



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

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***Healthcare ♦ Senior Housing
Medical Office ♦ Rehab Facility***

Land Development Opportunity

19915 Wootton Avenue

Poolesville, MD 20837

Montgomery County

Commuter Town to Washington D.C.

3+/- Acres

\$3,600,000



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POOLESVILLE, MARYLAND LAND

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POOLESVILLE, MARYLAND LAND Property Overview

THE SUBJECT PROPERTY:

3+/- Acres, 19915 Wootton Ave., Poolesville, Maryland 20837

The site is comprised of four separate tax parcels totaling 3.08+/- acres. The lot is level.

This is a unique development situation. The Town of Poolesville retains its own authority for zoning and development. This is advantageous for the development process as the town's zoning approval process is much more expedient than the onerous and time consuming procedures required by the Maryland-National Capital Park and Planning Commission (MNCP&PC) which govern the rest of Montgomery County.

The entire property is zoned **P-Comm (Commercial)**. This zoning is Poolesville's most comprehensive zoning for all commercial and multi-family mixed uses.

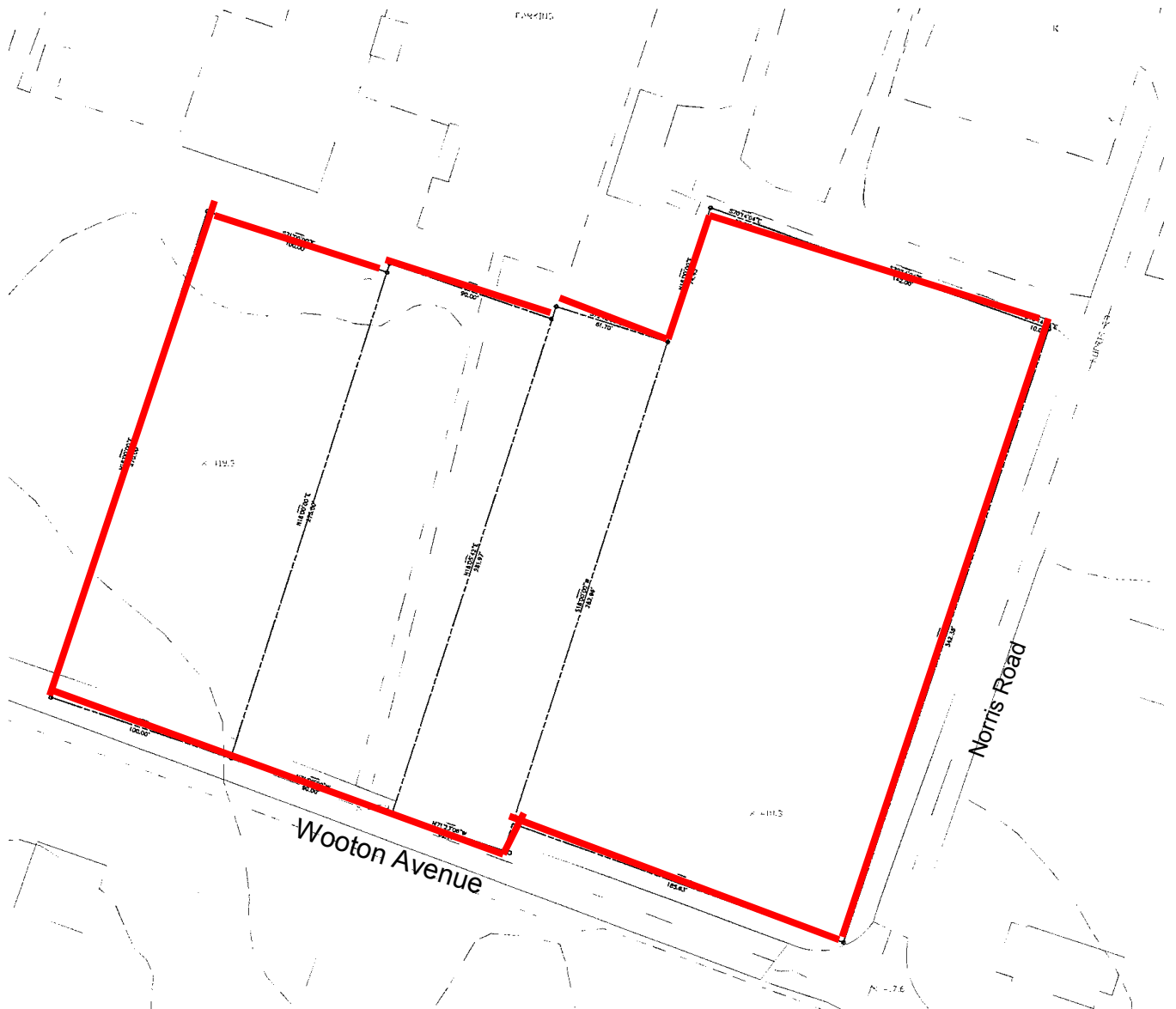
Assisted Living Facilities (ALF), apartments, housing and related facilities for seniors or the disabled are all permitted by right under this zoning.

The following development standards apply:

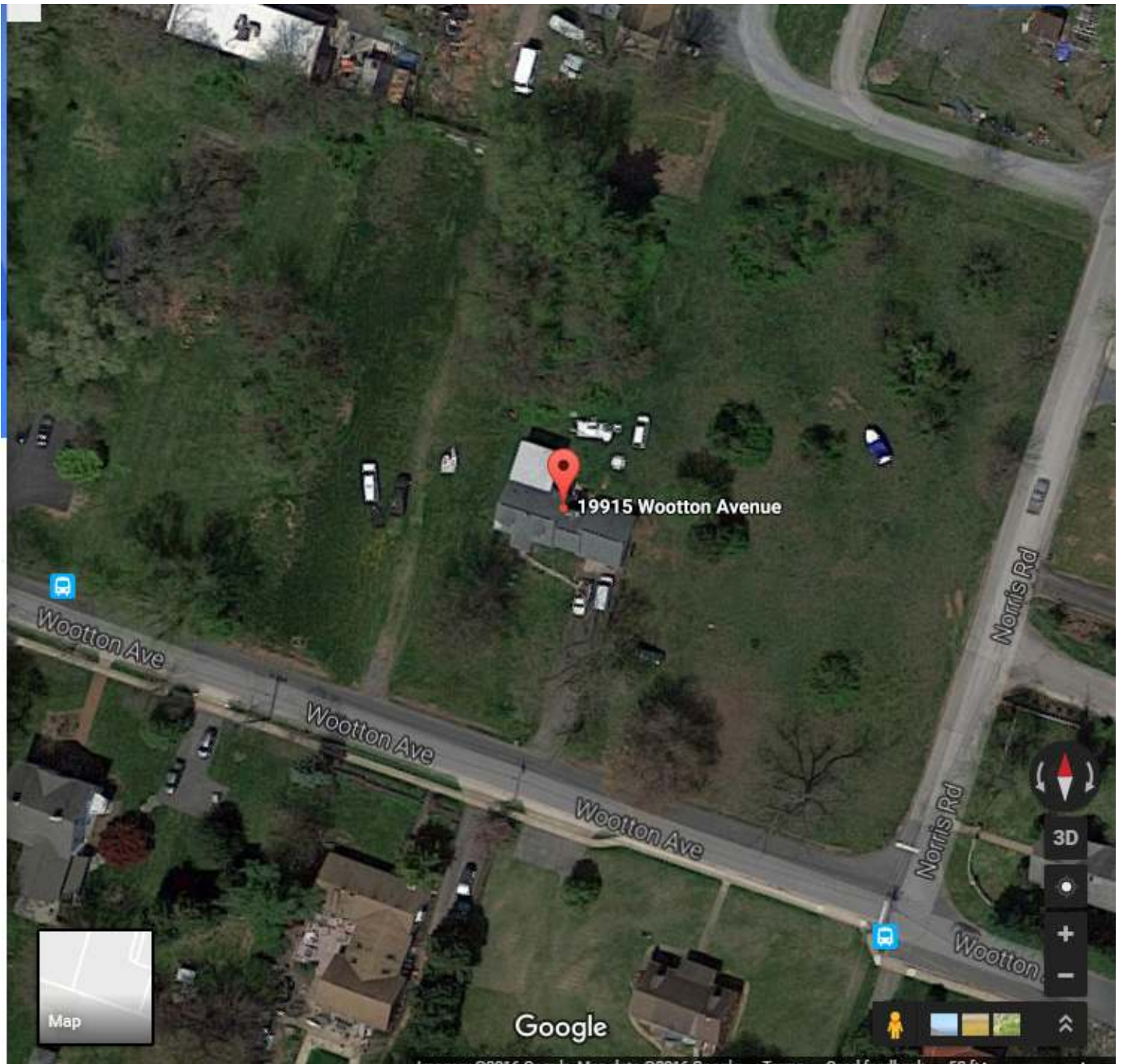
- Building Height is Limited to 3 Stories (30 feet)
- Lot coverage by main and accessory buildings is 35% (140,931sf Building)
- Water and Sewage Allocation is limited on a case by case basis. Currently there is 75,000gpd available for new development

** It is expected that the town will allocate 70gpd per resident and 51gpd per employee when considering a multi-family or ALF project*

POOLESVILLE, MARYLAND LAND Site Plan



POOLESVILLE, MARYLAND LAND Site Plan



POOLESVILLE, MARYLAND LAND AREA AND REGIONAL OVERVIEW

Poolesville, Maryland is a town located in the western portion of Montgomery County, Maryland. It is surrounded by (but is technically not part of) the Montgomery County Agricultural Reserve, and is considered a bedroom community for commuters to Washington, D.C.

Poolesville is located at 39°8'26"N 77°24'30"W (39.140540, -77.408461).

According to the United States Census Bureau, the town has a total area of 3.95 square miles of which, 3.93 square miles is land and 0.02 square miles is water.

Poolesville lies off Montgomery County's main axis of suburban development along Interstate 270 and Maryland State Route 355 corridor. It is separated from the contiguous Maryland suburbs of Washington by the rural lands of the county agricultural reserve, where new housing and commercial starts are restricted.

Montgomery County, is included in the Washington–Arlington–Alexandria, DC–VA–MD–WV Metropolitan Statistical Area. Most of the county's residents live in unincorporated locales, of which the most built up are Silver Spring, and Bethesda, though the incorporated cities of Rockville and Gaithersburg are also large population centers as are many smaller but significant places. It is the most populous county in Maryland. The county seat and largest municipality is Rockville.

Montgomery County is one of the most affluent counties in the United States. It is also a highly educated county and has the highest percentage (29.2%) of residents over 25 years of age who hold post-graduate degrees. In 2011, it was ranked by Forbes ranked Montgomery County as the 10th richest county in the United States in 2011. It had a median household income of \$92,213.

Montgomery County, like other inner Washington, D.C. suburban counties, contains many major U.S. government offices, scientific research and learning centers, and business campuses, which provide a significant amount of revenue for the county.

The highway system in Montgomery County is excellent. The county is approximately bisected northwest-southeast by Interstate 270, a connector linking Interstate 70 with Washington. I-270 divides in North Bethesda with its primary roadway connecting to the eastbound Capital Beltway (Interstate 495), and a spur connecting to southbound I-495 as it approaches Northern Virginia. Another spur highway, Interstate 370, connects Interstate 270 with the Shady Grove Metro station. There are many other highways as well.

There is public transit in the area. Rail travel is provided by AMTRAK and local commuter trains.

The area is serviced by Ronald Reagan International Airport, Washington Dulles Airport and BWI International Airport.

POOLESVILLE, MARYLAND LAND AREA AND REGIONAL OVERVIEW

Montgomery County has a robust economy. It is an important business and research center. It is the third largest biotechnology cluster in the United States. It is the epicenter for biotechnology in the Mid-Atlantic region. It holds a large cluster and companies of large corporate size within the state. Biomedical research is carried out by institutions including Johns Hopkins University's Montgomery County Campus (JHU MCC), and the Howard Hughes Medical Institute (HHMI). Federal government agencies engaged in related work include the Food and Drug Administration (FDA), the National Institutes of Health (NIH), the Uniformed Services University of the Health Sciences (USUHS), and the Walter Reed Army Institute of Research.

There are many large companies that are based in Montgomery County: Discovery Communications, Coventry Health Care, Lockheed Martin, Marriott International, Host Hotels & Resorts, Travel Channel, Ritz-Carlton, Robert Louis Johnson Companies (RLJ Companies), Choice Hotels, MedImmune, TV One, BAE Systems Inc, Hughes Network Systems and GEICO.

Many U.S. federal government agencies are based in the county: National Oceanic and Atmospheric Administration (NOAA), Nuclear Regulatory Commission (NRC), U.S. Department of Energy (DOE), the National Institute of Standards and Technology (NIST), the Walter Reed National Military Medical Center (WRNMMC), and the U.S. Consumer Product Safety Commission (CPSC).

Downtown Bethesda and Silver Spring are the largest urban business hubs in the county; combined, they rival many major city cores

Top Employers of Montgomery County

Employer	Employees (2014) ^[103]	Employees (2011) ^[104]	Employees (2005) ^[103]
Adventist Healthcare	4,900	5,310	6,000
Chevy Chase Bank	NA	NA	4,700
County of Montgomery	10,815	8,849	8,272
Giant	NA	3,842	4,900
Holy Cross Hospital of Silver Spring	3,400	NA	NA
Lockheed Martin	4,000	4,745	3,900
Marriott International (headquarters)	4,700	5,441	NA
Montgomery College	3,632	NA	NA
Montgomery County Public Schools	25,429	22,016	20,987
Nuclear Regulatory Commission	3,840	NA	NA
U.S. Department of Commerce	5,500	8,250	6,200
U.S. Department of Defense	12,000	12,690	13,800
U.S. Department of Health and Human Services	28,500	29,700	38,800
Verizon	NA	3,292	4,700

POOLESVILLE, MARYLAND LAND

DEMOGRAPHICS - POOLESVILLE & MONTGOMERY COUNTY, MD

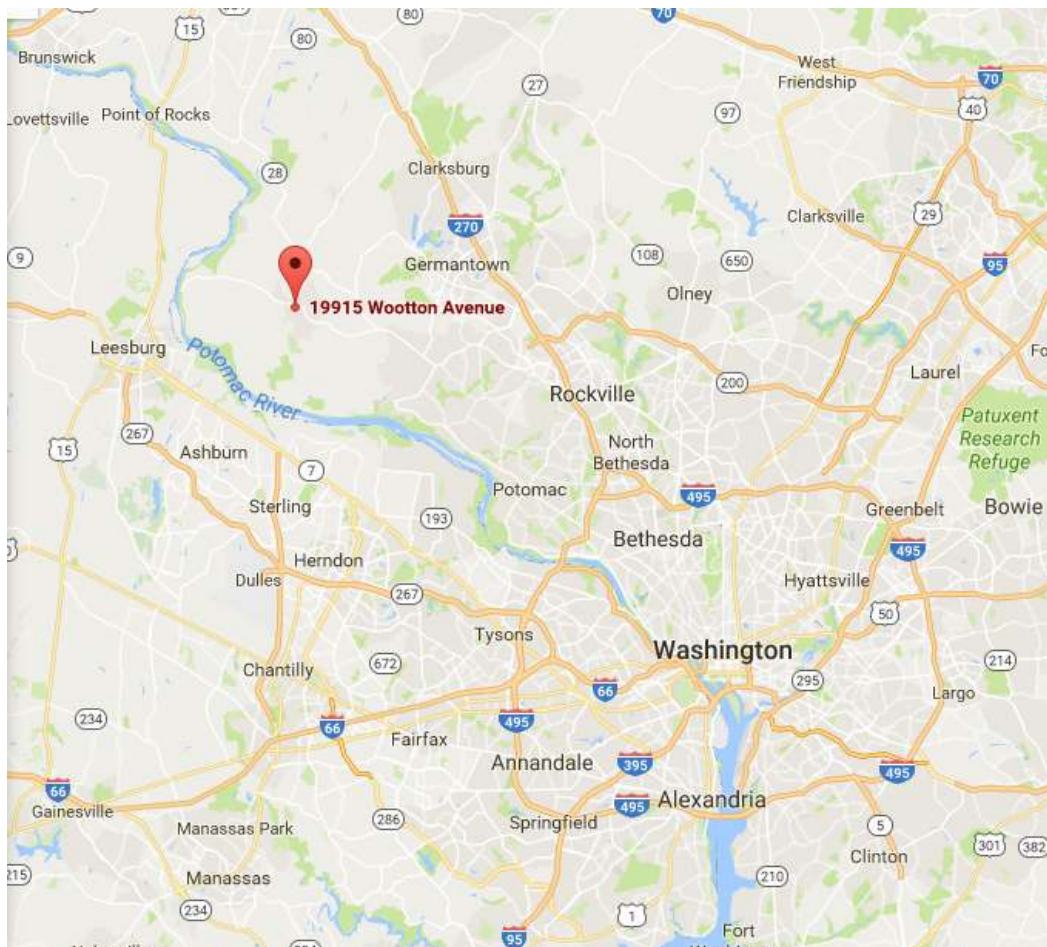
ALL TOPICS			POOLESVILLE TOWN, MARYLAND	MONTGOMERY COUNTY, MARYLAND
PEOPLE				
Population				
Population estimates, July 1, 2015, (V2015)	5,201	1,040,116		
Population estimates base, April 1, 2010, (V2015)	4,683	971,606		
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	6.5%	7.0%		
Population, Census, April 1, 2010	4,683	971,777		
Age and Sex				
Persons under 5 years, percent, July 1, 2015, (V2015)	X	8.5%		
Persons under 5 years, percent, April 1, 2010	4.3%	6.6%		
Persons under 18 years, percent, July 1, 2015, (V2015)	X	23.4%		
Persons under 18 years, percent, April 1, 2010	27.7%	24.0%		
Persons 65 years and over, percent, July 1, 2015, (V2015)	X	14.1%		
Persons 65 years and over, percent, April 1, 2010	6.1%	12.3%		
Female persons, percent, July 1, 2015, (V2015)	X	51.8%		
Female persons, percent, April 1, 2010	50.8%	52.0%		
Race and Hispanic Origin				
White alone, percent, July 1, 2015, (V2015) (a)	X	61.3%		
White alone, percent, April 1, 2010 (a)	68.4%	57.5%		
Black or African American alone, percent, July 1, 2015, (V2015) (a)	X	19.1%		
Black or African American alone, percent, April 1, 2010 (a)	5.2%	17.2%		
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	X	0.7%		
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.5%	0.4%		
Asian alone, percent, July 1, 2015, (V2015) (a)	X	15.4%		
Asian alone, percent, April 1, 2010 (a)	2.1%	13.9%		
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	3.3%		
Hispanic or Latino, percent, April 1, 2010 (b)	7.0%	17.0%		
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	X	45.2%		
White alone, not Hispanic or Latino, percent, April 1, 2010	83.4%	40.3%		
Population Characteristics				
Veterans, 2010-2014	210	46,963		
Foreign born persons, percent, 2010-2014	8.1%	32.4%		
Housing				
Housing units, July 1, 2015, (V2015)	X	389,000		
Housing units, April 1, 2010	1,963	375,905		
Owner-occupied housing unit rate, 2010-2014	91.8%	66.6%		
Median value of owner-occupied housing units, 2010-2014	\$456,400	\$448,700		
Median selected monthly owner costs -with a mortgage, 2010-2014	\$2,608	\$2,409		
Median selected monthly owner costs -without a mortgage, 2010-2014	\$649	\$775		
Median gross rent, 2010-2014	\$1,706	\$1,811		
Building permits, 2015	X	2,060		
Families and Living Arrangements				
Households, 2010-2014	1,548	362,608		
Persons per household, 2010-2014	3.26	2.75		
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014	92.0%	85.8%		
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014	13.5%	39.3%		

POOLESVILLE, MARYLAND LAND

DEMOGRAPHICS - POOLESVILLE & MONTGOMERY COUNTY, MD

ALL TOPICS	POOLESVILLE TOWN, MARYLAND	MONTGOMERY COUNTY, MARYLAND
Education		
High school graduate or higher, percent of persons age 25 years+, 2010-2014	97.8%	91.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	54.5%	57.4%
Health		
With a disability, under age 65 years, percent, 2010-2014	5.9%	4.5%
Persons without health insurance, under age 65 years, percent	7.1%	10.0%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2010-2014	75.8%	71.9%
In civilian labor force, female, percent of population age 16 years+, 2010-2014	67.8%	66.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	8,325	2,080,014
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	0	7,227,231
Total manufacturers shipments, 2012 (\$1,000) (c)	0	2,172,647
Total merchant wholesaler sales, 2012 (\$1,000) (c)	0	10,458,645
Total retail sales, 2012 (\$1,000) (c)	12,576	13,706,235
Total retail sales per capita, 2012 (c)	\$2,491	\$13,642
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	36.1	34.4
Income and Poverty		
Median household income (in 2014 dollars), 2010-2014	\$140,615	\$98,704
Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$53,995	\$46,916
Persons in poverty, percent	1.8%	7.2%
BUSINESSES		
Total employer establishments, 2014	X	27,113
Total employment, 2014	X	420,302
Total annual payroll, 2014	X	27,577,193
All firms, 2012	428	118,965
Men-owned firms, 2012	160	62,015
Women-owned firms, 2012	212	40,404
Minority-owned firms, 2012	77	51,051
Nonminority-owned firms, 2012	318	63,992
Veteran-owned firms, 2012	F	9,178
Nonveteran-owned firms, 2012	366	105,555
GEOGRAPHY		
Population per square mile, 2010	1,242.2	1,078.2
Land area in square miles, 2010	3.03	491.25
FIPS Code	2402850	24031
<p>Notes:</p> <p>This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates.</p> <p>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.</p> <p>The vintage year (e.g., v/2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.</p> <p>(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</p> <p>D Suppressed to avoid disclosure of confidential information F Fewer than 25 firms FM 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</p>		

POOLESVILLE, MARYLAND LAND MAPS



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This information is believed accurate though subject to errors, omissions and changes without notice

POOLESVILLE, MARYLAND LAND CONFIDENTIALITY DISCLAIMER

PROPERTY ADDRESS: 3 Acres, Poolesville, Maryland 20837

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 "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 _____, 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