



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

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*Pittsburgh MSA*

## **PERSONAL CARE PORTFOLIO**



**THREE PERSONAL CARE FACILITIES**  
**104 Licensed Beds**  
*Approved for 20 Additional Beds*

**EXCLUSIVE OFFERING AT \$4,000,000**

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# PERSONAL CARE PORTFOLIO

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# PERSONAL CARE PORTFOLIO

## EXECUTIVE SUMMARY

*Prestige Group is proud to present the exclusive offering of this*

## PERSONAL CARE PORTFOLIO

### PITTSBURGH MSA

CARRIAGE MANOR - 3102 Ellwood Rd, New Castle, PA 16101

DUNLEVY MANOR - 2218 PA Route 88, Dunlevy, PA 15432

VICTORIA MANOR - 100 Rose Court, Oakdale, PA 15071

**Lawrence County • Washington County • Allegheny County**

*Strong Cash Flow*  
*Turn-Key Opportunity*  
*All Fixtures Included*

This **PERSONAL CARE PORTFOLIO** in Western PA is comprised of three facilities located within the Greater Pittsburgh area.

#### LICENSED FOR A TOTAL OF 106 BEDS

- Carriage Manor in New Castle: 44 Beds
- Dunlevy Manor in Dunlevy: 24 Beds
- Victoria Manor in Oakdale: 36 Beds

*Approved for an additional 20 beds*

The portfolio is privately owned and managed by a local operator.

The facilities are all private pay and have historically strong census'. The facilities have all earned positive reputations for being well managed, well maintained, clean facilities who take great care of their residents.

The portfolio provides an easy management opportunity as they are all located within the Pittsburgh area.

The total drive between the three facilities is less than two hours.

This is a turn-key opportunity with upside potential as Victoria Manor has been approved to build an 8,200+/- square foot addition with 10 bedrooms to accommodate 20 potential new residents.

# PERSONAL CARE PORTFOLIO

## COMBINED INCOME AND EXPENSES

	2019			
	Dunlevy Manor	Victoria Manor	Carriage Manor	Total
<b>INCOME</b>				
4000 Revenue	522,766	1,095,096	855,653	2,473,514
4100 Refunds	-1,840	-21,438	-12,933	-36,211
<b>Total Income</b>	<b>520,926</b>	<b>1,073,658</b>	<b>842,720</b>	<b>2,437,303</b>

	2020			
	Dunlevy Manor	Victoria Manor	Carriage Manor	Total
	486,448	\$1,187,269	895,837	2,569,554
	-4,854	-10,542	-385	-15,781
	<b>481,594</b>	<b>1,176,727</b>	<b>895,452</b>	<b>2,553,773</b>

EXPENSES	Dunlevy Manor	Victoria Manor	Carriage Manor	Total
6100 Advertising	2,951	7,372	7,338	17,661
6250 Bank Fees	1,292	1,811	998	4,101
6350 Cleaning	769	9,266	5,946	15,982
6400 Computer & Internet	408	916	496	1,819
6450 Conferences & Seminars	-	85	-	85
6500 Donations/Charity	540	1,860	635	3,035
6550 Dues & Subscriptions	-	129	195	324
6700 Insurance	19,228	39,314	6,108	64,650
6670 Entertainment	-	-	-	0
6750 Legal & Accounting	447	5,253	6,204	11,904
6800 Meals	431	2,112	-	2,543
6850 Office Supplies / Expenses	848	4,437	305	5,590
6900 Payroll Processing	5,020	7,595	5,652	18,267
6950 Payroll Taxes	26,458	52,930	37,277	116,665
7050 Referral Fee	4,245	17,387	8,415	30,047
7100 Refuse	851	11,381	3,344	15,576
7200 Repairs & Maintenance	9,218	1,381	22,829	33,428
7250 Resident Clothing/Care	3,991	2,990	100	7,081
7300 Resident Entertainment and Activities	2,785	6,608	200	9,593
7350 Resident Groceries/Snacks	32,138	70,065	54,678	156,881
7400 Resident Medical Expenses	1,581	4,393	3,976	9,950
7450 Salaries & Wages	239,437	457,187	360,271	1,056,895
7500 Small Furniture & Equipment	2,828	5,833	1,287	9,948
7550 Supplies	12,050	23,992	12,146	48,188
7600 Taxes & Licenses	10,969	14,298		25,267
7650 Telephone & Cable	11,310	15,905	5,507	32,722
7700 Utilities	13,743	32,280	40,490	86,513
<b>Total Expenses</b>	<b>403,538</b>	<b>796,780</b>	<b>584,397</b>	<b>1,784,715</b>
<b>Net Operating Income</b>	<b>117,388</b>	<b>276,878</b>	<b>258,323</b>	<b>652,588</b>

EXPENSES	Dunlevy Manor	Victoria Manor	Carriage Manor	Total
	2,132	7,378	5,062	14,572
	1,167	836	797	2,800
	1,395	3,104	2,663	7,162
	907	2,703	2,065	5,675 *
	-	-	-	0
	1,120	3,050	279	4,449
	46	76	-	122
	14,327	50,748	2,867	67,942
	-	250	-	250
	2,180	6,352	3,954	12,486
	2,366	1,807	60	4,233
	788	3,280	498	4,566
	5,158	8,128	5,489	18,775
	29,519	59,952	45,606	135,077
	7,861	9,970	21,750	39,581
	1,433	5,231	5,266	11,930
	26,055	71,920	73,054	171,029 *
	857	640	290	1,787
	1,223	2,093	308	3,624
	39,248	76,635	59,434	175,317
	3,770	7,599	4,503	15,872
	238,641	532,782	402,463	1,173,886
	5,026	10,740	3,985	19,751 *
	14,909	21,353	4,943	41,205
	10,969	14,298	20,060	45,327
	11,060	14,457	5,371	30,888
	13,428	30,872	33,209	77,509
	<b>435,585</b>	<b>946,254</b>	<b>703,976</b>	<b>2,085,815</b>
	<b>46,009</b>	<b>230,473</b>	<b>191,476</b>	<b>467,958</b>

\* These line items reflect cap expenditures for 2020

### DUNLEVY

- ◆ New Flooring
- ◆ Blacktop Sealed
- ◆ New Ovens
- ◆ New Refrigerators
- ◆ New A/C Unit

### VICTORIA MANOR

- ◆ New Roof
- ◆ New Furniture
- ◆ Asphalt
- ◆ Air Conditioning Units

### CARRIAGE MANOR

- ◆ Dining Room Furniture
- ◆ New Asphalt
- ◆ Large Awning on Rear Deck
- ◆ New Kitchen Flooring
- ◆ Exterior A/C Unit
- ◆ New Plumbing to Connect to Public Sewer



# CARRIAGE MANOR – PROPERTY OVERVIEW

## CARRIAGE MANOR

3102 Ellwood Road  
New Castle, PA 16101  
Lawrence County

**44 Licensed Beds**

### IMPROVEMENTS

<b>Site Size:</b>	2.5+/- Acres
<b>Site Shape:</b>	Irregular
<b>Stories:</b>	3
<b># Bedrooms:</b>	27
<b># Bathrooms:</b>	30 Total (1 per Bedroom & 3 Additional)
<b>Floor Covering:</b>	Carpeting and Laminate
<b>HVAC:</b>	PTAC and Central
<b>Generator:</b>	Yes
<b>Elevator:</b>	Yes
<b>Roof:</b>	Installed 2016
<b>Fire Alarm:</b>	Yes
<b>Sprinkler System:</b>	Fully Sprinklered
<b>Security System:</b>	Yes
<b>Water and Sewer:</b>	Public
<b>Kitchen:</b>	Commercial
<b>Dining Area:</b>	Yes
<b>Laundry Area:</b>	3 Washers / 3 Dryers
<b>Additional Spaces:</b>	Beauty Shop, Multiple Seating Areas, Full Wrap-Around Porch
<b>Hospital Nearby:</b>	UPMC: Jameson — 5 Miles — 14 Minutes

# CARRIAGE MANOR – RENT ROLL

## CARRIAGE MANOR

3102 Ellwood Road, New Castle, PA 16101

44 Licensed Beds

June 2021

Resident	Monthly Rent
1	\$2,500
2	\$1,753
3	\$3,000
4	\$2,500
5	\$2,850
6	\$3,000
7	\$3,000
8	\$2,000
9	\$2,200
10	\$2,400
11	\$2,500
12	\$3,000
13	\$2,300
14	\$1,400
15	\$2,700
16	\$2,000
17	\$3,000
18	\$2,000
19	\$2,240
20	\$2,800
21	\$2,500
22	\$2,000
23	\$3,800
24	\$2,500
<b>Total</b>	<b>\$59,943</b>

# CARRIAGE MANOR – AERIAL VIEW

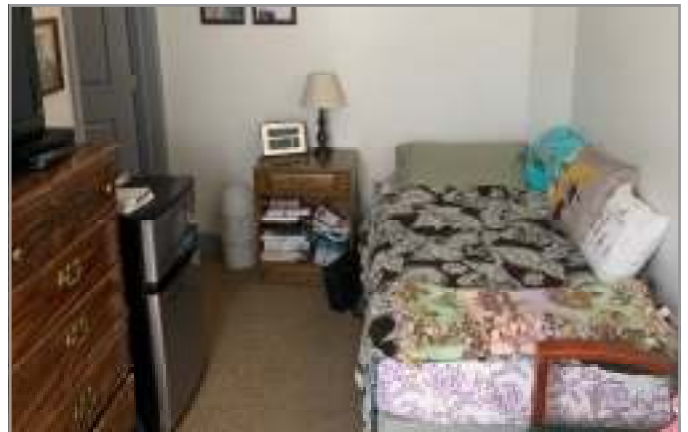


# CARRIAGE MANOR





# CARRIAGE MANOR



# CARRIAGE MANOR



# DUNLEVY MANOR – PROPERTY OVERVIEW

## DUNLEVY MANOR

2218 PA Route 88,  
Dunlevy, PA 15432  
Washington County

24 Licensed Beds

### IMPROVEMENTS

<b>Site Shape:</b>	Rectangular
<b>Stories</b>	1
<b># Bedrooms:</b>	13 with Adjoining Shared Bathrooms
<b># Bathrooms:</b>	8 Total Full Baths
<b>Floor Covering:</b>	Laminate Throughout Facility Carpet in Residents' Rooms
<b>HVAC:</b>	Natural Gas Heat Central Air Conditioning (2 Units Installed 2020)
<b>Generator:</b>	Yes
<b>Fire Alarm:</b>	Wired
<b>Security System:</b>	Yes
<b>Water and Sewer:</b>	Public
<b>Kitchen:</b>	Full
<b>Dining Room:</b>	Yes
<b>Laundry Area:</b>	2 Washers / 2 Dryers
<b>Additional Spaces:</b>	Large Rear Patio and Fenced-in Yard
<b>Hospital Nearby:</b>	Monongahela Valley Hospital 15 Minutes — 6.8 Miles

# DUNLEVY MANOR – RENT ROLL

**DUNLEVY MANOR**  
2218 PA Route 88, Dunlevy, PA 15432  
**24 Licensed Beds**  
**June 2021**

<b>Resident</b>	<b>Monthly Rent</b>
1	\$3,000
2	\$2,300
3	\$2,300
4	\$2,800
5	\$2,200
6	\$2,300
7	\$2,300
8	\$2,500
9	\$2,300
10	\$2,300
11	\$2,300
12	\$2,100
13	\$1,800
14	\$500 (deceased)
<b>Total</b>	<b>\$29,200</b>

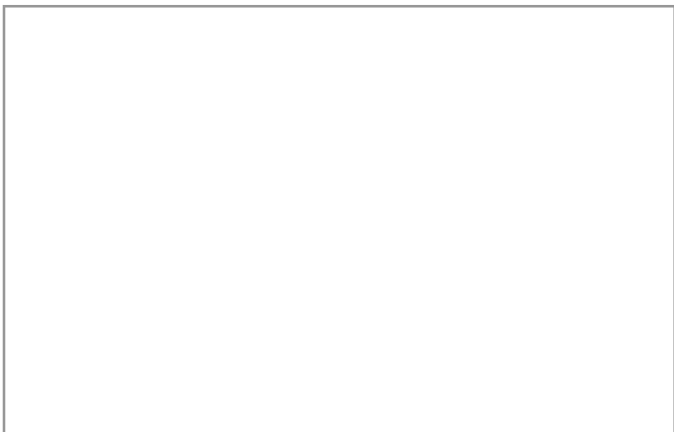
## DUNLEVY MANOR – AERIAL VIEW



# DUNLEVY MANOR



# DUNLEVY MANOR



# DUNLEVY MANOR





# VICTORIA MANOR – PROPERTY OVERVIEW

**VICTORIA MANOR**  
100 Rose Court  
Oakdale, PA 1507121045  
**Allegheny County**

**44 Licensed Beds**  
*With Approvals for 20 Additional Beds*

## IMPROVEMENTS

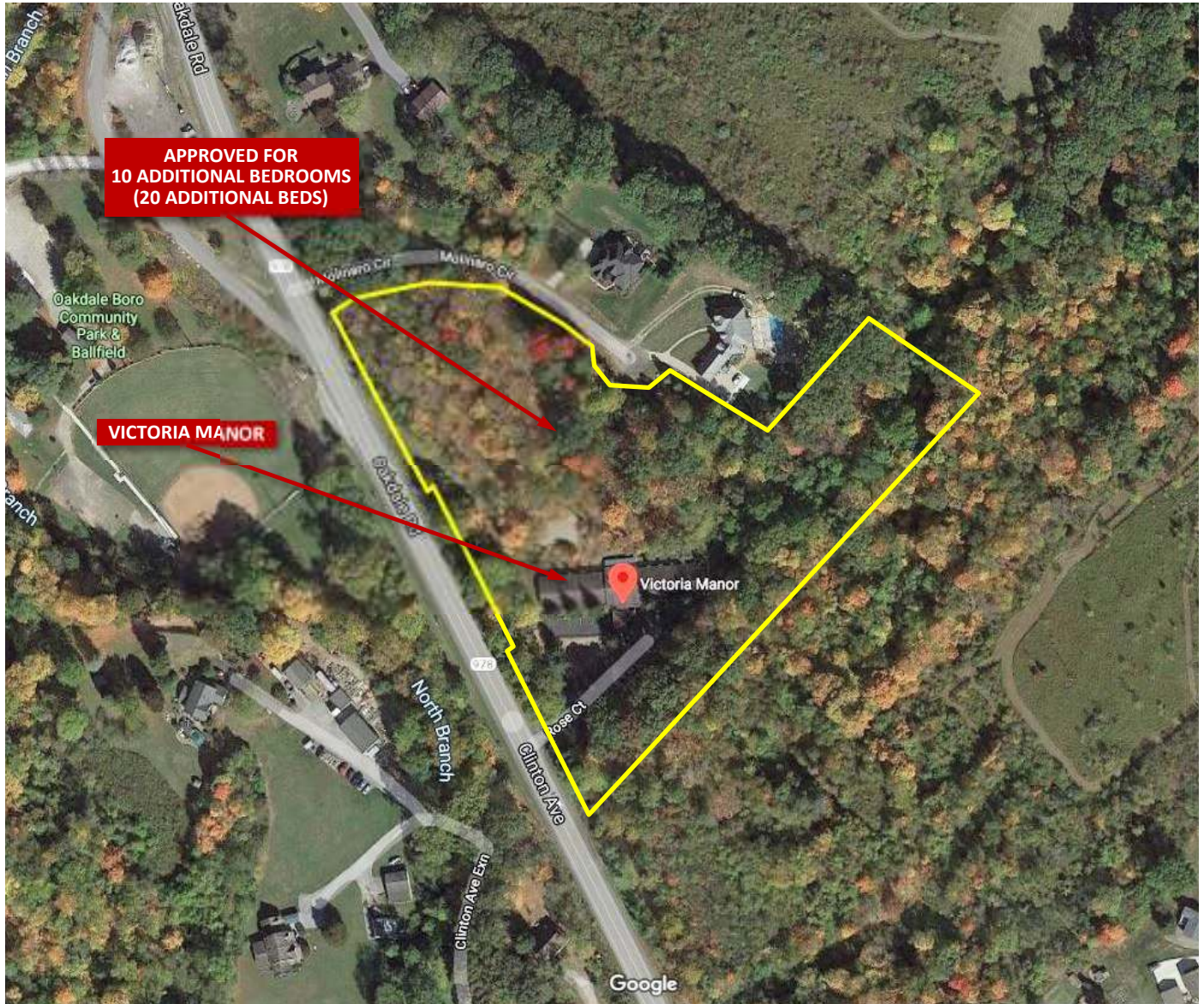
<b>Number of Buildings:</b>	2
<b>Gross Building Area:</b>	10,230+/- sf
<b>New Structure Area:</b>	8,200+/- sf (To Accommodate 10 Bedrooms)
<b>Site Size:</b>	4+/- Acres
<b>Site Shape:</b>	Irregular
<b>Stories:</b>	1
<b># Bedrooms:</b>	20 - 18 Semi-Private - 2 Private Approvals in Place for 10 Additional Bedrooms
<b>Roof:</b>	2020
<b>Floor Covering:</b>	Laminate and Carpet
<b>HVAC:</b>	PTAC Unit
<b>Generator:</b>	Yes
<b>Fire Alarm:</b>	Yes – Wired
<b>Security System:</b>	Yes
<b>Water and Sewer:</b>	Public
<b>Kitchen:</b>	Commercial Full Service
<b>Dining Room:</b>	Yes
<b>Laundry Area:</b>	2 Washers / 2 Dryers
<b>Additional Spaces:</b>	Outdoor Patio Space
<b>Hospital Nearby:</b>	Curahealth: Pittsburgh — 7 Minutes — 3 Miles

# VICTORIA MANOR – RENT ROLL

**VICTORIA MANOR**  
100 Rose Court, Oakdale, PA 1507121045  
**44 Licensed Beds**  
**June 2021**

<b>Resident</b>	<b>Monthly Rent</b>
1	\$2,300
2	\$3,400
3	\$3,200
4	\$2,600
5	\$2,600
6	\$2,600
7	\$2,400
8	\$2,600
9	\$2,600
10	\$2,300
11	\$2,000
12	\$2,500
13	\$2,500
14	\$3,400
15	\$2,300
16	\$1,400
17	\$2,600
18	\$2,400
19	\$2,600
20	\$2,000
21	\$2,600
22	\$2,400
23	\$2,500
24	\$2,600
25	\$2,500
26	\$2,300
27	\$2,600
28	2,500
<b>Total</b>	<b>\$70,300</b>

# VICTORIA MANOR – AERIAL VIEW



# VICTORIA MANOR



# VICTORIA MANOR



# VICTORIA MANOR



# PERSONAL CARE PORTFOLIO

## DEMOGRAPHICS

DATA USA:

# PITTSBURGH, PA

METROPOLITAN STATISTICAL AREA (MSA)

POPULATION

2.32M

MEDIAN AGE

43.1M

NO OF EMPLOYEES

1.17M

MEDIAN HOUSEHOLD  
INCOME

\$59,710

2.03% 1-YEAR GROWTH

MEDIAN PROPERTY  
VALUE

\$160,300

4.57% 1-YEAR GROWTH

# PERSONAL CARE PORTFOLIO

## DEMOGRAPHICS

**LAWRENCE COUNTY**  
Carriage Manor — New Castle, PA

**WASHINGTON COUNTY**  
Dunlevy Manor — Dunlevy, PA

**ALLEGHENY COUNTY**  
Victoria Manor — Oakdale, PA

Lawrence County, Pennsylvania

Allegheny County, Pennsylvania

Washington County, Pennsylvania

### PEOPLE

Population	Lawrence County, Pennsylvania	Allegheny County, Pennsylvania	Washington County, Pennsylvania
<b>i</b> Population estimates, July 1, 2019, (V2019)	85,512	1,216,045	206,865
<b>i</b> Population estimates base, April 1, 2010, (V2019)	91,157	1,223,303	207,849
<b>i</b> Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-6.2%	-0.6%	-0.5%
<b>i</b> Population, Census, April 1, 2010	91,108	1,223,348	207,820
Age and Sex	Lawrence County, Pennsylvania	Allegheny County, Pennsylvania	Washington County, Pennsylvania
<b>i</b> Persons under 5 years, percent	△ 5.3%	△ 5.2%	△ 5.0%
<b>i</b> Persons under 18 years, percent	△ 19.9%	△ 18.6%	△ 19.4%
<b>i</b> Persons 65 years and over, percent	△ 22.5%	△ 19.3%	△ 21.0%
<b>i</b> Female persons, percent	△ 51.6%	△ 51.6%	△ 50.8%



Lawrence County



Allegheny County



Washington County



# PERSONAL CARE PORTFOLIO

## SENIOR POPULATION DEMOGRAPHICS

Wednesday, July 01, 2020

### Changing Age Demographics in the Pittsburgh Region

On June 24, the Census Bureau released detailed county-level population estimates for 2019. County-level estimates of the total population in 2019 were released earlier this year. The latest release includes additional data on the characteristics of the population including breakdowns by age, race and ethnicity for individual counties from 2010 to 2019.

Like the nation, the seven-county Pittsburgh Metropolitan Statistical Area (MSA) is getting older, with an increasing proportion of the population made of the population age 65 and over. In 2019, the population age 65 and over made up an estimated 20.5% of the regional population, an increase from 17.3% in 2010. Over the same period, the nation's population age 65 and over increased from 13.1% of total population in 2010 to an estimated 16.5% in 2019.

Proportion of Population Age 65 and Over - Pittsburgh MSA and the United States, 2010 to 2019



While the Pittsburgh region continues to have an older age demographic than the nation, the size of the region's elderly population is growing significantly slower than across the United States. Between 2010 and 2019, the regional population age 65 and over increased 16.8%, from 407,055 in 2010 to an estimated 475,336 in 2019. Over the same period, the national population age 65 and over increased 33.5%, from 40.5 million in 2010 to an estimated 54.1 million in 2019.

While all counties in the Pittsburgh MSA have grown older over the most recent decade, aging has not been uniform across the region. For 2019, the percentage of the population age 65 and over ranged from 19.3% in Allegheny County to 23.3% in Westmoreland County. Beaver County experienced the slowest growth in the population age 65 and over, increasing by 14.0% between 2010 and 2019. Butler County experienced the largest growth in the population age 65 and over, increasing by 30.4% over the same period. 2019 is the first year this decade Butler County did not have the lowest percentage of population age 65 and over within the Pittsburgh MSA.

Population Age 65 and Over - Pittsburgh MSA Counties, 2010 and 2019

County	2010		2019		Change 2010-2019	
	Population Age 65+	% of Population	Population Age 65+	% of Population		
Allegheny	204,851	16.7%	235,279	19.3%	+30,428	+14.9%
Armstrong	12,706	18.4%	14,629	22.6%	+1,923	+15.1%
Beaver	31,663	18.6%	36,098	22.0%	+4,435	+14.0%
Butler	27,964	15.2%	36,469	19.4%	+8,505	+30.4%
Fayette	24,535	18.0%	28,057	21.7%	+3,522	+14.4%
Washington	36,440	17.5%	43,541	21.0%	+7,101	+19.5%
Westmoreland	68,896	18.9%	81,263	23.3%	+12,367	+18.0%
Pittsburgh MSA	407,055	17.3%	475,336	20.5%	+68,281	+16.8%

# PERSONAL CARE PORTFOLIO

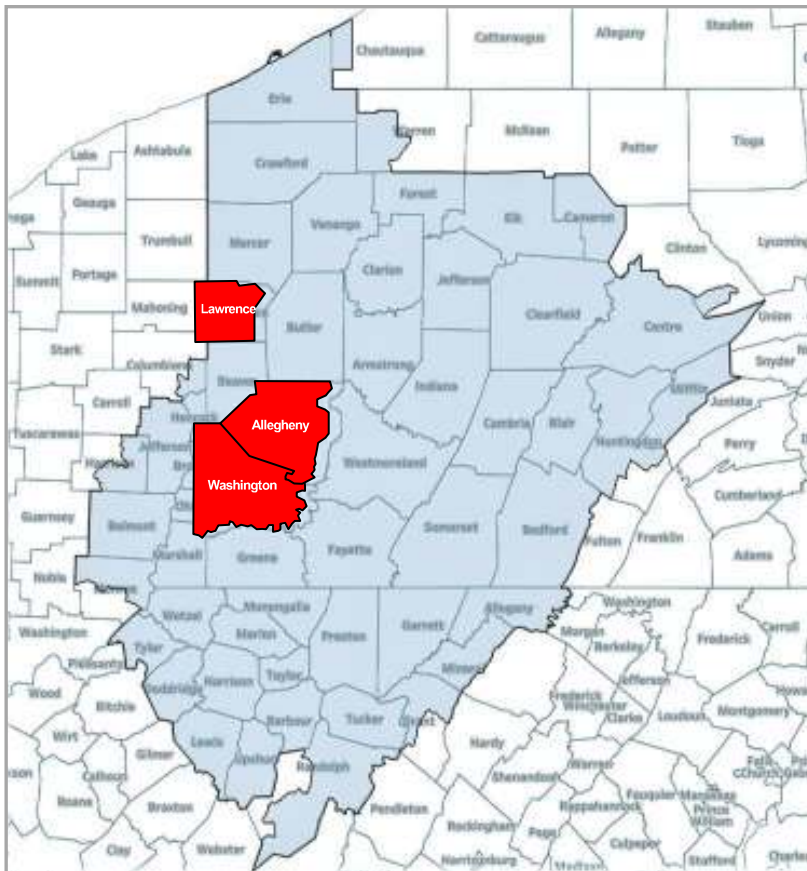
## PITTSBURGH MSA — AREA INFORMATION

### Greater Pittsburgh Region

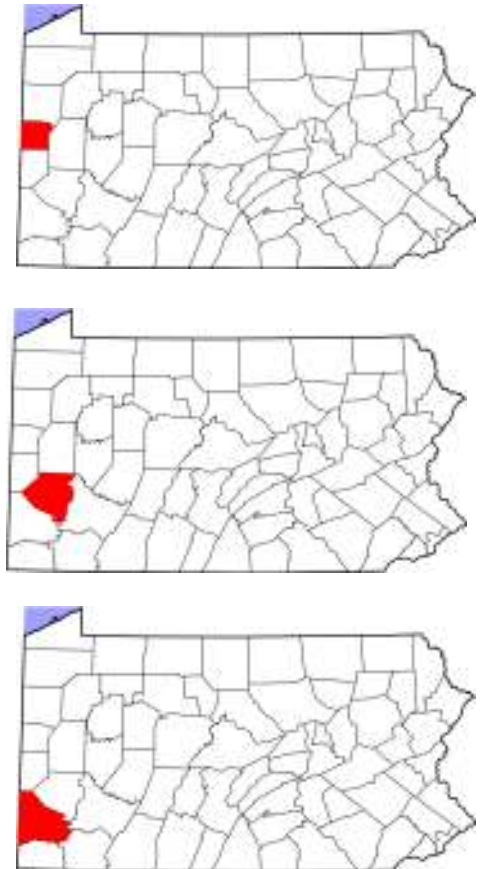
The Greater Pittsburgh Region is a populous region in the United States which is named for its largest city and economic center, Pittsburgh, Pennsylvania. There are several official and unofficial boundary definitions which may be used to describe this region. In the most restrictive definition, the region encompasses Pittsburgh’s urban core county, Allegheny, and six nearby Pennsylvania counties.

### Boundaries

As noted, there are no specific formal boundaries for the Greater Pittsburgh Region but the most liberal definition of the region’s boundaries based on commuting patterns includes twenty-eight Pennsylvania counties (**Allegheny**, Armstrong, Beaver, Bedford, Blair, Butler, Cambria, Cameron, Centre, Clarion, Clearfield, Crawford, Elk, Erie, Fayette, Forest, Greene, Huntingdon, Indiana, Jefferson, **Lawrence**, Mercer, Mifflin, Somerset, Venango, Warren, **Washington**, and Westmoreland)



Pittsburgh Megaregion Boundaries (Nelson and Rae)



# PERSONAL CARE PORTFOLIO

## PITTSBURGH MSA — AREA INFORMATION

### ABOUT

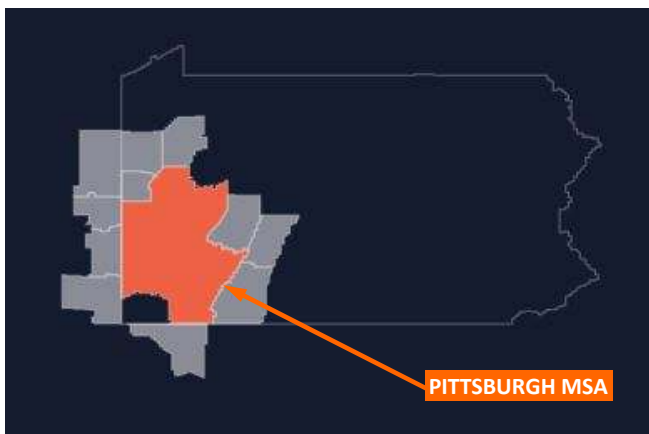
In 2018, Pittsburgh, PA had a population of 2.32M people with a median age of 43.1 and a median household income of \$59,710. Between 2017 and 2018 the population of Pittsburgh, PA declined from 2.33M to 2.32M, a -0.37% decrease and its median household income grew from \$58,521 to \$59,710, a 2.03% increase.

The 5 largest ethnic groups in Pittsburgh, PA are White (Non-Hispanic) (85.1%), Black or African American (Non-Hispanic) (8.1%), Asian (Non-Hispanic) (2.53%), Two+ (Non-Hispanic) (2.15%), and White (Hispanic) (1.26%). 5.64% of the people in Pittsburgh, PA speak a non-English language, and 98.2% are U.S. citizens.

The largest universities in Pittsburgh, PA are University of Pittsburgh-Pittsburgh Campus (9,942 degrees awarded in 2019), Carnegie Mellon University (5,348 degrees), and California University of Pennsylvania (3,603 degrees).

In 2018, the median property value in Pittsburgh, PA was \$160,300, and the homeownership rate was 69.6%. Most people in Pittsburgh, PA drove alone to work, and the average commute time was 25.4 minutes. The average car ownership in Pittsburgh, PA was 2 cars per household.

Pittsburgh, PA borders Indiana, PA, Johnstown, PA, Morgantown, WV, New Castle, PA, Oil City, PA, Salem, OH, Somerset, PA, Weirton-Steubenville, WV-OH, Wheeling, WV-OH, and Youngstown-Warren-Boardman, OH-PA.



### DIVERSITY

Pittsburgh, PA is home to a population of 2.32M people, from which 98.2% are citizens. As of 2018, 3.82% of Pittsburgh, PA residents were born outside of the country (88.7k people).

In 2018, there were 10.5 times more White (Non-Hispanic) residents (1.98M people) in Pittsburgh, PA than any other race or ethnicity. There were 188k Black or African American (Non-Hispanic) and 58.9k Asian (Non-Hispanic) residents, the second and third most common ethnic groups.

The most common foreign languages spoken in Pittsburgh, PA are Spanish (28,740 speakers), Chinese (Incl. Mandarin, Cantonese) (16,615 speakers), and Italian (7,706 speakers).

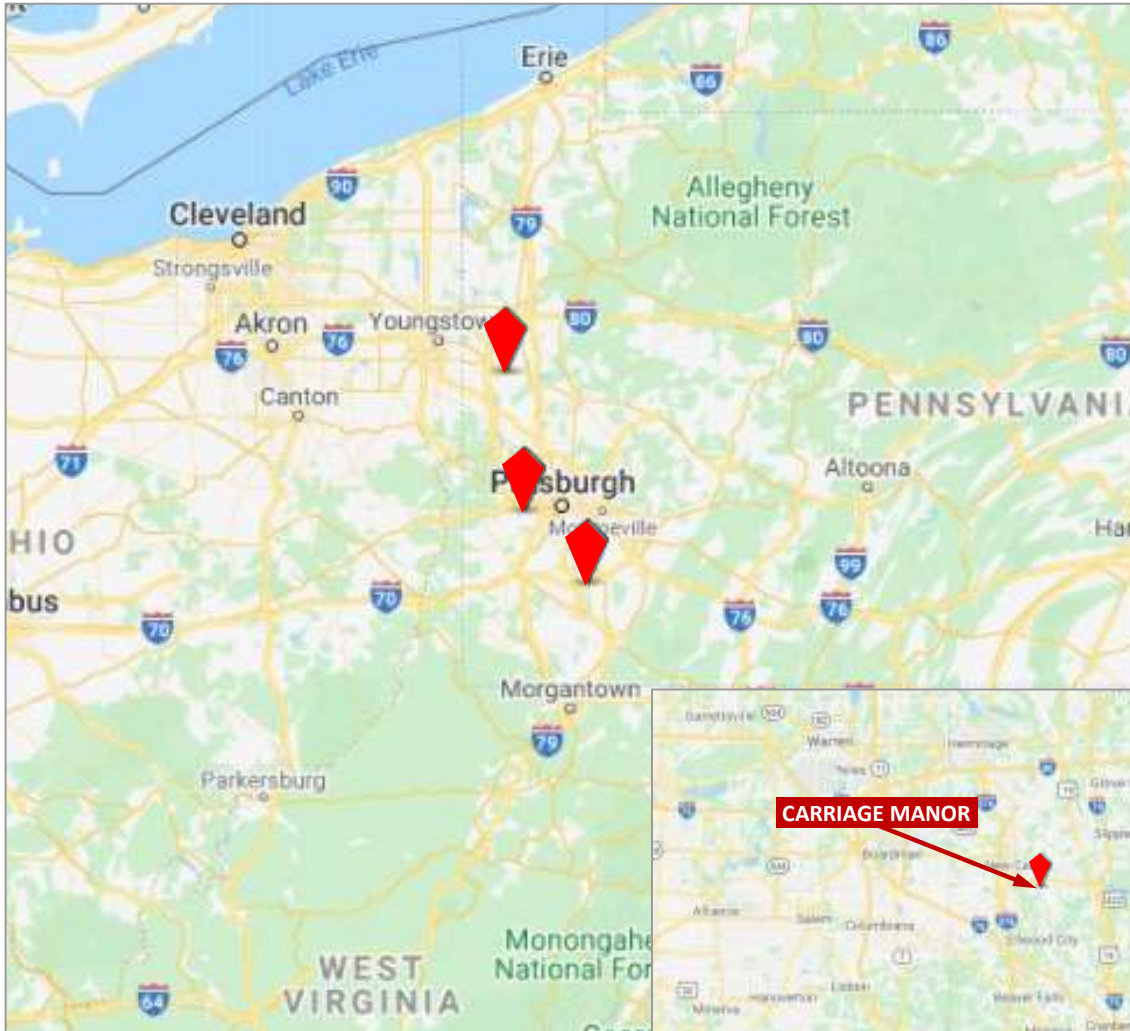
### ECONOMY

Median household income in Pittsburgh, PA is \$59,710. In 2018, the county with the highest Median Household Income in Pittsburgh, PA was Chester County, PA with a value of \$99,119, followed by Montgomery County, PA and Bucks County, PA, with respective values of \$90,122 and \$88,569.

Males in Pennsylvania have an average income that is 1.31 times higher than the average income of females, which is \$54,144. The income inequality in Pennsylvania (measured using the Gini index) is 0.466, which is lower than the national average.

The economy of Pittsburgh, PA employs 1.17M people. The largest industries in Pittsburgh, PA are Health Care & Social Assistance (194,219 people), Retail Trade (131,311 people), and Manufacturing (119,402 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$71,991), Utilities (\$71,780), and Management of Companies & Enterprises (\$66,354).

# PERSONAL CARE PORTFOLIO MAP



# PERSONAL CARE PORTFOLIO

## CONFIDENTIALITY AND DISCLAIMER

### PROPERTY ADDRESS:

**Carriage Manor - 3102 Ellwood Road, New Castle, PA 16101**

**Dunlevy Manor - 2218 PA Route 88, Dunlevy, PA 15432**

**Victoria Manor - 100 Rose Court, Oakdale, PA 15071**

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 \_\_\_\_\_, 2021, 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)*