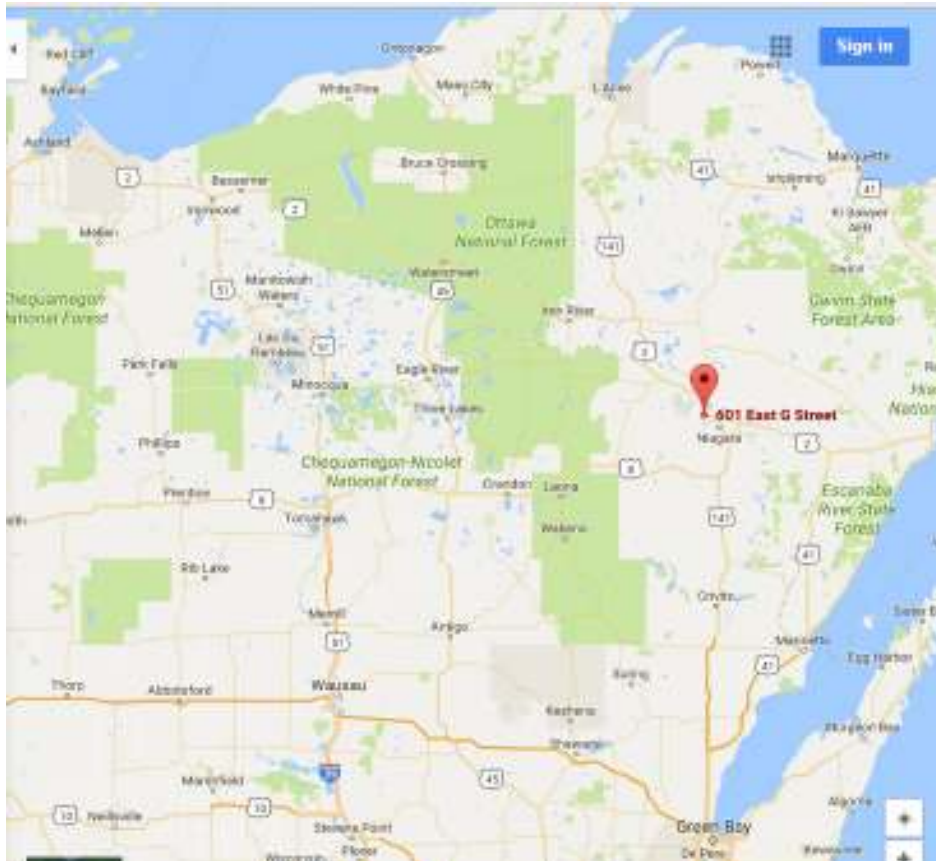
1. Includes data not distributed by county.

 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  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.

HYLAND HOME MAPS



HYLAND HOME

CONFIDENTIALITY DISCLAIMER

PROPERTY ADDRESS: 601 East "G" St., Iron Mountain, MI 49801

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 "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

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