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Senior Housing and Healthcare Facilities*

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“CAMELOT CHATEAU ASSISTED LIVING”

1831 Southeast Lake Weir Road

Ocala, Florida 34471



80 Bed Assisted Living Facility

OFFERED EXCLUSIVELY ... \$3,300,000

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CAMELOT CHATEAU ASSISTED LIVING FACILITY

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CAMELOT CHATEAU ASSISTED LIVING FACILITY

EXECUTIVE SUMMARY

THE SUBJECT PROPERTY—1831 SE Lake Weir Avenue, Ocala, Florida 34471

Camelot Chateau Assisted Living Facility is a 27,300+/- square foot facility comprised of 3 rectangular shaped buildings.

It sits on 2.58+/- acres.

The building was built in 1964. It was purpose built as a multi-family apartment building.

The building changed to its present use of an assisted living facility in 1985. At this time an additional building was added that houses the administrative offices, activity room and a dining room.

The facility is licensed for 80 beds.

Significant improvements totaling over \$200,000 were made to the facility in 2016 including bathroom renovations, flooring and many others.

There is room on the site for possible expansion.

Property is zoned R-3, Multi-family Residential District. The facility is a legal, conforming use.

Historically, Camelot Chateau has had a mix of 60% private pay residents and 40% SSI residents. In addition, they enjoy a strong census.

Camelot Chateau is in an advantageous position for a buyer as it is located in the state of Florida. Effective January 2014, the state of Florida officially implemented its Managed Medical Assistance Program (MMA). Florida was granted federal permission through a waiver to privatize Medicaid. This allows private companies to administer the Medicaid program for roughly 3 million participants. This will enable Florida to provide Medicaid users with quality, value based and patient centered care. Florida has the flexibility to utilize private insurers and other innovative providers, like assisted living facilities.

CAMELOT CHATEAU ASSISTED LIVING FACILITY

PROPERTY OVERVIEW

THE SUBJECT PROPERTY—1831 SE Lake Weir Avenue, Ocala, Florida 34471

The three buildings are connected via covered concrete walk-ways.

Two of the buildings, “South Wing” and “North Wing” have resident rooms. Both buildings are two stories.

The buildings are divided in “Quads”. Each “Quad” consists of bedrooms, bathrooms and one common area. This provides for a neighborhood, family feel for the resident.

QUAD:	20 Total Quads	5 Quads Per Floor
QUAD MIX:	4-5 Residents Per Quad	17 Bedrooms Per Quad

Bedrooms:	68 Bedrooms
Bathrooms:	56 Full Bathrooms
Common Areas:	20

Room Mix:	8 Extra Large Private Rooms
	16 Large Private Rooms
	8 Medium Private Rooms
	16 Small Private Rooms
	8 Large Shared Rooms
	12 Medium Shared Rooms

The third building is a one story rectangular building that houses the administrative offices, dining room and the activity rooms for the facility.

Land

The property is approximately 2.58+/- acres and is mostly rectangular. The topography is mostly level.

Hospital Nearby

Ocala Regional Medical Center

Within 1 Mile of the Property

CAMELOT CHATEAU ASSISTED LIVING FACILITY

PROPERTY OVERVIEW

Improvements

Gross Building Area:	27,300+/- square feet
Site Size:	2.58+/- Acres
Number of Buildings:	3
Basement:	None
Stories:	2 (South and North Building) 1 (Administrative and Activity Building)
# Quads:	20
# Bedrooms:	68
# Bathrooms:	56
Building Shape:	Rectangular
Unit Access:	Via Fully Heated and Cooled Interior Hallways
Foundation:	Reinforced Concrete Slab
Wall Frame:	Concrete Block with Brick Veneer
Roof Frame:	Wood Frame
Roof:	Shingles (installed 2008)
Exterior Walls:	Brick and Block Exterior
Roof:	Pitched Roof Covered with Composition Shingles
Entry Doors:	Wood with Glass
Other Exterior Doors:	Steel
Interior Doors:	Hollow Core Wood or Masonite
Windows:	Aluminum Frame, Double Pane Residential Style Windows
Wall Finish:	Gyprock Finished with Paint and Wallpaper
Ceiling Finish:	Gyprock Finished with Paint
Floor Finishes:	Carpet and Vinyl
Common Area Rooms:	Offices, Lounge Areas, Activity Room, Commercial Kitchen, Main Dining Room, Private Dining Room, Library
Wall Finish:	Gyprock finished with Paint and Wallpaper
Ceiling Finish:	Suspended Acoustical Ceiling with Fluorescent Lighting Panels
Floor Surfaces:	Carpet and Vinyl
Bathrooms:	Multiple Common Area Bathrooms
HVAC:	Central
Hot Water:	Common Boiler
Elevators:	One

CAMELOT CHATEAU ASSISTED LIVING FACILITY

PROPERTY OVERVIEW

Improvements

Closets:	One per Bedroom
HVAC:	Through Wall Package Units Natural Gas Heating
Hot Water:	Common Boiler (Gas) (Installed 2008)
Generator:	Yes
Elevator:	Yes
Water:	Public
Sewer:	Public
Fire Protection:	Fire Sprinkler System with Alarms—Hardwired
Smoke Protectors:	Hard-wired, Ceiling Mounted Smoke Detectors in Corridors and Offices Lighting: Battery Powered, Wall Mounted Emergency Lighting, Fire Extinguishers
Security System:	Cameras on-site
Call Systems:	Centrally Monitored Resident Call System with Pull Chains in Each Room
Care Stations:	Multiple Care Stations
Hair Salon:	On-site
Laundry:	On-site
Security:	Exterior Door Locks, Intercom System, etc.
Paving/Parking:	Asphalt Paved Drives and Open Asphalt Paved Parking Lot with Concrete Curb. Parking is Adequate for Facility
Sidewalks:	Concrete
Landscaping:	Native Grasses, Low Profile Ground Cover, Shrubs and Trees
Lawn Irrigation:	Automatic Underground Distribution with Vertical Risers and Pop-up Heads
Signage:	Monument Sign at Front of Building

CAMELOT CHATEAU ASSISTED LIVING FACILITY
JAN - DEC 2016 INCOME AND EXPENSES

INCOME	1,810,992
<u>EXPENSES</u>	
General & Administrative	369,925
Marketing	7,956
Resident Care	324,595
Resident Activities	50,885
Food Service	308,032
Housekeeping & Laundry	90,592
Repairs & Maintenance	128,706
Utilities	99,389
Payroll Taxes	67,250
Payroll	8,881
Property	41,037
Bad Debt	21,587
Total Expense	1,518,836
NET INCOME	292,156

A full breakdown of each expense category is available upon request.

CAMELOT CHATEAU ASSISTED LIVING FACILITY

RENT ROLL (AS OF NOVEMBER 2016)

		Private Rate	Shared Rate	Current Pay with Diversion *	Out of Pocket	
UNIT 1	A1	\$ 2,850.00	\$ 1,350.00	\$2,250.00		WITH BATHROOM
	B1	\$ 2,000.00		\$2,250.00		WITH BATHROOM
	B2			\$1,850.00	\$750	
	C	\$ 1,800.00		\$2,488.00	\$1,388	
	D	\$ 1,800.00		\$1,545.00		
UNIT 2	A1	\$ 2,850.00	\$ 1,300.00	\$2,523.00		WITH BATHROOM
	B	\$ 1,900.00		\$2,163.00		WITH BATHROOM
	C	\$ 1,900.00		\$1,800.00		WITH BATHROOM
	D	\$ 1,900.00		\$2,400.00	\$1,300	WITH BATHROOM
UNIT 3	A1	\$ 2,550.00	\$ 1,300.00	\$600 / United		WITH BATHROOM
	A2		\$ 1,300.00	\$1,200.00		WITH BATHROOM
	B	\$ 1,850.00		\$1,950.00		WITH BATHROOM
	C	\$ 1,850.00		\$1,827.05		WITH BATHROOM
UNIT 4	A1	\$1,950.00	\$1,300.00	\$1,957.00		
	B	\$ 2,350.00		\$2,350.00		WITH BATHROOM
	C	\$ 1,600.00		\$1,803.53		
UNIT 5 RAMP	A1	\$ 1,950.00	\$ 1,300.00	\$2,045.00	\$945	
	A2		\$ 1,300.00	\$1,245.00		
	B	\$ 1,900.00		\$1,900.00		WITH BATHROOM
	C	\$ 1,700.00		\$2,008.00	\$908	
UNIT 6	A1	\$ 2,850.00	\$ 1,300.00	\$2,060.00		WITH BATHROOM
	B1	\$ 2,550.00	\$ 1,300.00	\$1,805.00	\$705	WITH BATHROOM
	B2		\$ 1,250.00	\$1,250.00		WITH BATHROOM
	C	\$ 1,800.00		\$1,398.81		
	D	\$ 1,800.00		\$1,500.00		
UNIT 7	A1	\$ 2,850.00	\$ 1,300.00	\$2,524.00		WITH BATHROOM
	B	\$ 2,000.00		\$1,648.00		WITH BATHROOM
	C	\$ 1,900.00		\$1,700.00		WITH BATHROOM
	D	\$ 1,900.00		\$1,800.00		WITH BATHROOM
UNIT 8	A1	\$ 2,550.00	\$ 1,350.00	\$1,200.00		WITH BATHROOM
	A2		\$ 1,350.00	\$1,680.00	\$580	WITH BATHROOM
	B	\$ 1,900.00				WITH BATHROOM
	C	\$ 1,900.00		\$1,800.00		WITH BATHROOM
UNIT 10 RAMP	A1	\$ 2,050.00	\$1,250.00	\$1,740.00	\$640	
	A2		\$1,250.00			
	B	\$ 2,000.00		\$2,892.00	\$1,792	WITH BATHROOM
	C	\$ 1,800.00		\$1,705.93		

* Diversion program offers \$1,100 and is paid by one of three private insurances.
As of January 2017 facility has no vacancies making the census 100%.

CAMELOT CHATEAU ASSISTED LIVING FACILITY

RENT ROLL (AS OF NOVEMBER 2016)

		Private Rate	Shared Rate	Current Pay w/ Diversion *	Out of Pocket	
UNIT 11	A1	\$ 2,850.00	\$ 1,450.00	\$1,862.00	\$762	WITH BATHROOM
	A2		\$ 1,450.00	\$1,793.00	\$693	WITH BATHROOM
	B	\$ 1,950.00		\$2,200.00	\$1,100	WITH BATHROOM
	C	\$ 1,800.00		\$1,195.00		
	D	\$ 1,800.00		\$2,000.00	\$900	
UNIT 12	A1	\$ 2,850.00	\$ 1,450.00	\$772.00		WITH BATHROOM
	A2		\$ 1,450.00	\$2,440.00		WITH BATHROOM
	B	\$ 1,950.00		\$2,200.00	\$1,100	WITH BATHROOM
	C	\$ 1,950.00		\$2,600.00	\$1,500	WITH BATHROOM
	D	\$ 1,950.00		\$2,542.00	\$1,442	WITH BATHROOM
UNIT 13	A1	\$ 2,550.00	\$ 1,350.00			WITH BATHROOM
	A2		\$ 1,350.00	\$1,958.00	\$858	WITH BATHROOM
	B	\$ 1,950.00		\$1,995.00		WITH BATHROOM
	C	\$ 1,950.00		\$1,164.00		BATHROOM
UNIT 14	A1	\$ 2,050.00	\$ 1,300.00	\$1,945.00	\$845	KITCHEN
	A2		\$ 1,300.00	\$1,769.00	\$669	
	B	\$ 1,950.00		\$1,957.00		WITH BATHROOM
	C	\$ 1,800.00		\$1,915.00	\$815	
UNIT 15 RAMP	A1	\$ 2,050.00	\$ 1,300.00	\$2,279.00	\$1,179	
	A2		\$ 1,300.00	\$1,195.00		
	B	\$ 2,150.00				WITH BATHROOM
	C	\$ 1,800.00		\$1,591.00		
UNIT 16	A1	\$ 2,850.00	\$ 1,400.00	\$2,266.00		WITH BATHROOM
	B 1	\$ 2,350.00		\$1,845.00	\$745	WITH BATHROOM
	B2			\$2,835.00	\$1,735	
	C	\$ 1,800.00		\$1,600.00		
UNIT 17	A1	\$ 2,850.00	\$ 1,450.00	\$700.00		WITH BATHROOM
	A2		\$ 1,450.00	\$2,200.00		WITH BATHROOM
	B	\$ 2,050.00		\$2,100.00		WITH BATHROOM
	C	\$ 1,950.00		\$1,900.00		WITH BATHROOM
	D	\$ 1,950.00		\$1,421.00		WITH BATHROOM
UNIT 18	A1	\$ 2,850.00	\$ 1,350.00	\$2,269.00		WITH BATHROOM
	B	\$ 1,950.00		\$2,748.00	\$1,648	WITH BATHROOM
	C	\$ 1,950.00		\$1,697.44		WITH BATHROOM
UNIT 19	A1	\$ 2,050.00	\$ 1,300.00	\$1,250.00		
	A2		\$ 1,200.00	\$1,200.00		
	B1	\$ 1,950.00	\$ 1,200.00	\$1,300.00		
	B2		\$ 1,200.00	\$1,699.00	\$599	WITH BATHROOM
	C	\$ 1,800.00		\$1,648.00		
UNIT 20	A1	\$ 2,050.00	\$ 1,300.00			
	A2		\$ 1,300.00			
	B	\$ 2,150.00		\$2,100.00		WITH BATHROOM
	C	\$ 1,900.00		\$1,700.00		

* Diversion program offers \$1,100 and is paid by one of three private insurances.
As of January 2017 facility has no vacancies making the census 100%.

CAMELOT CHATEAU ASSISTED LIVING FACILITY PHOTOGRAPHS



CAMELOT CHATEAU ASSISTED LIVING FACILITY PHOTOGRAPHS



CAMELOT CHATEAU ASSISTED LIVING FACILITY AERIAL MAP



CAMELOT CHATEAU ASSISTED LIVING FACILITY

FLOOR PLAN - SOUTH WING

South Wing / First Floor

C 1 Resident no bathroom M0.	D 1 Resident no bathroom PC
B 1 Resident private bath M2.	Unit 1 Common Area
A 2 Resident Private Bath	
A 2 Resident Private Bath	
B 1 Resident private bath M3.	Unit 2 Common Area
C 1 Resident M1	D 1 Resident M0
B 1 Resident private bath M1.	C 1 Resident Private bath
A 2 residents private bath A1 M0 A2 M3	Unit 3 Common Area
B 1 Resident private bath M1.	C 1 Resident no bathroom M2.
A 2 Residents no bathroom A1 M0 A2 M1.	Unit 4 Common Area

Unit 5 Common Area	A 2 Residents no bathroom A1 A2
C 1 Resident No Bath	B 1 Resident private bath M3.

South Wing / Second Floor

C 1 Resident no bathroom M0.	D 1 Resident no bathroom M0
B 1 Resident Private bath	Unit 6 Common Area
A 2 Resident Private Bath	
A 2 Resident Private Bath	
B 1 Resident Private bath	Unit 7 Common Area
C 1 Resident private bath	D 1 Resident private bath M0
B 1 Resident private bath M0.	C 1 Resident private bath
A 1 Resident Private bath	Unit 8 Common Area
B 1 Resident Private bath	C 1 Resident No bath
A 2 Residents No bath	Unit 9 Common Area

Unit 10 Common Area	A 2 residents no bathroom A1 A2
C Single occ no bathroom	B Single occ private bath M2.

CAMELOT CHATEAU ASSISTED LIVING FACILITY

FLOOR PLAN - NORTH WING

North Wing / First Floor

D 1 Resident no bathroom M0	C 1 Resident no bathroom
Unit 11 Common Area	B 1 Resident Private Bath
A 2 Residents Private Bath	
A Double occ / 2 Residents private bath A1 A2	
Unit 12 Common Area	B 1 Resident private bath M3
D 1 Resident private bath M2	C 1 Resident private bath M0
C 1 Resident private bath M0	B 1 Resident private bath M2
Unit 13 Common Area	A 1 Resident private bath M0
C 1 Resident No Bath	B 1 Resident Private Bath
Unit 14 Common Area	A 1 Resident No Bath

A 2 Residents No Bath	Unit 15 Common Area
B 1 Resident Private Bath	C 1 Resident No Bath

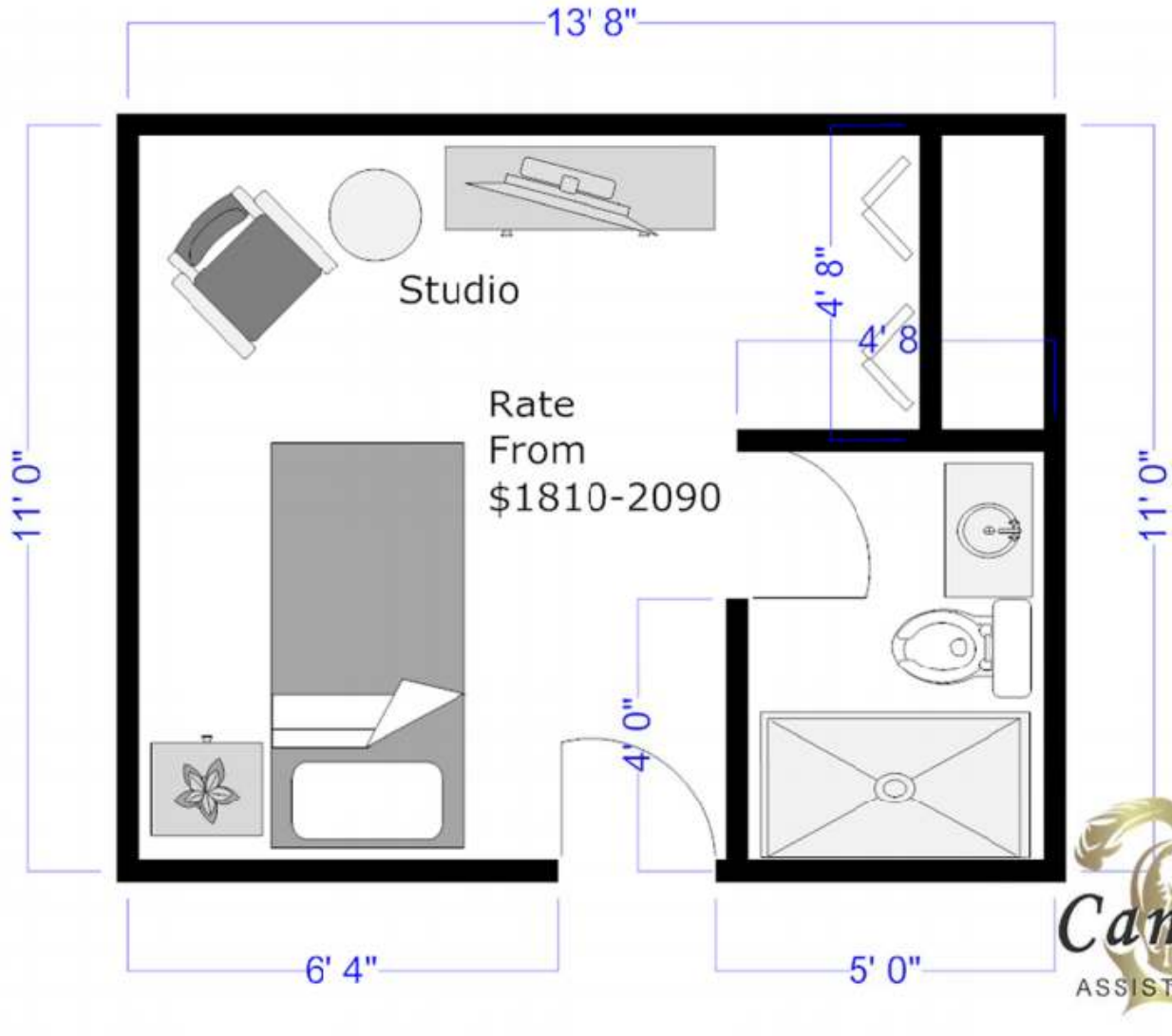
North Wing / Second Floor

D 1 Resident no bathroom M2	C 1 Resident no bathroom PC
Unit 16 Common Area	B 1 Resident Private Bath
A 2 Residents Private Bath	
A 2 Residents Private Bath	
Unit 17 Common Area	B 1 Resident private bath M0
D 1 Resident private bath M3	C 1 Resident private bath M1
C 1 Resident private bath	B 1 Resident Private Bath
Unit 18 Common Area	A 1 Resident private bath M0
C 1 Resident no bathroom	B 1 Resident private bath
Unit 19 Common Area	A 2 Residents no bathroom A1 M3 A2 M2

A 2 Residents No Bath	Unit 20 Common Area
B 1 Resident Private Bath	C 1 Resident No Bath

CAMELOT CHATEAU ASSISTED LIVING FACILITY

ROOM PLAN - MEDIUM



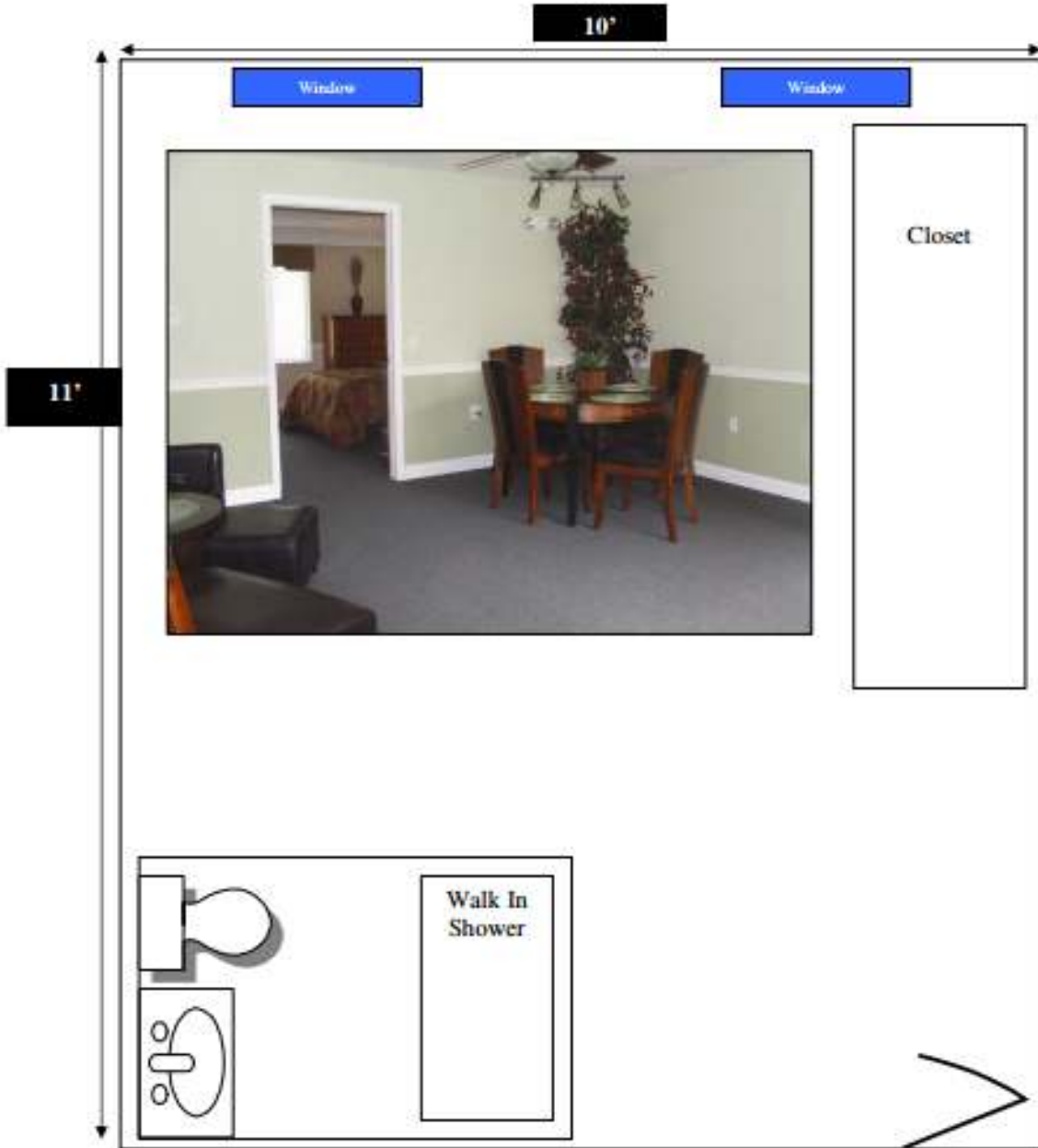
CAMELOT CHATEAU ASSISTED LIVING FACILITY

ROOM PLAN - LARGE



CAMELOT CHATEAU ASSISTED LIVING FACILITY

ROOM PLAN - PRIVATE ROOM

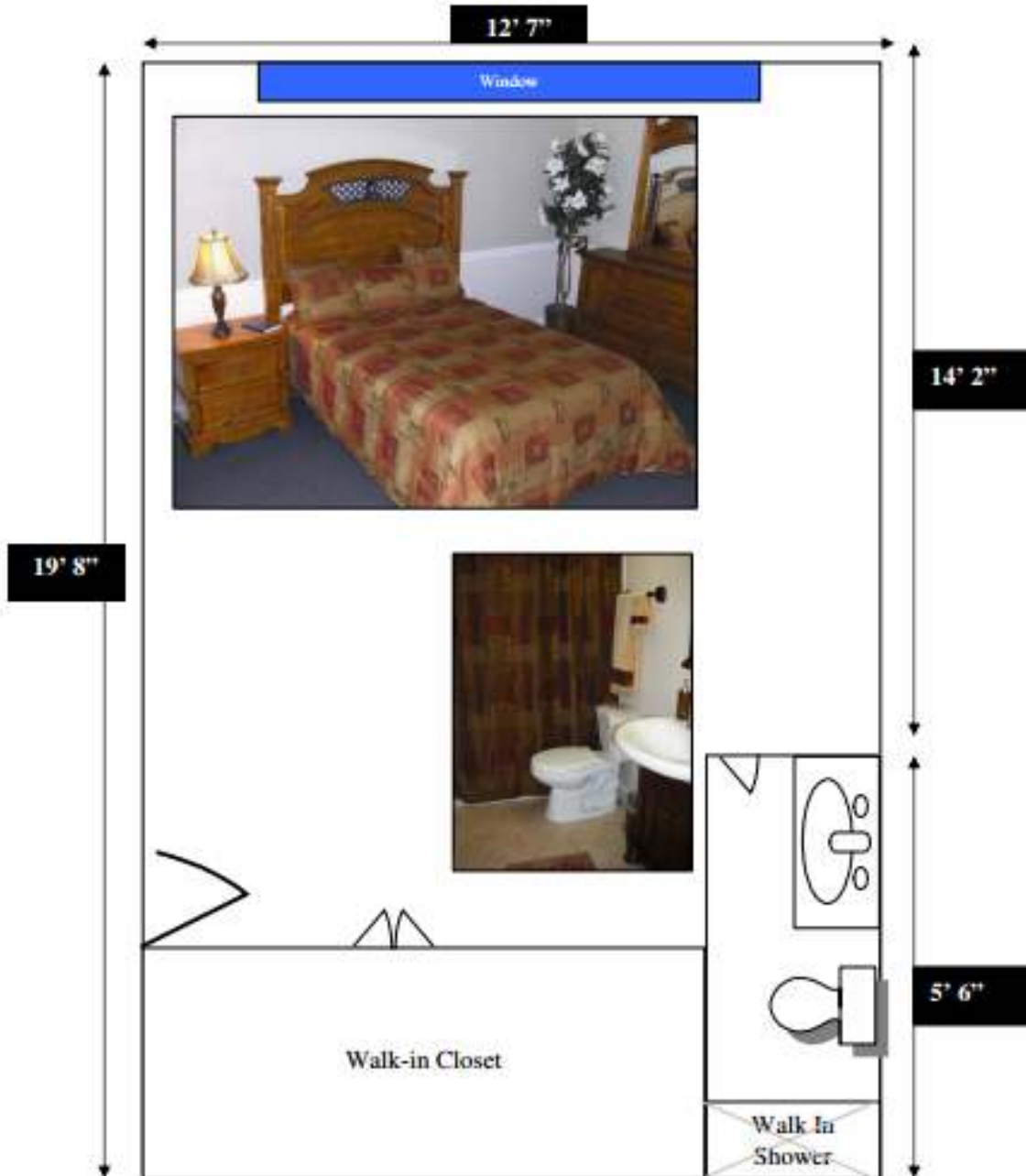


CAMELOT CHATEAU ASSISTED LIVING FACILITY

ROOM PLAN - EXTRA LARGE PRIVATE ROOM



Extra large private room



CAMELOT CHATEAU ASSISTED LIVING FACILITY

AREA OVERVIEW

Ocala is located in the northern part of the state of Florida. It is situated in Marion County and is the county seat. It is the principal city of the Ocala Florida Metropolitan Statistical Area as defined by the U.S. Office of Management and Budget.

Ocala is approximately 1 1/2 drive to Tampa to the west, Orlando to the south and Daytona Beach to the east.

Ocala's nickname is the "Horse Capital of the World". According to the Chamber of Commerce guidelines, Ocala is only one of five cities (4 in the U.S. and 1 in France) that is permitted to use the title based upon annual revenue produced by the horse industry. Over 44,000 jobs are sustained by the equestrian industry through breeding, training and other related equine industry jobs. This generates over \$2.2 billion in annual revenue for Ocala. Additionally, Ocala serves as the host city for the "H.I.T.S" horse show which last over two months and generates an additional \$6-7 million for the Ocala, Marion County area.



Marion County is considered the southernmost county in North Central Florida and the northernmost county is Central Florida. It has a total area of approximately 1,663 square miles of which 1,585 square miles is land and 78 square miles is water. It is inland and therefore not affected as much by hurricanes as the coastal counties.

Marion County's population is projected to increase at a .8% annual rate from 2016 – 2021. This exceeds the projected growth rate of the U.S.

Ocala is serviced by several major highways that include Interstate 75, US Highway 27, US Route 301 and US Highway 441. It was on the western edge of the historic Dixie Highway.

The area is serviced by the Marion County Airport and Ocala International Airport.

Ocala Suntran provides bus service throughout parts of Ocala. Amtrak serves Ocala by bus connections to Jacksonville and Lakeland. It is also serviced by Greyhound Bus Lines.

CAMELOT CHATEAU ASSISTED LIVING FACILITY

AREA OVERVIEW

Ocala Top Employers

#	Employer	# of employees
1	Marion County Public Schools	5,625
2	Munroe Regional Medical Center	2,648
3	State of Florida	2,600
4	Walmart	2,370
5	Ocala Regional Medical Center & West Marion Community Hospital	1,725
6	Publix	1,488
7	Marion County Government	1,452
8	AT&T	1,000
9	City of Ocala	994
10	Lockheed Martin	929

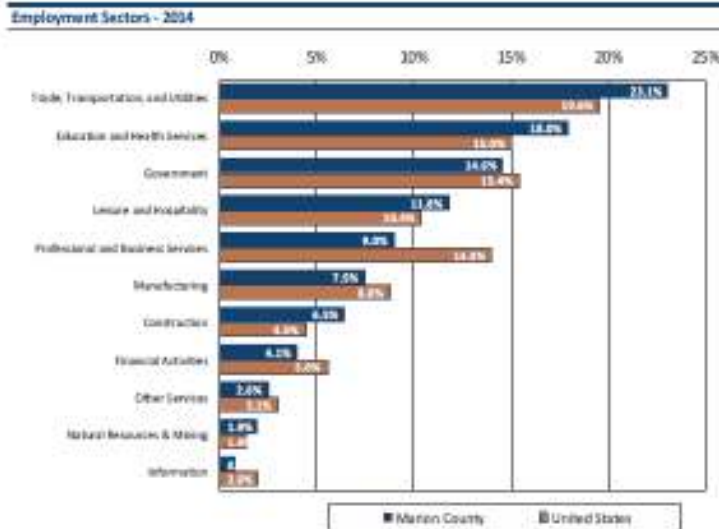
Marion County Major Employers

Major Employers - Marion County FL

Name	Number of Employees
1 Marion County Public Schools	6,070
2 Marion County Board of Commissioners	1,462
3 U.S. Government	700
4 College of Central Florida	456
5 State of Florida (All Depts.)	2,600
6 City of Ocala	942
7 Marion County Sheriff's Office	658

Source: <http://ocalacep.com/growing-jobs/business-retention/major-employers>

Marion County Employment Sectors



CAMELOT CHATEAU ASSISTED LIVING FACILITY

DEMOGRAPHICS

ALL TOPICS OCALA CITY, FLORIDA X FLORIDA X

PEOPLE

Population

Population estimates, July 1, 2015, (v2015)	58,218	20,271,272
Population estimates base, April 1, 2010, (v2015)	56,324	18,804,823
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (v2015)	3.4%	7.8%
Population, Census, April 1, 2010	58,315	18,801,310

Age and Sex

Persons under 5 years, percent, July 1, 2015, (v2015)	X	5.4%
Persons under 5 years, percent, April 1, 2010	7.0%	5.7%
Persons under 18 years, percent, July 1, 2015, (v2015)	X	20.3%
Persons under 18 years, percent, April 1, 2010	22.4%	21.3%
Persons 65 years and over, percent, July 1, 2015, (v2015)	X	19.4%
Persons 65 years and over, percent, April 1, 2010	17.2%	17.3%
Female persons, percent, July 1, 2015, (v2015)	X	51.1%
Female persons, percent, April 1, 2010	52.4%	51.1%

Race and Hispanic Origin

White alone, percent, July 1, 2015, (v2015) (a)	X	77.7%
White alone, percent, April 1, 2010 (a)	70.7%	75.0%
Black or African American alone, percent, July 1, 2015, (v2015) (b)	X	16.8%
Black or African American alone, percent, April 1, 2010 (a)	20.0%	16.0%
American Indian and Alaska Native alone, percent, July 1, 2015, (v2015) (a)	X	0.5%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.3%	0.4%
Asian alone, percent, July 1, 2015, (v2015) (a)	X	2.8%
Asian alone, percent, April 1, 2010 (a)	2.6%	2.4%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (v2015) (a)	X	0.1%
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	2	0.1%
Two or More Races, percent, July 1, 2015, (v2015)	X	2.0%
Two or More Races, percent, April 1, 2010	2.4%	2.5%
Hispanic or Latino, percent, July 1, 2015, (v2015) (b)	X	24.5%
Hispanic or Latino, percent, April 1, 2010 (b)	11.7%	22.5%
White alone, not Hispanic or Latino, percent, July 1, 2015, (v2015)	X	55.3%
White alone, not Hispanic or Latino, percent, April 1, 2010	63.3%	57.0%

Population Characteristics

Veterans, 2011-2015	4,638	1,507,738
Foreign born persons, percent, 2011-2015	5.6%	19.7%

Housing

Housing units, July 1, 2015, (v2015)	X	9,209,857
Housing units, April 1, 2010	26,764	8,989,580
Owner-occupied housing unit rate, 2011-2015	51.0%	65.3%
Median value of owner-occupied housing units, 2011-2015	\$116,600	\$159,000
Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,109	\$1,435
Median selected monthly owner costs -without a mortgage, 2011-2015	\$432	\$463
Median gross rent, 2011-2015	\$793	\$1,002
Building permits, 2015	X	109,924

CAMELOT CHATEAU ASSISTED LIVING FACILITY

DEMOGRAPHICS

ALL TOPICS 🔍 Browse more datasets 📍 OCALA CITY, FLORIDA 📍 FLORIDA

Topic	2011-2015	2010-2014
Families and Living Arrangements		
Households, 2011-2015	21,664	7,300,484
Persons per household, 2011-2015	2.50	2.63
Living in same house 5 year ago, percent of persons age 1 year+, 2011-2015	76.5%	83.6%
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	11.8%	26.1%
Education		
High school graduate or higher, percent of persons age 25 years+, 2011-2015	86.1%	86.6%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	21.6%	27.3%
Health		
With a disability, under age 65 years, percent, 2011-2015	10.2%	8.5%
Persons without health insurance, under age 65 years, percent	⚠️ 21.8%	⚠️ 16.2%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2011-2015	54.8%	58.8%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	50.9%	54.7%
Total accommodation and food services sales, 2012 (\$1,000) (C)	-277,038	49,817,920
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (C)	1,652,364	124,051,420
Total manufacturers shipments, 2012 (\$1,000) (C)	1,190,526	86,924,106
Total merchant wholesaler sales, 2012 (\$1,000) (C)	1,310,344	252,626,608
Total retail sales, 2012 (\$1,000) (C)	2,750,857	273,867,145
Total retail sales per capita, 2012 (C)	\$48,413	\$14,177
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2011-2015	19.4	26.4
Income and Poverty		
Median household income (in 2015 dollars), 2011-2015	\$36,924	\$47,507
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$21,825	\$26,829
Persons in poverty, percent	⚠️ 22.6%	⚠️ 15.7%
BUSINESSES		
Total employer establishments, 2014	X	519,879 ¹
Total employment, 2014	X	7,441,584 ¹
Total annual payroll, 2014 (\$1,000)	X	312,959,623 ¹
Total employment, percent change, 2013-2014	X	4.3% ¹
Total nonemployer establishments, 2014	X	1,948,357
All firms, 2012	7,611	2,100,187
Men-owned firms, 2012	3,821	1,084,886
Women-owned firms, 2012	2,648	807,817
Minority-owned firms, 2012	2,090	929,112
Nonminority-owned firms, 2012	5,016	1,121,749
Veteran-owned firms, 2012	772	185,758
Nonveteran-owned firms, 2012	6,174	1,846,686
GEOGRAPHY		
Population per square mile, 2010	1,256.2	350.0
Land area in square miles, 2010	44.63	63,624.76
FIPS Code	1250750	12

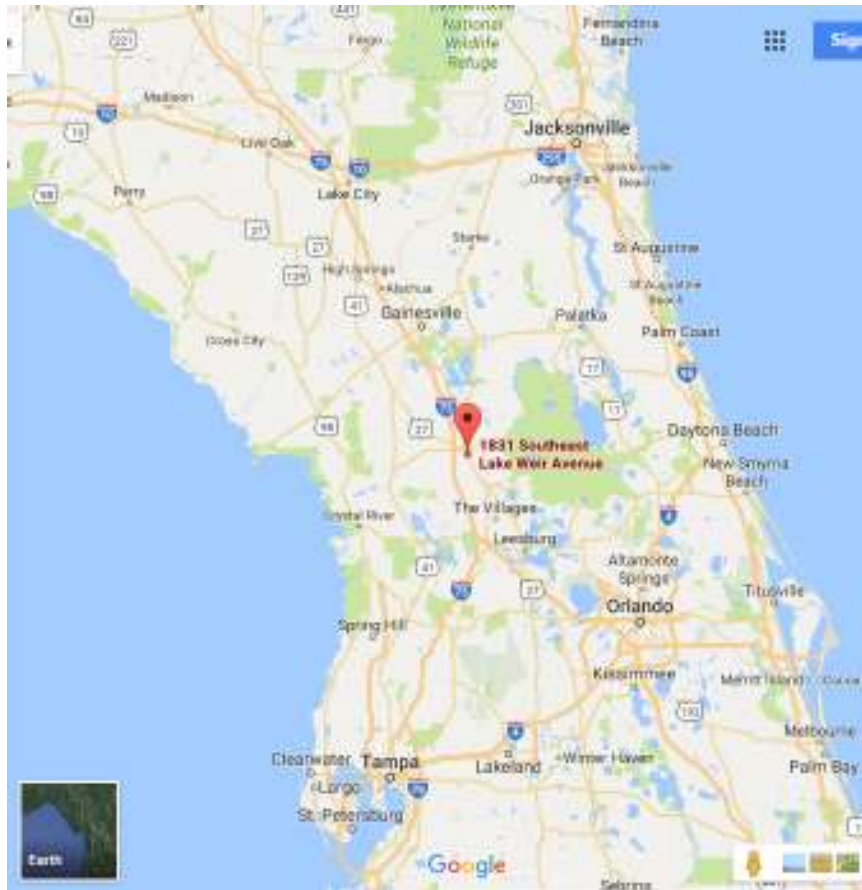
¹ Includes data not distributed by county.

⚠️ 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., 1/2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.

CAMELOT CHATEAU ASSISTED LIVING FACILITY MAPS



CAMELOT CHATEAU ASSISTED LIVING FACILITY

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 1831 Southeast Lake Weir Avenue, Ocala Florida 34471

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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 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 _____, 2017, 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