



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

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***Great Opportunity for
Independent Living, Assisted Living Facility or Re-Hab!***



WYNDHAM GARDEN EXTON/VALLEY FORGE

815 Pottstown Pike - Route 100
Exton, Pennsylvania 19341
Chester County

217 Room Hotel

\$55,000 per Room - 30 Day Close

***PRIME AFFLUENT LOCATION!
Near PA Turnpike & Major Highways, Premier Shopping***

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WYNDHAM GARDEN EXTON/VALLEY FORGE PROPERTY OVERVIEW

PRESTIGE GROUP is proud to present this Market Memorandum for
Wyndham Garden Exton/Valley Forge located at 815 Pottstown Pike, Exton, PA, 19341

Wyndham Garden Exton/Valley Forge is a 217 room hotel located in the affluent suburban area of Chester County, PA.

Currently being used as a hotel, this is a prime opportunity to re-purpose the property to an Independent Living Facility, Assisted Living Facility or Re-Hab Facility. (The current operating franchise agreement expires 12/31/2016.)

HOSPITALS NEARBY

Chester County Hospital
Brandywine Hospital
Paoli Hospital

9.2 Miles from subject property
9.2 Miles from subject property
10 Miles from subject property



WYNDHAM GARDEN EXTON/VALLEY FORGE PROPERTY OVERVIEW

THE SUBJECT PROPERTY:

LAND

The total land area is approximately 6.631+/- acres.

Parcel Number: 33-4-38

IMPROVEMENTS

The improvements consist of two wings:

- 5 Stories (north wing)

- 4 Stories (west wing)

The gross building area is 127,360+/- square feet.

There are 217 rooms.

Originally built in 1970 as a hotel it was renovated several times. (1998, 2002, 2007 & 2011)

There is a large lobby/reception area, indoor pool (currently closed due to renovation), fitness center and outdoor pool.

There is a café and restaurant.

There is 10,194+/-sf of indoor meeting space and 5,600+/-sf of outdoor meeting space which includes a tented pavilion and rose garden.

There is parking for approximately 295 vehicles.



WYNDHAM GARDEN EXTON/VALLEY FORGE DEMOGRAPHICS—CHESTER COUNTY

ALL TOPICS			 Browse more datasets	CHESTER COUNTY PENNSYLVANIA	UNITED STATES
PEOPLE					
Population					
Population estimates, July 1, 2015, (V2015)		515,538		321,418,820	
Population estimates base, April 1, 2010, (V2015)		499,140		308,756,105	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)		3.4%		4.1%	
Population, Census, April 1, 2010		498,860		308,745,538	
Age and Sex					
Persons under 5 years, percent, July 1, 2015, (V2015)		5.7%		6.2%	
Persons under 5 years, percent, April 1, 2010		6.2%		6.5%	
Persons under 18 years, percent, July 1, 2015, (V2015)		23.3%		22.9%	
Persons under 18 years, percent, April 1, 2010		24.9%		24.0%	
Persons 65 years and over, percent, July 1, 2015, (V2015)		15.0%		14.9%	
Persons 65 years and over, percent, April 1, 2010		12.8%		13.0%	
Female persons, percent, July 1, 2015, (V2015)		50.8%		50.8%	
Female persons, percent, April 1, 2010		50.9%		50.8%	
Race and Hispanic Origin					
White alone, percent, July 1, 2015, (V2015) (a)		86.4%		77.1%	
White alone, percent, April 1, 2010 (a)		85.5%		72.4%	
Black or African American alone, percent, July 1, 2015, (V2015) (a)		6.4%		13.3%	
Black or African American alone, percent, April 1, 2010 (a)		6.1%		12.6%	
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)		0.3%		1.2%	
American Indian and Alaska Native alone, percent, April 1, 2010 (a)		0.2%		0.9%	
Asian alone, percent, July 1, 2015, (V2015) (a)		5.1%		5.6%	
Asian alone, percent, April 1, 2010 (a)		3.9%		4.9%	
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)		0.1%		0.2%	
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)		2		0.2%	
Two or More Races, percent, July 1, 2015, (V2015) (c)		1.8%		2.6%	
Two or More Races, percent, April 1, 2010		1.8%		2.9%	
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)		7.3%		17.6%	
Hispanic or Latino, percent, April 1, 2010 (b)		6.5%		16.3%	
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)		90.1%		61.8%	
White alone, not Hispanic or Latino, percent, April 1, 2010		82.1%		63.7%	
Population Characteristics					
Veterans, 2010-2014		29,963		20,790,711	
Foreign born persons, percent, 2010-2014		9.0%		13.1%	
Housing					
Housing units, July 1, 2015, (V2015)		196,768		134,789,944	
Housing units, April 1, 2010		192,462		131,704,730	
Owner-occupied housing unit rate, 2010-2014		75.3%		64.4%	
Median value of owner-occupied housing units, 2010-2014		\$323,600		\$175,700	
Median selected monthly owner costs -with a mortgage, 2010-2014		\$2,211		\$1,522	
Median selected monthly owner costs -without a mortgage, 2010-2014		\$794		\$457	
Median gross rent, 2010-2014		\$1,192		\$920	
Building permits, 2015		1,299		1,182,562	
Families and Living Arrangements					
Households, 2010-2014		185,306		116,211,092	
Persons per household, 2010-2014		2.65		2.63	
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014		89.8%		85.0%	
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014		12.1%		20.9%	
Education					
High school graduate or higher, percent of persons age 25 years+, 2010-2014		92.8%		86.3%	
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014		48.8%		29.3%	

WYNDHAM GARDEN EXTON/VALLEY FORGE DEMOGRAPHICS—CHESTER COUNTY

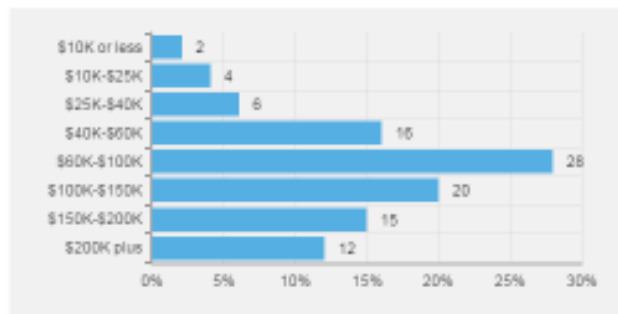
With a disability, under age 65 years, percent, 2010-2014	5.0%	8.5%
Persons without health insurance, under age 65 years, percent	▲ 8.6%	▲ 12.0%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2010-2014	69.1%	63.5%
In civilian labor force, female, percent of population age 16 years+, 2010-2014	62.7%	56.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	\$46,139	708,138,588
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	3,442,600	2,040,441,203
Total manufacturers shipments, 2012 (\$1,000) (c)	6,633,486	6,680,729,632
Total merchant wholesaler sales, 2012 (\$1,000) (c)	18,155,070	5,208,023,478
Total retail sales, 2012 (\$1,000) (c)	12,474,878	4,219,821,871
Total retail sales per capita, 2012 (c)	\$24,626	\$13,443
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	27.5	25.7
Income and Poverty		
Median household income (in 2014 dollars), 2010-2014	\$86,093	\$53,482
Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$42,323	\$28,556
Persons in poverty, percent	▲ 7.3%	▲ 14.8%
BUSINESSES		
Total employer establishments, 2014	14,024	7,563,085
Total employment, 2014	244,291	121,079,879
Total annual payroll, 2014	16,297,503	5,940,442,637
Total employment, percent change, 2013-2014	2.1%	2.4%
Total nonemployer establishments, 2014	41,148	23,836,937
All firms, 2012	48,950	27,626,360
Men-owned firms, 2012	29,578	14,844,597
Women-owned firms, 2012	13,877	6,678,397
Minority-owned firms, 2012	4,119	7,952,386
Nonminority-owned firms, 2012	42,770	18,087,918
Veteran-owned firms, 2012	4,836	3,521,682
Nonveteran-owned firms, 2012	41,758	24,070,685
GEOGRAPHY		
Population per square mile, 2010	664.7	87.4
Land area in square miles, 2010	760.51	3,631,905.43
FIPS Code	42029	00

WYNDHAM GARDEN EXTON/VALLEY FORGE DEMOGRAPHICS—EXTON, PENNSYLVANIA

Exton Demographics Profile

Statistic	Exton
Population	4,596
Population density (sq mi)	1,470
Median age	41.3
Male/Female ratio	1,111
Married (15yrs. & older)	60%
Speak English	81%
Speak Spanish	2%

Household Income Distribution



Exton CDP, Pennsylvania

Median Household Income

\$ 78,750

Source: 2010-2014 American Community Survey 5-Year Estimates

Individuals below poverty level

3.4 %

Source: 2010-2014 American Community Survey 5-Year Profiles

Educational Attainment: Percent high school graduate or higher

96.1 %

Source: 2010-2014 American Community Survey 5-Year Profiles

Health Insurance Coverage: Percent uninsured

5.4 %

Source: 2010-2014 American Community Survey 5-Year Profiles

Median Housing Value

\$ 376,800

Source: 2010-2014 American Community Survey 5-Year Estimates

Total Housing Units

2,249

Source: 2010-2014 American Community Survey 5-Year Estimates

Male Median Income

\$ 58,875

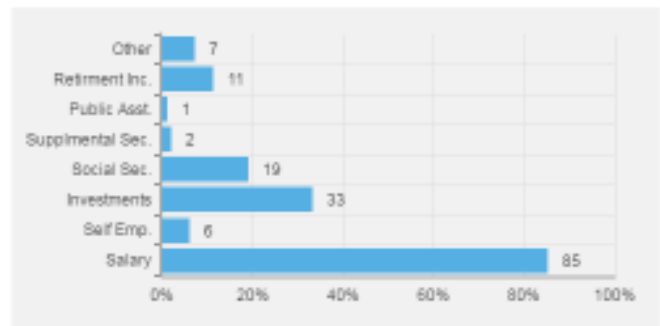
Source: 2010-2014 American Community Survey 5-Year Estimates

Female Median Income

\$ 37,118

Source: 2010-2014 American Community Survey 5-Year Estimates

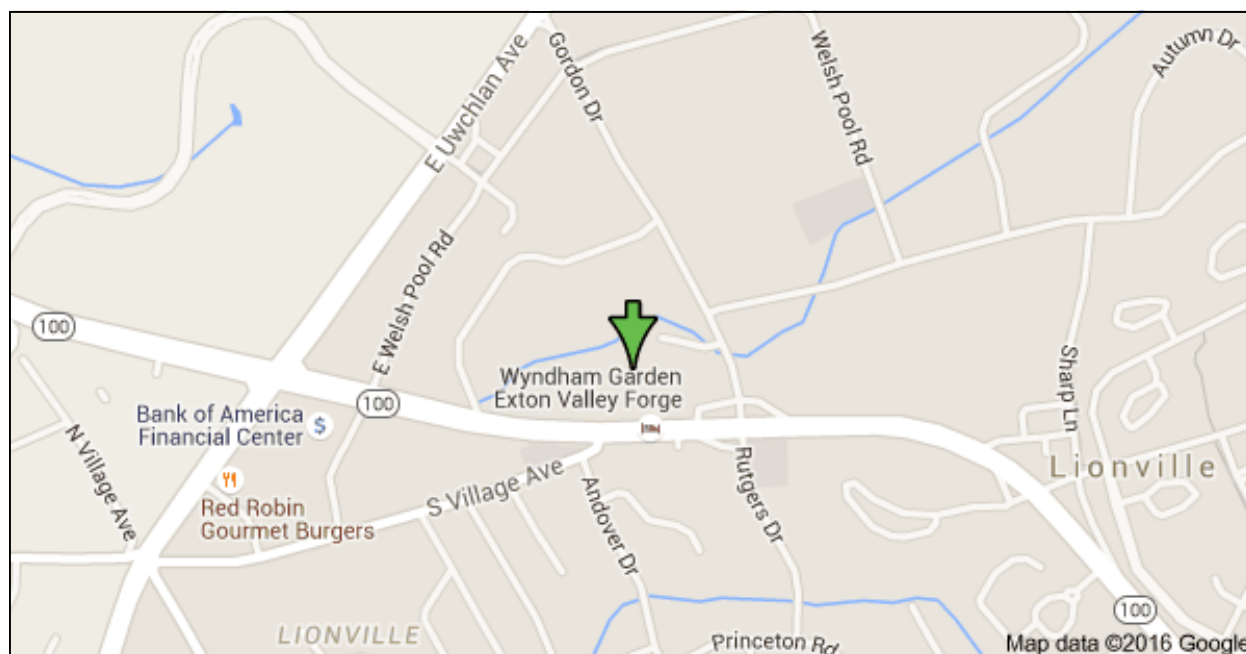
Source Of Income



Exton Age Breakdown



WYNDHAM GARDEN EXTON/VALEY FORGE MAPS



WYNDHAM GARDEN EXTON-VALLEY FORGE CONFIDENTIALITY DISCLAIMER

PROPERTY ADDRESS: 815 Pottstown Pike, Exton, Pennsylvania 19341

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.

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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 "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

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