



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

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“OASIS RESIDENTIAL HOME & ADULT DAY CARE”

2317 Prince Street, Georgetown, SC 29440
Georgetown County

“LOCATED IN THE HEART OF THE LOWCOUNTRY”



.48 +/- ACRES • EXPANSION POSSIBLE

22 Bed Personal Care Home
12 Resident Adult Day Care

OFFERED EXCLUSIVELY... \$850,000

OASIS RESIDENTIAL HOME & ADULT DAY CARE

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OASIS RESIDENTIAL HOME & ADULT DAY CARE PROPERTY OVERVIEW

PRESTIGE GROUP is proud to present this Market Memorandum for Oasis Residential Home located at 2317 Prince Street, Georgetown City, South Carolina, 29440.

Oasis Residential Home is a residential care facility privately owned and managed by Oasis Corporation. It has a current capacity for 22 residents.

It has met the standards of licensure set by the state of South Carolina.

The facility is 15 years old and is approximately 7,240+/- square feet.

It is a one story U-shaped building situated on approximately .48+/- acres.

The building was purpose built and Oasis has served the community for fifteen years.

The census has historically been at or near capacity.

In addition to the 22 residents, Oasis functions as an adult day care facility for 12 participants.

Future Expansion

There is potential for future expansion of Oasis to 32 beds, construction of a 9 bed boarding home and increased space for the adult day care program.

As the area is growing and the population is aging, the need for these services is increasing.



OASIS RESIDENTIAL HOME & ADULT DAY CARE

PROPERTY OVERVIEW

THE SUBJECT PROPERTY

Land

The site is rectangular in shape. It is approximately 100' wide and 213' deep. Total land area of the property is approximately .48 acres.

The driveway and parking area are concrete.

Improvements

The improvements consist of a one story Assisted Personal Care Home with siding and metal roof.

Property's mailing address:
2317 Prince Street, Georgetown, SC 29440.

General Layout

- 11 Bedrooms (22 Beds) and 9 Bathrooms
- Commercial Kitchen
- Two Dining Areas and a Living Room for residents
- Laundry Area with 2 washers and 2 dryers
- Front Porch and Patio in back
- Facility has tile floors
- Electric Heat
Central Air Conditioning System
220 Amp Electrical Service
Four Hot Water Heaters
- Public Sewer and Public Water
- Building has a Fire/Smoke Alarm System connected to a monitoring system and the local fire department.
- There is a Sprinkler System
- Building is equipped with fire extinguishers
- Security System connected to the local Police Department

HOSPITAL NEARBY

Tidelands Health Georgetown Memorial Hospital
1.5 Miles from subject property

OASIS RESIDENTIAL HOME & ADULT DAY CARE

AREA OVERVIEW

AREA/NEIGHBORHOOD ANALYSIS

Oasis Residential Home is located at 2317 Prince Street, Georgetown, South Carolina 29440.

The City of Georgetown is the third oldest city in South Carolina. It is located on the coast of South Carolina, north of Charleston. The City of Georgetown and the surrounding areas are situated on the Atlantic Coast. This area is commonly referred to as the Lowcountry.

The City of Georgetown is located in Georgetown County. The City of Georgetown is the county seat. Georgetown is situated in the heart of the Lowcountry; just an hour from Myrtle Beach, an hour and 20 minutes to Charleston and two hours to Wilmington.

The City of Georgetown has the second largest seaport in South Carolina and handles over 960,000 tons of materials a year. The City of Georgetown saw a 2.4% increase in population from the 2000 census to the 2010 census.

The City of Georgetown contains great history and charm. It is thought to be the probable site of the first European settlement in North America in 1526. Once an agricultural power house, education, health care, retail and government are currently the city's largest employers. A relatively small city, the City of Georgetown's trade area is much larger. It has become the retail center for Georgetown County and much of Williamsburg County. Walkable neighborhoods, quaint Lowcountry way of life, vibrant downtown business district and access to quality healthcare attracts new residents relocating from all over the country.

South Carolina has become a popular destination for retirees relocating from out of state. Favorable weather, overall cost of living, low housing costs, access to quality healthcare, recreational opportunities, modest tax rate, and scenic beauty have been cited as the primary reason people have chosen South Carolina for their retirement. There are many economic benefits from the in-migration of new retirees into a community. Those over the age of 55 have a higher net worth and more discretionary income than those below that age.

The Economic Development Department is committed to enhancing, improving and expanding the business climate throughout the City of Georgetown via a comprehensive business plan. Additionally, Georgetown County's economic development programs and simplified regulatory processes, business's that are expanding, starting or relocating to Georgetown County can participate in the benefits and assistance of South Carolina's competitive "Pro Business" policies. With one of the lowest corporate tax rates in the nation, highly competitive wages for workers and low unionization, South Carolina is consistently ranked among the most business friendly states in the U.S.

The Lowcountry is a geographic and cultural region along South Carolina's coast, including the Sea Islands. Once known for its agricultural wealth in rice and indigo that flourished in the hot subtropical climate, the Lowcountry today is known for its historic cities and communities, natural beauty, cultural heritage and tourism industry.

The City of Georgetown is bisected by Highway 17, providing easy access between Charleston and Wilmington and connects to Interstate 95 via Highway 521.

OASIS RESIDENTIAL HOME & ADULT DAY CARE

AREA OVERVIEW

AREA/NEIGHBORHOOD ANALYSIS

Major Employers of Georgetown County:

International Paper	Trebol
Santee Cooper	Andrews Metal Works
3V Chemical	Gibbons Machine Works
Peddinghaus Co.	Pierce Machinery
Saferack	A&L Apparel
Simpson Lumber	American Gypsum
Sid Harvey's	BES Engineering
American Gypsum	Big Buck Horn Deer Processing
AgruAmerica	Blackwells Sign Studio
Coastal Wire	Crabcake Lady
Arcelor Mittal	Davis Aircraft Products
Three D Metal Works	Geo Specialty Chemicals Inc.
Mercom	Haynes Sign Company
Envirosep	Holcim Inc.
GWD Con-Serv Inc	In-Home Healthcare Services
Screen Tight	Independent Seafood Inc.

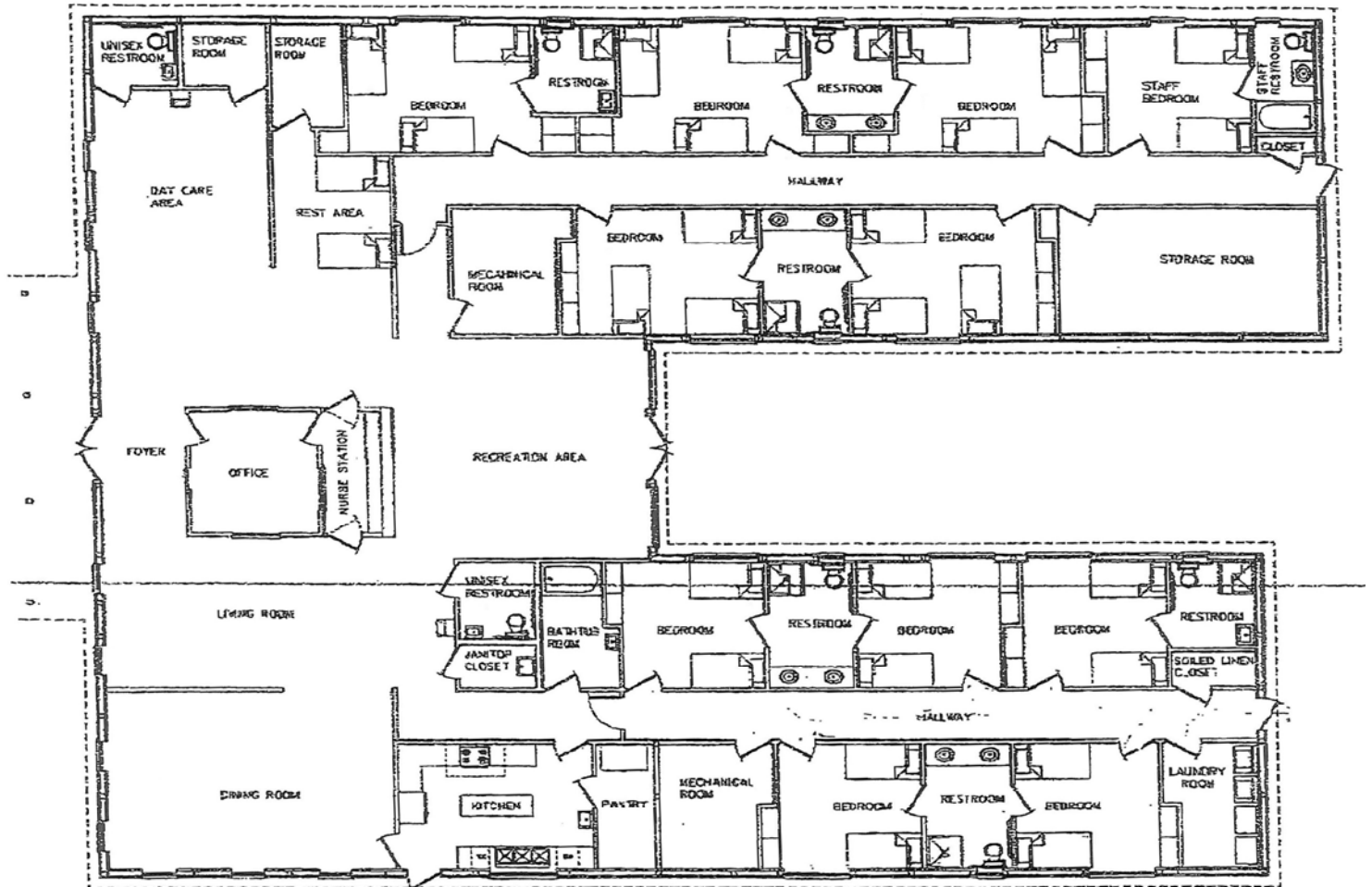
OASIS RESIDENTIAL HOME & ADULT DAY CARE PHOTOGRAPHS



OASIS RESIDENTIAL HOME & ADULT DAY CARE PHOTOGRAPHS



OASIS RESIDENTIAL HOME & ADULT DAY CARE FLOOR PLAN



OASIS RESIDENTIAL HOME & ADULT DAY CARE

INCOME & EXPENSES

INCOME

2017

Adult Day Care Income	\$98,395
Donation	400
Residential Care Home Income	363,446
Other Misc Income	4,018
Total Income	\$466,260

EXPENSES

Residents Funds	\$ 21,660
Medical Supplies	26
Medical-RX	2,573
Resident Health Supplies	656
Laundry & Housekeeping Supplies	358
Dietary Supplies	1,074
Food	31,895
Supplies	8,709
Postage, Mailing Service	185
Misc Expenses	1,046
ADC Driver	679
Certification & Training	199
Residents' Funds	1,254
Advertising	75
Bank Service Charges/Fees	298
Contract Labor	6,094
Contributions & Donations	25
Dues & Subscriptions	134
Housekeeping Expense	20
Inspection	4,237
Insurance:	
• General Liability Insurance	375
• Life	1,944
• Work Comp	3,496
• Insurance - Other	23,658
Lease Services:	
• Equip-Copier	2,063
• Lease Services-Furniture	1,656
License & Permits	379
Maintenance & Repairs	3,255
Payroll Expenses:	
• Care Giver Salaries	86,948
• Dietary Salaries	22,191
• Maintenance Salaries	22,544
• ADC Wages & Salaries	19,756
• Administrator Salary	1,000
• Assistant Administrator	16,658
• Payroll Expenses - Other	33,045
Professional Fees:	
• Accounting	5,494
• Consulting	21,254
• Professional Fees - Other	118
Office Supplies	884
Taxes - Property	11,690
Utilities	27,053
Reconciliation Discrepancies	-30
TOTAL EXPENSE	\$386,627
NET ORDINARY INCOME	\$79,633

OASIS RESIDENTIAL HOME & ADULT DAY CARE AREA HIGHWAY MAP



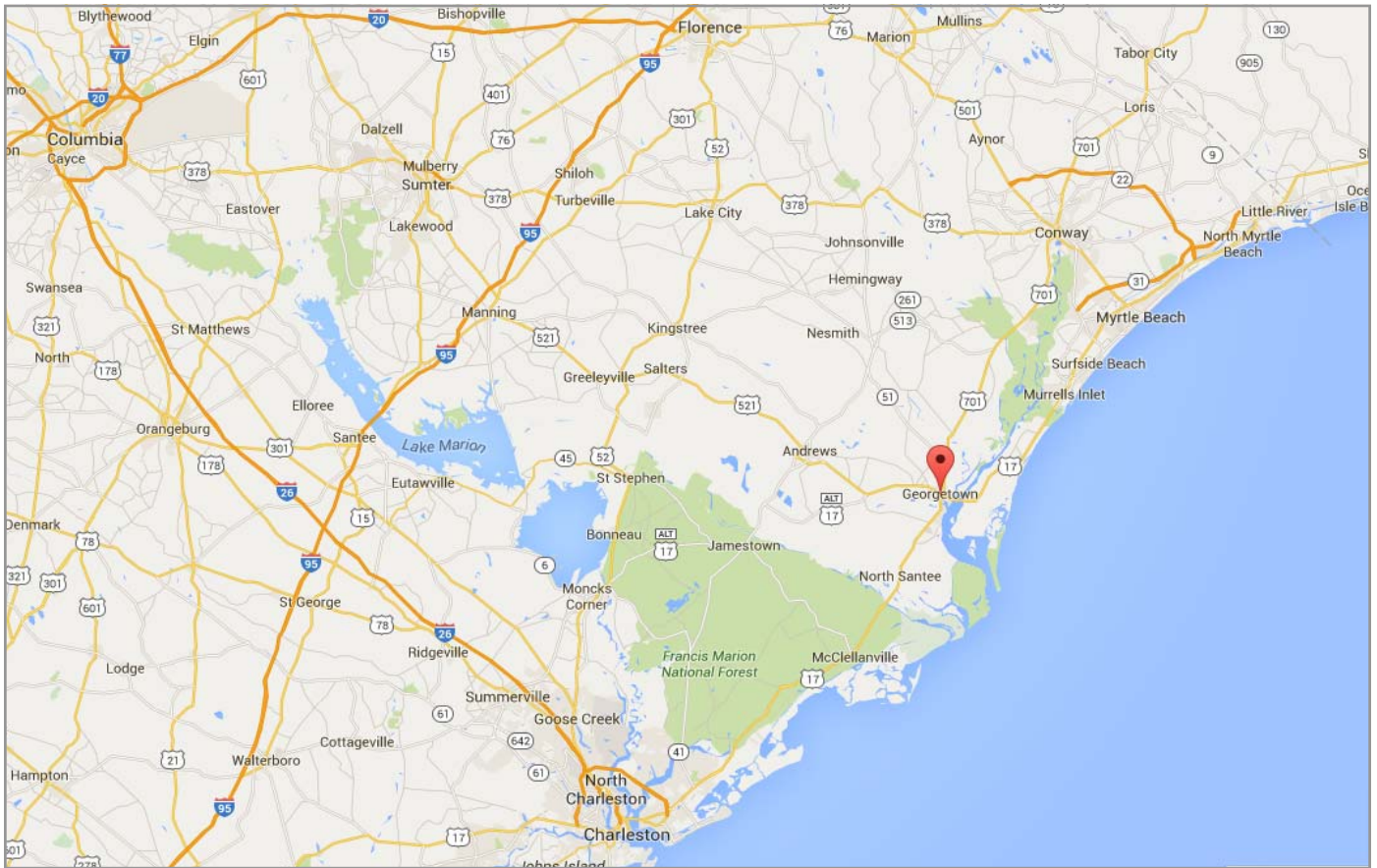
OASIS RESIDENTIAL HOME & ADULT DAY CARE TAX MAP



OASIS RESIDENTIAL HOME & ADULT DAY CARE LOCAL MAP



OASIS RESIDENTIAL HOME & ADULT DAY CARE REGIONAL MAP



OASIS RESIDENTIAL HOME & ADULT DAY CARE

RESIDENTIAL HOME LICENSE



South Carolina Department of Health
and Environmental Control



THIS IS TO CERTIFY THAT A LICENSE IS HEREBY GRANTED TO **OASIS RESIDENTIAL HOME, INC.**

To Maintain and Operate **OASIS RESIDENTIAL HOME**, a Community Residential Care Facility With a Maximum Capacity of 22 Beds

In the Premises Located at **2317 Prince Street**

In **Georgetown** County of **Georgetown**

This license is granted in accordance with the Standards as established in R61-84 promulgated pursuant to the provisions of Title 44 of the Code of Laws of South Carolina 1976, as amended, which are minimum for licensure of this type facility. The adequacy of the individual care, treatment, personal safety, fire safety, or well-being of any occupant of the above named facility is the responsibility of the licensee. This license is not assignable or transferable and shall be subject to suspension or revocation at any time by the Department of Health and Environmental Control for failure to comply with the laws of the State of South Carolina or with the rules and regulations of the Department of Health and Environmental Control issued thereunder.

License Number **CRC-1219**

Expires **August 31, 2016**

IN WITNESS WHEREOF we have hereunto set our hands and seal
of the Department of Health and Environmental Control on the
1st Day of September, 2015

Karen C. Thompson

Bureau Chief, Health Facilities Licensing

DHEC-0206 (08/2013)

Retention Required Schedule 16327

OASIS RESIDENTIAL HOME & ADULT DAY CARE

ADULT DAY CARE LICENSE



THIS IS TO CERTIFY THAT A LICENSE IS HEREBY GRANTED TO **OASIS II-SPECIAL POPULATIONS INC**

To Maintain and Operate **OASIS ADULT DAY CARE CENTER, a Day Care Facility for Adults With a Maximum Capacity of 12 Participants**

In the Premises Located at **2317 PRINCE ST, GEORGETOWN, SC 29440-2925**

In **GEORGETOWN** County of **GEORGETOWN**

This license is granted in accordance with the Standards as established in R61-75 promulgated pursuant to the provisions of Title 44 of the Code of Laws of South Carolina 1976, as amended, which are minimum for licensure of this type facility. The adequacy of the individual care, treatment, personal safety, fire safety, or well-being of any occupant of the above named facility is the responsibility of the licensee. This license is not assignable or transferable and shall be subject to suspension or revocation at any time by the Department of Health and Environmental Control for failure to comply with the laws of the State of South Carolina or with the rules and regulations of the Department of Health and Environmental Control issued thereunder.

License Number **ADC-0207**

Expires **AUGUST 31, 2016**

IN WITNESS WHEREOF we have hereunto set our hands and seal of the Department of Health and Environmental Control on the **1ST DAY OF SEPTEMBER, 2015**

Bruce C. Thompson
Bureau Chief, Health Facilities Licensing

DHEC-0206 (08/2013)

Retention Records Schedule 16327

OASIS RESIDENTIAL HOME & ADULT DAY CARE

DEMOGRAPHICS / GEORGETOWN, SC

PEOPLE		
Population		
Population estimates, July 1, 2015, (V2015)	61,298	
Population estimates, July 1, 2014, (V2014)	60,773	
Population estimates base, April 1, 2010, (V2015)	60,158	
Population estimates base, April 1, 2010, (V2014)	60,158	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	1.9%	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2014, (V2014)	1.0%	
Population, Census, April 1, 2010	60,158	
Age and Sex		
Persons under 5 years, percent, July 1, 2014, (V2014)	4.9%	
Persons under 5 years, percent, April 1, 2010	5.6%	
Persons under 18 years, percent, July 1, 2014, (V2014)	20.0%	
Persons under 18 years, percent, April 1, 2010	21.6%	
Persons 65 years and over, percent, July 1, 2014, (V2014)	24.1%	
Persons 65 years and over, percent, April 1, 2010	19.8%	
Female persons, percent, July 1, 2014, (V2014)	52.4%	
Female persons, percent, April 1, 2010	52.4%	
Race and Hispanic Origin		
White alone, percent, July 1, 2014, (V2014) (a)	65.5%	
White alone, percent, April 1, 2010 (a)	63.2%	
Black or African American alone, percent, July 1, 2014, (V2014) (a)	32.6%	
Black or African American alone, percent, April 1, 2010 (a)	33.6%	
American Indian and Alaska Native alone, percent, July 1, 2014, (V2014) (a)	0.3%	
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.2%	
Asian alone, percent, July 1, 2014, (V2014) (a)	0.5%	
Asian alone, percent, April 1, 2010 (a)	0.5%	
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2014, (V2014) (a)	0.1%	
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	Z	
Two or More Races, percent, July 1, 2014, (V2014)	1.1%	
Two or More Races, percent, April 1, 2010	0.9%	
Hispanic or Latino, percent, July 1, 2014, (V2014) (b)	3.2%	
Hispanic or Latino, percent, April 1, 2010 (b)	3.1%	
White alone, not Hispanic or Latino, percent, July 1, 2014, (V2014)	63.0%	
White alone, not Hispanic or Latino, percent, April 1, 2010	62.0%	
Population Characteristics		
Veterans, 2010-2014	5,998	
Foreign born persons, percent, 2010-2014	2.4%	

OASIS RESIDENTIAL HOME & ADULT DAY CARE

DEMOGRAPHICS / GEORGETOWN, SC


Housing		
① Housing units, July 1, 2014, (V2014)	34,056	
① Housing units, April 1, 2010	33,672	
① Owner-occupied housing unit rate, 2010-2014	76.9%	
① Median value of owner-occupied housing units, 2010-2014	\$155,300	
① Median selected monthly owner costs -with a mortgage, 2010-2014	\$1,300	
① Median selected monthly owner costs -without a mortgage, 2010-2014	\$390	
① Median gross rent, 2010-2014	\$832	
① Building permits, 2014	296	
Families and Living Arrangements		
① Households, 2010-2014	23,309	
① Persons per household, 2010-2014	2.57	
① Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014	87.7%	
① Language other than English spoken at home, percent of persons age 5 years+, 2010-2014	3.4%	
Education		
① High school graduate or higher, percent of persons age 25 years+, 2010-2014	85.7%	
① Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	23.8%	
Health		
① With a disability, under age 65 years, percent, 2010-2014	10.7%	
① Persons without health insurance, under age 65 years, percent	⚠ 21.5%	
Economy		
① In civilian labor force, total, percent of population age 16 years+, 2010-2014	52.6%	
① In civilian labor force, female, percent of population age 16 years+, 2010-2014	48.3%	
① Total accommodation and food services sales, 2012 (\$1,000)	151,988	
① Total health care and social assistance receipts/revenue, 2012 (\$1,000)	467,217	
① Total manufacturers shipments, 2012 (\$1,000)	1,032,583	
① Total merchant wholesaler sales, 2012 (\$1,000)	135,289	
① Total retail sales, 2012 (\$1,000)	703,301	
① Total retail sales per capita, 2012	\$11,685	
Transportation		
① Mean travel time to work (minutes), workers age 16 years+, 2010-2014	24.9	
Income and Poverty		
① Median household income (in 2014 dollars), 2010-2014	\$41,578	
① Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$24,483	
① Persons in poverty, percent	⚠ 19.6%	

OASIS RESIDENTIAL HOME & ADULT DAY CARE

DEMOGRAPHICS / GEORGETOWN, SC

BUSINESSES		
Total employer establishments, 2013	1,762	
Total employment, 2013	17,817	
Total annual payroll, 2013	609,955	
Total employment, percent change, 2012-2013	-0.4%	
Total nonemployer establishments, 2013	5,087	
All firms, 2012	6,266	
Men-owned firms, 2012	3,370	
Women-owned firms, 2012	2,216	
Minority-owned firms, 2012	1,158	
Nonminority-owned firms, 2012	4,916	
Veteran-owned firms, 2012	692	
Nonveteran-owned firms, 2012	5,256	
GEOGRAPHY		
Population per square mile, 2010	73.9	
Land area in square miles, 2010	813.55	
FIPS Code	45043	

⚠ 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.

(a) Includes persons reporting only one race

(b) Hispanics may be of any race, so also are included in applicable race categories

(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

D Suppressed to avoid disclosure of confidential information

F Fewer than 25 firms

FN Footnote on this item in place of data

NA Not available

S Suppressed; does not meet publication standards

X Not applicable

Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

OASIS RESIDENTIAL HOME & ADULT DAY CARE

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 2317 Prince Street, Georgetown, South Carolina 29440

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 "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 _____, 2018, 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