



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

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NEW HAVEN ASSISTED LIVING

3005 Bonview Lane

Silver Spring, Maryland 20906

MONTGOMERY COUNTY



TURN-KEY OPPORTUNITY • IMPECCABLY MAINTAINED

8 Residents

100% Private Pay

Extremely Profitable in Relation to Size

EXCLUSIVE OFFERING ... \$1,200,000

PrestigeGroupSeniorHousing.com

PrestigeGroup.com

NEW HAVEN ASSISTED LIVING TABLE OF CONTENTS

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NEW HAVEN ASSISTED LIVING EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering
“New Haven Assisted Living”

**3005 Bonview Lane, Silver Spring, Maryland 20906
Montgomery County**

New Haven Assisted Living is an intimate, meticulously maintained assisted living home. It is a one story, single family ranch house set on a tree lined residential street in a lovely neighborhood setting.

It has been privately owned and operated by the current ownership for over 15 years.

New Haven Assisted Living provides both assisted living arrangements and respite care. All residents are private pay.

It is licensed for 8 residents.

It has 6 bedrooms and 4 bathrooms.

One to two beds are designated for the needs of the respite care residents.

There have been many capital improvements done recently:

Central Air:	Installed 2020
Siding:	Installed 2020
Windows:	Installed 2020
Roof:	Installed 2015

New Haven Assisted Living enjoys an excellent reputation in the area.

Silver Spring, Maryland is located in Montgomery County which is one of the most affluent counties in the country.

This is a great turn-key opportunity for a buyer.

Although a small facility, this is an extremely profitable operation.

NEW HAVEN ASSISTED LIVING PROPERTY OVERVIEW

IMPROVEMENTS

Site Size:	.35+/- Acre
Site Shape:	Irregular
Building Size:	2,271+/-sf
Stories:	One
Year Built:	1973
Renovated:	2013
# Bedrooms:	6
# Bathrooms:	4
Air Conditioning:	Central (Installed 2020)
Heating:	Natural Gas Forced Hot Air
Roof:	Shingle—Composite (Installed 2015)
Exterior:	Brick & Siding (Installed 2020)
Windows:	Installed 2020
Security System:	Yes
Water and Sewer:	Public
Kitchen:	Yes
Dining Area:	Yes
Living Area:	Yes
Library:	Yes
Laundry Area:	Yes
Fire Alarm:	Yes
Other Areas:	Activity Center and Gardening Area
Zoning:	R-90
Hospital Nearby:	Holy Cross Hospital - 5.4 Miles

NEW HAVEN ASSISTED LIVING INCOME AND EXPENSES

INCOME	2020
Gross Income	\$ 370,703
	—
Refunds	—
Total Income	\$ 370,703

EXPENSES	
Salaries & Wages	\$ 39,711
Repairs & Maintenance	\$ 18,097
Advertising	\$ 4,416
Bank Charges	\$ 481
Computer Service and Supplies	\$ 3,360
Dues and Subscriptions	\$ 220
Insurance	\$ 7,259
Meals	\$ 987
Office Expense	\$ 18,703
Outside Services/ Ind. Contractors	\$ 58,003
Supplies	\$ 16,314
Telephone	\$ 3,528
Utilities	\$ 5,790
Training	\$ 215
Taxes and Licenses	\$ 12,622
Total Expenses	\$ 189,706

NET ORDINARY INCOME **\$ 180,997**

NEW HAVEN ASSISTED LIVING RENT ROLL


SEPTEMBER 2021

Residents @ \$5,650—\$ 6,300 per Month

RESPITE CARE

1-2 Rooms are Reserved for Respite Care
Rate is \$34 per Hour

NEW HAVEN ASSISTED LIVING LICENSE



STATE OF MARYLAND
DEPARTMENT OF HEALTH
OFFICE OF HEALTH CARE QUALITY
SPRING GROVE CENTER
BLAND BRYANT BUILDING
55 WADE AVENUE
CATONSVILLE, MARYLAND 21228

License No. 15a10504-B

Issued to: New Haven, Inc.
New Haven, Inc
3005 Bonview Lane
Silver Spring, MD 20906-5335

Type of Facility: Assisted Living

Level of Care : 3

Number of Beds: 8

Date Issued: July 1, 2018 Non-Expiring

Authority to operate in this State is granted to the above entity pursuant to The Health-General Article, Title 19 § 1801, et. seq., Annotated Code of Maryland, including all applicable rules and regulations promulgated there under. This document is not transferable.

Patricia Tomoko May, MD
Executive Director

Falsification of a license shall subject the perpetrator to criminal prosecution and the imposition of civil fines.

NEW HAVEN ASSISTED LIVING LICENSE

 **HEALTH AND HUMAN SERVICES
LICENSURE AND REGULATORY SERVICES**
255 Rockville Pike, 1st Floor, Suite 100
Rockville, Maryland 20850
240-777-3986 • FAX 240-777-3055

GROUP HOME LICENSE

This Certifies That

NEW HAVEN, INC.
3005 BON VIEW LANE
SILVER SPRING, MD 20906

is licensed to operate a Group Home at:

NEW HAVEN
3005 BON VIEW LANE
SILVER SPRING, MD 20906

This license is issued under the authority of Chapter 23A, of the Montgomery County Code, 2004, as amended.

Number of Residents: **8**

Conditions: 

Effective Date: 3/30/2019 Expiration Date: 3/30/2020 License No: 1283

THIS LICENSE BECOMES VOID IF THE STATE LICENSE/CERTIFICATE IS DENIED OR REVOKED

This license is not transferable, must be conspicuously posted on the premises, and renewed prior to the expiration date.

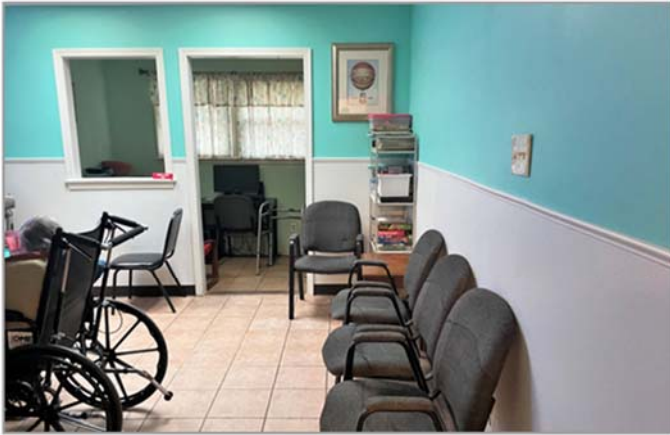
NEW HAVEN ASSISTED LIVING AERIAL VIEW



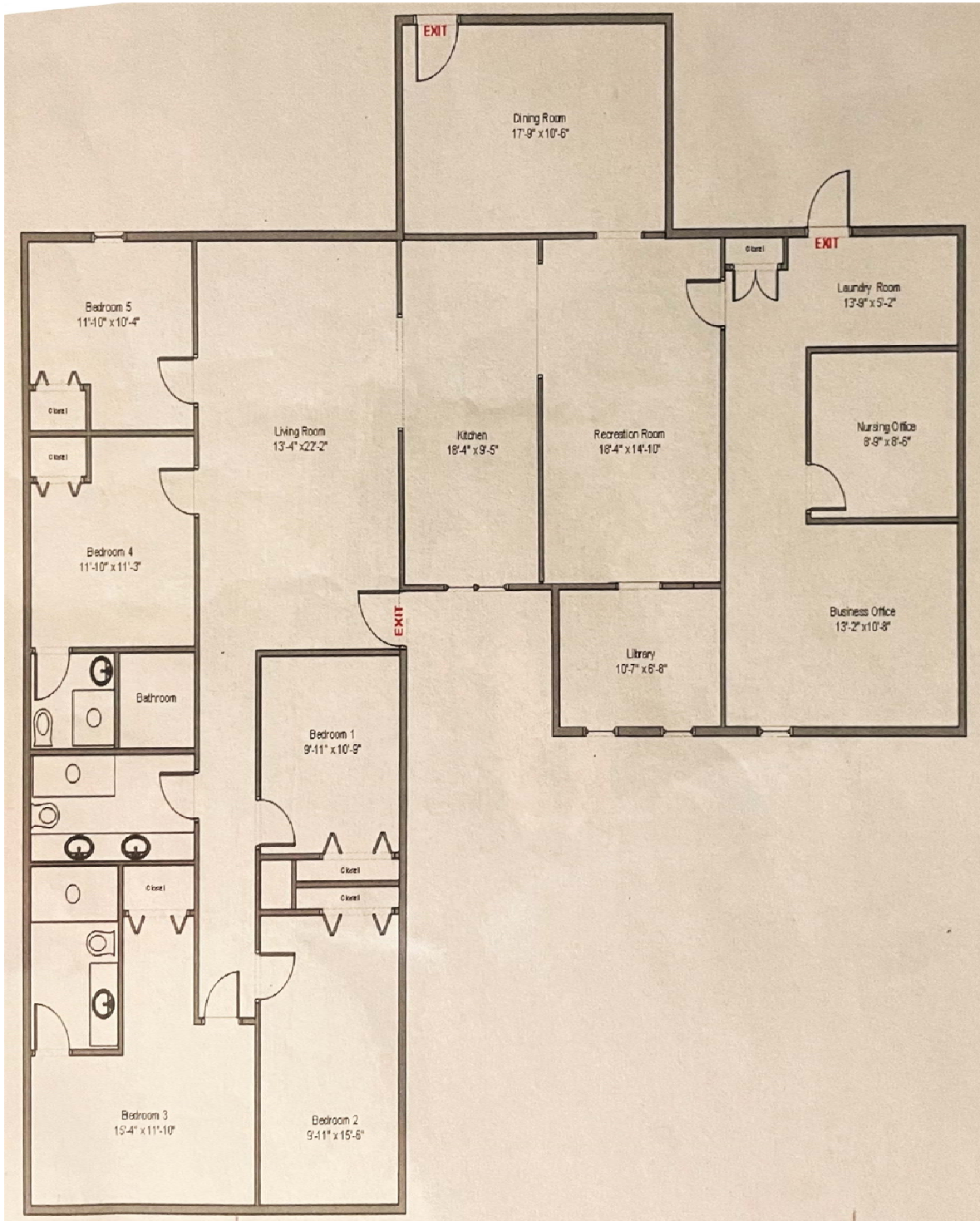
NEW HAVEN ASSISTED LIVING PHOTOGRAPHS



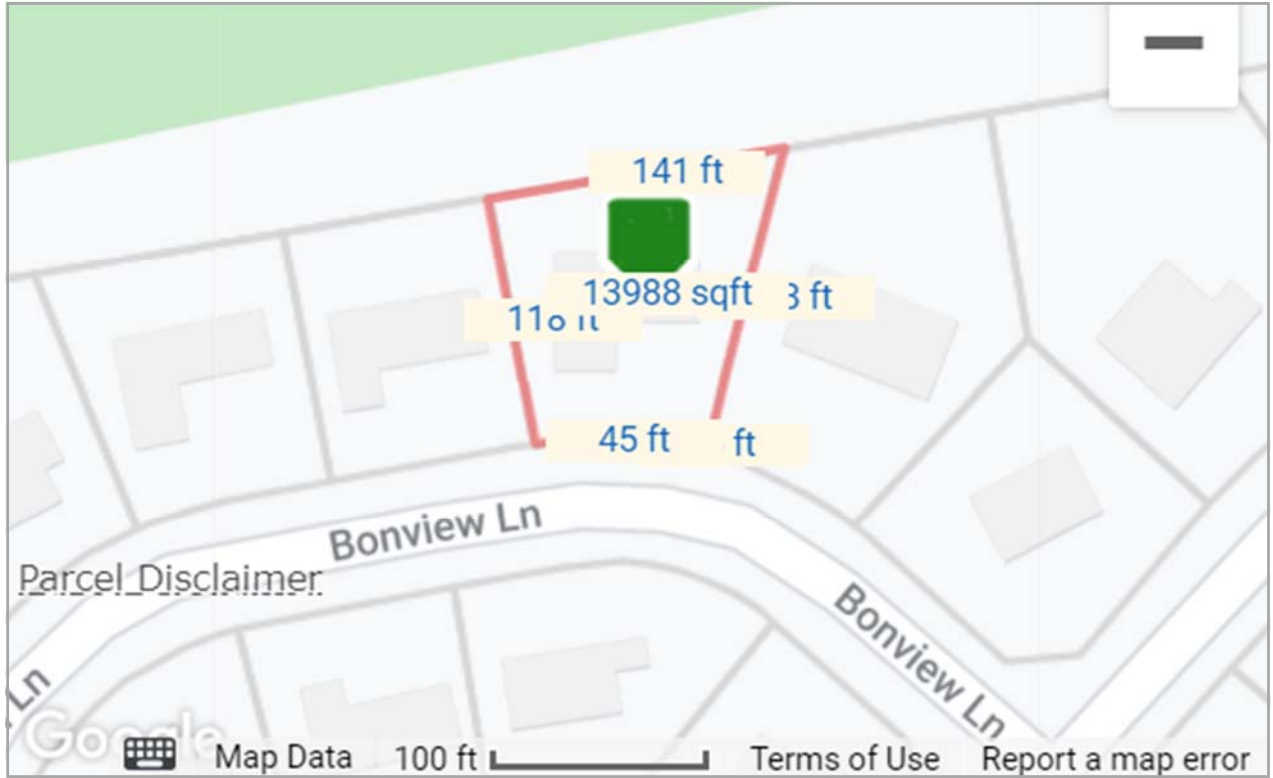
NEW HAVEN ASSISTED LIVING PHOTOGRAPHS



NEW HAVEN ASSISTED LIVING FLOOR PLAN



NEW HAVEN ASSISTED LIVING TAX MAP



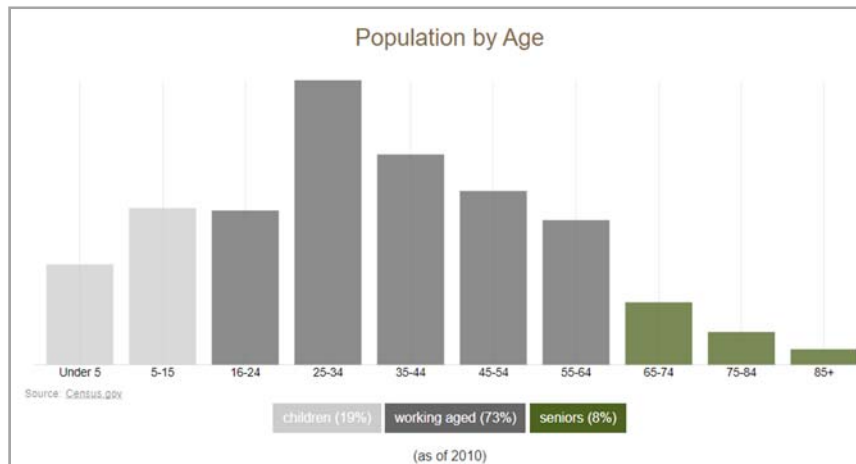
NEW HAVEN ASSISTED LIVING SENIOR POPULATION DEMOGRAPHICS

Key Senior Statistics



Use these key statistics to learn more about Silver Spring, MD seniors.

-  **8%** of the population of Silver Spring, MD are seniors Source: Census.gov
-  **34%** of those seniors living in Silver Spring, MD are living alone Source: Census.gov
-  **12%** of Silver Spring senior households have an annual income of less than \$10k and **23%** less than \$20k Source: Census.gov ACS
-  **23%** of Silver Spring, MD residents 60 and over received food stamps in the last year Source: Census.gov ACS
-  The average Social Security Income in Silver Spring is **\$15,344/year** Source: Census.gov ACS
-  The median household income for a Silver Spring senior is **\$62,225** Source: Census.gov ACS
-  Compared to other states, Maryland ranks **24th** for Long Term Care and **13th** for America's Health Rankings Source: AmericasHealthRankings.org
-  There are **1,561** working seniors in Silver Spring Source: Census.gov ACS
-  **16%** of the seniors in Silver Spring are veterans Source: Census.gov ACS



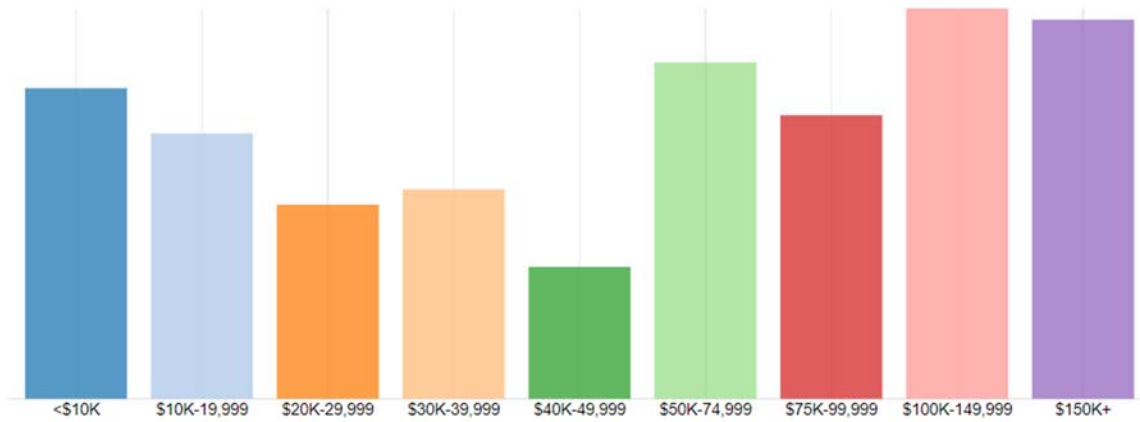
NEW HAVEN ASSISTED LIVING SENIOR POPULATION DEMOGRAPHICS

The median household income for seniors in Silver Spring is **\$62,225**

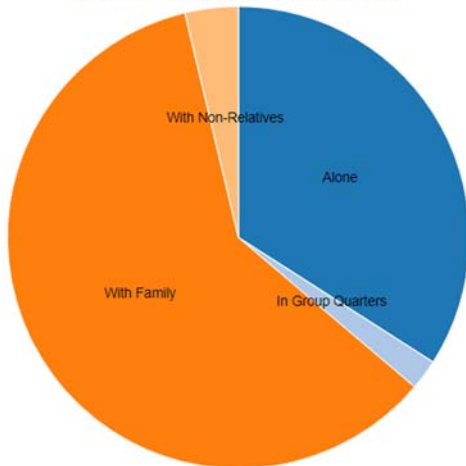
Source: [Census.gov ACS](https://www.census.gov/acs)

Annual Income for Senior Households

31% of senior households in Silver Spring earn less than \$30,000 per year, while 31% earn more than \$100K/year



Who do Seniors Live with?

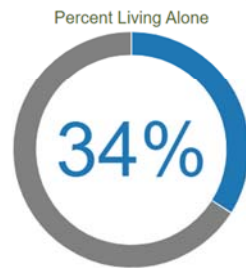


Source: [Census.gov](https://www.census.gov)

There are 2,021 seniors living alone in Silver Spring. Of these, 72% are female.

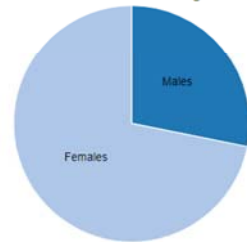
Source: [Census.gov](https://www.census.gov)

Seniors Living Alone



Source: [Census.gov](https://www.census.gov)

Gender of Seniors Living Alone



Source: [Census.gov](https://www.census.gov)

NEW HAVEN ASSISTED LIVING SENIOR POPULATION DEMOGRAPHICS

The average Social Security income per household receiving the benefit in Silver Spring is **\$15,344**

Source: [Census.gov ACS](http://Census.gov/ACS)

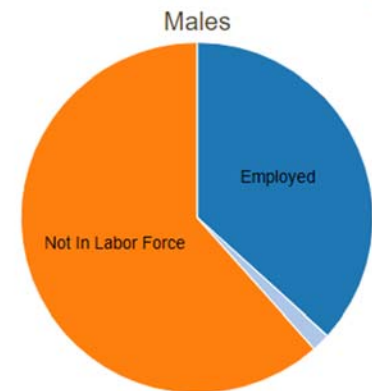
The average retirement income per household receiving it in Silver Spring is **\$35,657**

Source: [Census.gov ACS](http://Census.gov/ACS)

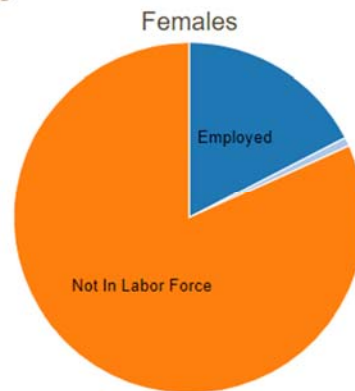
25% of seniors in Silver Spring, MD are employed.

Source: [Census.gov ACS](http://Census.gov/ACS)

Employment Status

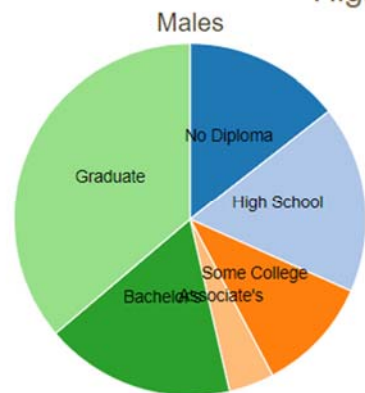


Source: [Census.gov ACS](http://Census.gov/ACS)

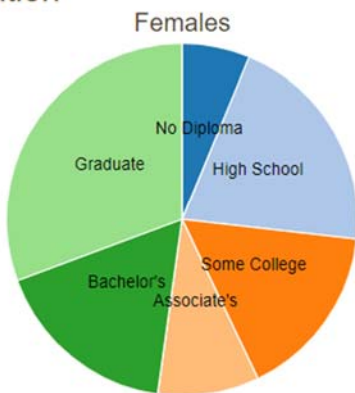


Source: [Census.gov ACS](http://Census.gov/ACS)

Highest Level of Education



Source: [Census.gov ACS](http://Census.gov/ACS)



Source: [Census.gov ACS](http://Census.gov/ACS)

NEW HAVEN ASSISTED LIVING AREA INFORMATION

Silver Spring is located in the southeastern area of Montgomery County, Maryland. It is the fourth most populated area of Maryland. The downtown area of Silver Spring is located next to Washington D.C.

Montgomery County is the most populous county in Maryland and is adjacent to Washington DC

As of the 2020 census, the population of the county was approximately 1,062,061 people.

Montgomery County is part of the Washington-Arlington-Alexandria, DC-VA-MD-WV MSA. This is part of the Baltimore-Washington combined statistical area.

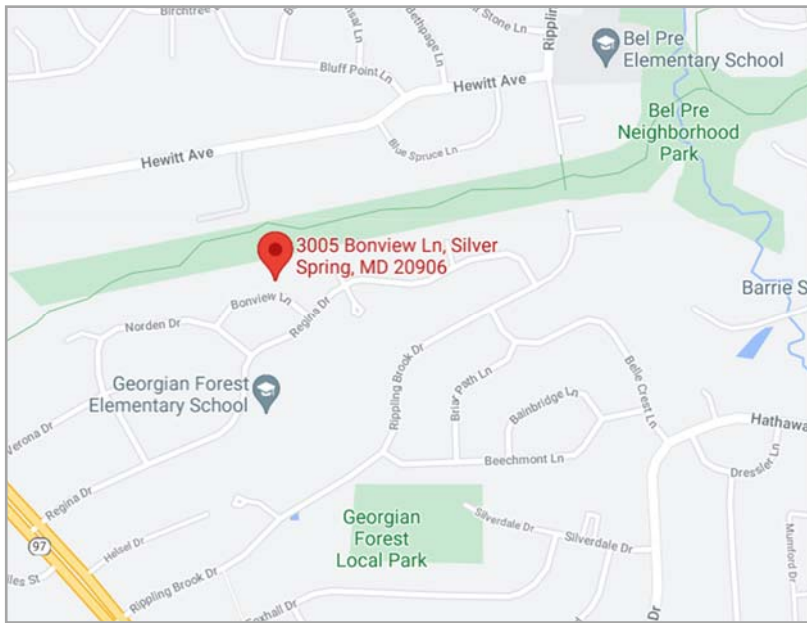
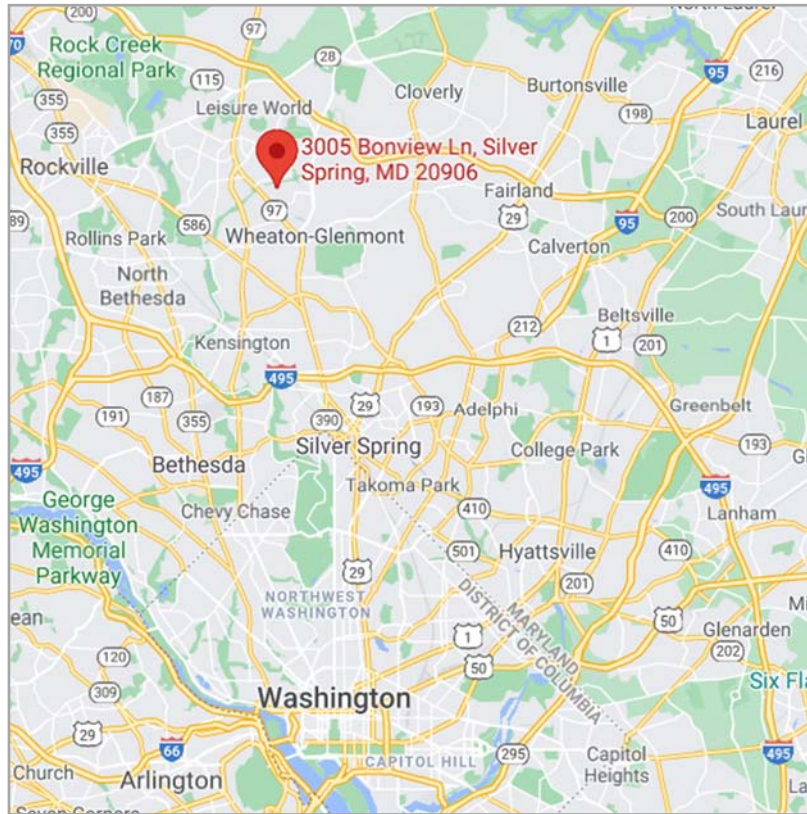
Montgomery County is one of the most affluent and wealthiest counties in the U.S.

Montgomery County is home to many major federal government offices, business campuses, learning centers and scientific research centers. These provide for significant revenue streams for the county.

The county is serviced by major roadways, public transportation, railways and international airports.



NEW HAVEN ASSISTED LIVING MAPS



NEW HAVEN ASSISTED LIVING CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 3005 BONVIEW LANE, SILVER SPRING, MD 20906

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)

Buyer's Office Number

Buyer's Fax Number