



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

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“PRAIRIE RIDGE” ASSISTED LIVING FACILITIES

**85 Total Beds
Dodge County, Wisconsin**



Prairie Ridge at Waupun
819 Wilcox Street
Waupun, Wisconsin 53963
**51 Licensed Beds
47 Units**

Prairie Ridge at Beaver Dam
212 East Industrial Drive
Beaver Dam, Wisconsin 53916
**34 Licensed Beds
27 Units**



CAP RATE 7%

OFFERED EXCLUSIVELY... \$ 16,800,000

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

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PRAIRIE RIDGE ASSISTED LIVING FACILITIES

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present The Exclusive Offering Of **“Prairie Ridge Assisted Facilities”**

PRAIRIE RIDGE AT WAUPUN
819 Wilcox Street
Waupun, WI 53963

PRAIRIE RIDGE AT BEAVER DAM
212 East Industrial Drive
Beaver Dam, WI 53916

Prairie Ridge Assisted Living Facilities is a package of two assisted living facilities with a total of 85 licensed beds. The facilities are both in Dodge County and are less than 20 minutes apart.

The facilities are branded “Prairie Ridge” with one being “Waupun” and the other “Beaver Dam” to reflect the towns where they are situated.

Both buildings were purpose built assisted living facilities.

- **“Waupun”** was built in 1999 and expanded in 2008.
- **“Beaver Dam”** was built in 1998 and renovated in 2010.
- Both buildings are ADA compliant and meet or exceed all building requirements.

“Waupun” has 51 licensed beds and 47 units (21 studio units & 26 one bedroom units). All of the one bedroom units and one of the studio units are licensed as Residential Care Apartment (RCAC). 20 of the studio are licensed as Community Based Residential Facilities (CBRF).

“Beaver Dam” has 34 licensed beds and 27 units. All of the units are licensed as Residential Care Apartment (RCAC).

Both facilities are private pay with historically strong census numbers.

The facilities are meticulously maintained with no deferred maintenance issues .

Prairie Ridge Assisted Living Facilities represents a true turn-key opportunity for a new buyer.

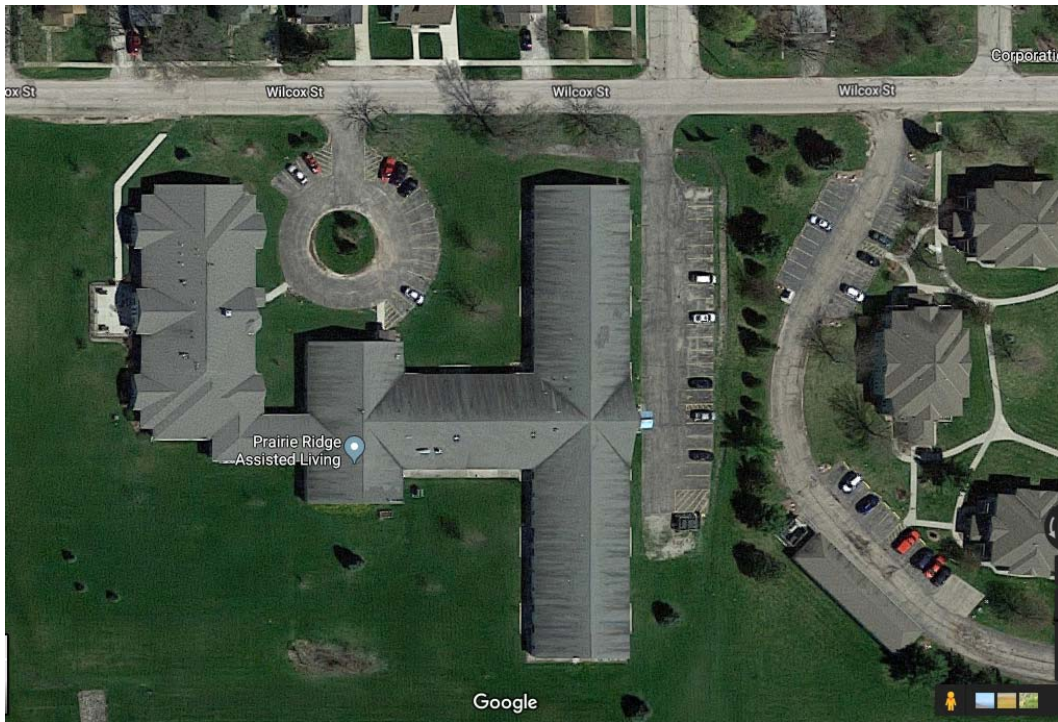
PRAIRIE RIDGE ASSISTED LIVING FACILITIES WAUPUN PROPERTY OVERVIEW

Prairie Ridge at Waupun is a one story building that was built in 1999 and expanded in 2008. It has a central hallway with a short perpendicular hallway which connects to the new wing. The main entrance opens to the administration area and the community dining room with an adjacent commercial kitchen. The pantry, laundry room and mechanicals are behind the kitchen. The lounge, beauty shop, nurses' station and medicine room are centrally located. There is also a physical therapy room and two conference rooms. Offices, storage areas and utility rooms are located throughout the property.

Gross Building Area:	44,244+/- square feet
Site Size:	5.46+/- Acres
Site Shape:	Regular
Topography:	Level with Street Grade
Zoning:	R3 – Multifamily Residence
Year Built:	1999 — An additional wing was completed in 2008
Stories:	One Story
Foundation:	Concrete Slab on Compacted Fill
Framing:	Wood Framing
Roof:	Wood Frame Hip-and-Gable System & Plywood Deck & Asphalt Shingles
Exterior Walls:	Combination of Wood Siding & Painted Concrete Block Wall
Windows:	Aluminum Frame Windows
Floor Covering:	Common Areas: Commercial Grade Carpeting, Vinyl Tile & Faux Wood Flooring Commercial Kitchen: Vinyl Tile Utility Areas: Painted Concrete
HVAC:	Common Areas: Central Air & Heating Resident Rooms & Offices: Window Units
Plumbing:	Copper Supply Lines & Plastic or Cast Iron Waste & Vent Lines
Water:	Public
Sewer:	Public
Fire Suppression:	Wet Sprinkler— Smoke & Heat Detectors
Security System:	24 Hour Emergency Response System
Total Beds:	51
Total Units:	47 Unit Mix: • 21 Studio Units (approx. 400+/-sf): 21 Beds • 28 One Bedroom Units (approx. 675+/-sf): 30 Beds
# Bathrooms:	47
Kitchen:	Commercial Full Service
Dining Room:	Central Community Dining Room & Private Dining Room
Laundry Area:	Yes
Exterior Spaces:	Patios & Walking Areas
Other Amenities:	Health & Wellness Center; Arts/Craft Room; Library; Beauty Shop; TV/Media Room; Multi-Purpose Room; Lounges; Mail Room
Hospitals Nearby:	Waupun Memorial — < 1 mile Beaver Dam Community Hospital — 14 miles

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

WAUPUN AERIAL MAP



PRAIRIE RIDGE ASSISTED LIVING FACILITIES WAUPUN MONTHLY RENT ROLL

Prairie Ridge at Waupun Residential Care Complex

Monthly Rent January 2018

Room #	Private	Care Wisconsin
1	\$2,825.00	
2	\$2,825.00	
3	\$2,950.00	
4	\$2,750.00	
5	\$2,750.00	
6	\$3,350.00	
7		\$3,394.19
8	\$2,750.00	
9		\$2,298.03
10	\$2,825.00	
11	\$2,750.00	
12	\$2,825.00	
13	\$2,750.00	
14	\$2,675.00	
15	\$2,725.00	
15	\$1,500.00	
16		\$2,624.46
17	\$2,750.00	
18	\$2,750.00	
19	\$2,850.00	
20	\$2,750.00	
21	\$2,750.00	
22	\$2,750.00	
23	\$2,825.00	
24	\$2,850.00	
25		\$2,676.23
26	\$2,750.00	
27		\$2,624.46
Total	\$63,275.00	\$13,617.37

TOTAL RENT

\$76,892.37

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

WAUPUN MONTHLY RENT ROLL

Prairie Ridge: Waupun Community Based Residential Facility

Monthly Rent January 2018

Room #	Private	Care Wisconsin
1	\$4,050.00	
2	\$3,650.00	
3	\$3,925.00	
4		\$3,536.48
5		\$2,580.44
6	\$4,125.00	
7	\$3,650.00	
8	\$3,025.00	
9		\$3,872.83
10	\$3,850.00	
11	\$4,125.00	
12	\$3,850.00	
13		\$3,255.00
14		\$3,898.25
15	\$4,125.00	
16	\$3,650.00	
17	\$3,725.00	
18	\$3,925.00	
19	\$3,725.00	
20		\$3,877.48
Total	\$53,400.00	\$21,020.48

TOTAL RENT \$74,420.48

Combined Monthly Rent - Waupun	
Residential Care	\$76,892.00
Community Based	\$74,420.00
Total Monthly Waupun Rent	\$151,312.00

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

WAUPUN INCOME AND EXPENSES

REVENUE	2015	2016
Rental Revenue	\$ 1,725,904	\$ 1,746,099
Total Revenues	\$ 1,725,904	\$ 1,746,099

OPERATING EXPENSES		
Advertising / Marketing	\$ 5,299	\$ 12,041
Cable TV	\$ 3,939	\$ 8,206
Copier Service Agreement	\$ 1,622	\$ 3,459
Dues & Subscriptions	\$ 757	\$ 2,514
Employee Criminal Check	\$ 419	—
Employee Hiring Expense	\$ 2,049	\$ 21,619
Employee Meals / Recognition	\$ 150	\$ 588
Employee Training	\$ 5,315	\$ 5,279
Equipment Lease	—	\$ 583
Facility: Appliances, Carpet, Furniture	—	\$ 2,457
Insurance: Commercial / Liability, Health, Workers Comp	\$ 20,668	\$ 57,730
Legal & Professional Fees	—	\$ 7,322
License & Certifications	\$ 2,770	\$ 2,927
Maintenance:		
Cleaning	\$ 14,623	—
Inspection Fees	—	\$ 1,630
General	—	\$ 18,868
Lawn	—	\$ 4,825
Pest Control	—	\$ 2,735
Refuse Pick-up	—	\$ 5,016
Snow Removal	—	\$ 2,393
Postage	\$ 181	\$ 134
Resident: Activities, Food, Code Alert, Flowers/Memorials	\$ 83,649	\$ 91,263
Security	\$ 431	\$ 959
Supplies: Cleaning, Apt Repairs, Kitchen, Laundry, Medical	\$ 24,849	\$ 27,289
Office Supplies	\$ 2,897	\$ 3,765
Payroll: Gross, FICA Employer Tax, Fed UC Tax, State UC Tax	\$ 610,262	\$ 669,161
Payroll Processing Fees	\$ 6,084	\$ 10,158
Property Taxes	\$ 25,154	\$ 158
Telephone / Internet / Cell Phone	\$ 13,589	\$ 5,464
Temporary Labor	—	—
Utilities: Electric, Water	\$ 51,299	\$ 59,504
Vehicle Expense	\$ 837	\$ 19
Total Operating Expenses	\$ 876,843	\$ 1,028,066

NET INCOME **\$ 849,061 \$ 718,033**

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

WAUPUN PHOTOGRAPHS



Front Entrance



Side View



Rear View



Signage



Lobby



Media Room

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

WAUPUN PHOTOGRAPHS



Typical Corridor



Dining Room



Commercial Kitchen



Typical Resident Room



Typical Resident Room



Resident Bathroom

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

WAUPUN PHOTOGRAPHS



Laundry



Courtyard



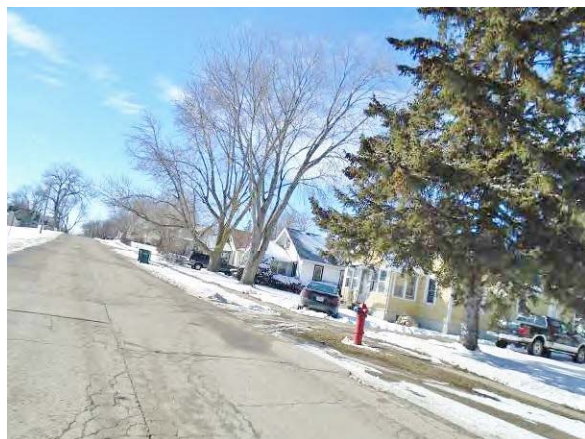
Therapy Room



Lounge Area



Wilcox Street Facing East



Wilcox Street Facing West

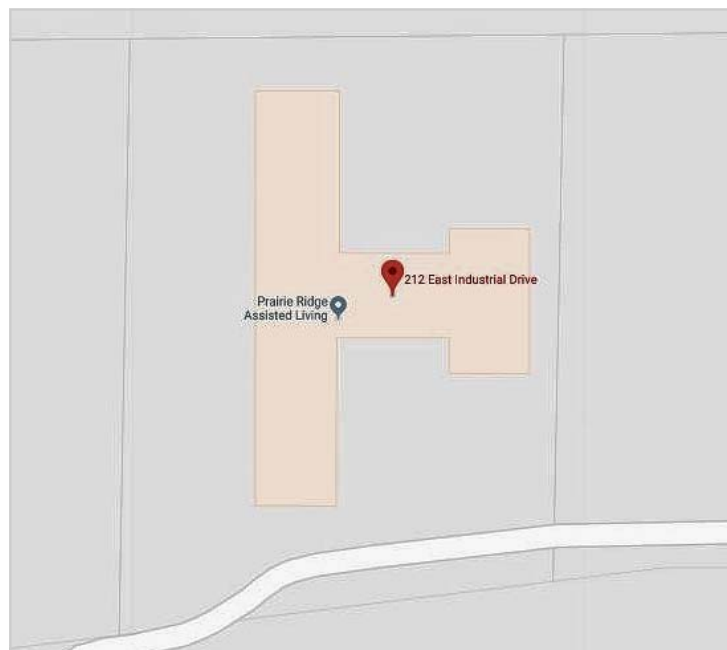
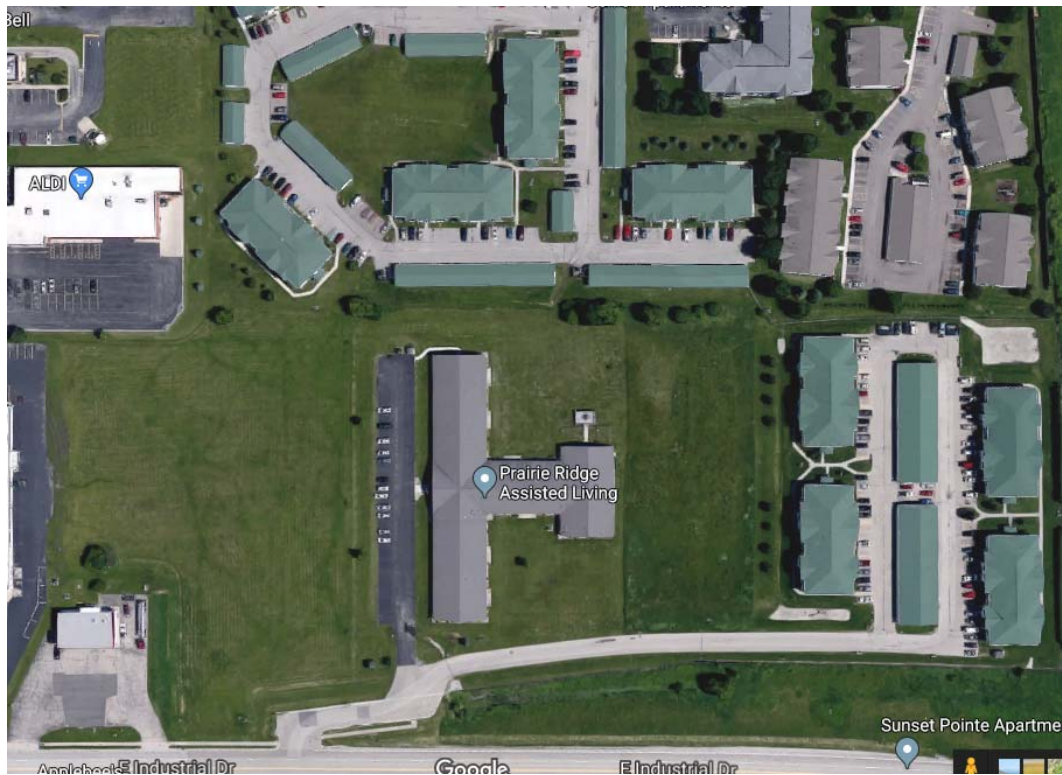
PRAIRIE RIDGE ASSISTED LIVING FACILITIES BEAVER DAM PROPERTY OVERVIEW

Prairie Ridge at Beaver Dam is a one story building that was built in 1998 and renovated in 2010. It has a central hallway with a short perpendicular hallway. The main entrance opens to administration and the community dining room with an adjacent commercial kitchen. The pantry, laundry room and mechanicals are behind the kitchen. The lounge, beauty shop, nurses' station and medicine room are centrally located. There is also a physical therapy room and two conference rooms. Offices, storage areas and utility rooms are throughout the property.

Gross Building Area:	31,903+/- square feet
Site Size:	5.28+/- Acres
Site Shape:	Regular
Topography:	Level with Street Grade
Zoning:	Commercial (3.641+/- Acres)
Year Built:	1998— Renovations Completed in 2019
Stories:	One Story
Foundation:	Concrete Slab on Compacted Fill
Framing:	Wood Framing
Roof:	Wood Frame Hip-and-Gable System and Plywood Deck and Asphalt Shingles
Exterior Walls:	Combination of Wood Siding and Painted Concrete Block Wall
Windows:	Aluminum Frame Windows
Floor Covering:	Common Areas: Commercial Grade Carpeting, Vinyl Tile & Faux Wood Flooring Commercial Kitchen: Vinyl Tile Resident Units: Vinyl Tile; Utility Areas: Painted Concrete
HVAC:	Common Areas: Central Air & Heating Resident Rooms and Offices: Window Units
Plumbing:	Copper Supply Lines & Plastic or Cast Iron Waste & Vent Lines
Water:	Public
Sewer:	Public
Fire Suppression:	Wet Sprinkler — Smoke and Heat Detectors
Security System:	24 Hour Emergency Response System
Total Beds:	34
Total Units:	27 Unit Mix: 1 Studio Units (approx. 400+/-sf): 1 Bed 26 One Bedroom Units (approx. 675+/-sf): 33 Beds
# Bathrooms:	27
Kitchen:	Commercial Full Service
Dining Room:	Central Community Dining Room and Private Dining Room
Laundry Area:	Yes
Exterior Spaces:	Patios and Walking Areas
Other Amenities:	Health & Wellness Center; Arts/Craft Room; Library; Beauty Shop; TV/Media Room; Multi-Purpose Room; Lounges; Mail Room
Hospitals:	Beaver Dam Community Hospital < 1 Mile

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

BEAVER DAM AERIAL AND TAX MAP



PRAIRIE RIDGE ASSISTED LIVING FACILITIES

BEAVER DAM MONTHLY RENT ROLL

Prairie Ridge at Beaver Dam

Monthly Rent January 2018

Room #	Private	Care Wisconsin
1	vacant	vacant
2		\$3,095.97
3	\$3,550.00	
4	\$3,600.00	
4	\$1,550.00	
5		\$3,618.32
6	\$3,650.00	
7	\$3,625.00	
8		\$3,554.15
9	\$3,825.00	
10		\$2,382.97
10		\$2,632.21
11	\$3,625.00	
12	\$3,550.00	
13	\$3,825.00	
14	vacant	vacant
15		\$2,971.66
16		\$3,439.76
17	\$3,825.00	
18		\$3,796.57
19	\$3,650.00	
20	\$3,625.00	
21	\$3,625.00	
22	\$3,850.00	
23	vacant	vacant
24	\$3,550.00	
25		\$3,796.57
26	\$3,550.00	
27		\$2,853.55
Total	\$56,475.00	\$32,141.73

TOTAL RENT

\$88,616.73

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

BEAVER DAM INCOME AND EXPENSE

REVENUE	2015	2016
Rental Revenue	\$ 1,144,096	\$ 1,049,032
Total Revenues	\$ 1,144,096	\$ 1,049,032

OPERATING EXPENSES		
Advertising / Marketing	\$ 5,222	\$ 7,947
Cable TV	\$ 4,495	\$ 5,549
Copier Service Agreement	\$ 2,744	\$ 2,857
Dues & Subscriptions	\$ 325	\$ 1,433
Employee Criminal Check	\$ 203	—
Employee Hiring Expense	\$ 2,991	\$ 13,220
Employee Meals / Recognition	\$ 630	\$ 473
Employee Training	\$ 7,759	\$ 735
Equipment Lease	—	\$ 500
Facility: Appliances, Carpet, Furniture	—	\$ 5,540
Insurance: Commercial / Liability, Health, Workers Comp	\$ 14,697	\$ 37,813
Legal & Professional Fees	—	\$ 7,276
License & Certifications	\$ 2,283	\$ 2,124
Maintenance:		
Cleaning	\$ 913	—
General	—	\$ 11,127
Lawn	—	\$ 4,384
Pest Control	—	\$ 1,475
Refuse Pick-up	—	\$ 4,316
Snow Removal	—	\$ 2,797
Postage	\$ 90	—
Resident: Activities, Food, Code Alert, Flowers/Memorials	\$ 52,637	\$ 54,046
Security	\$ 202	\$ 1,316
Supplies: Cleaning, Apt Repairs, Kitchen, Laundry, Medical	\$ 28,084	\$ 23,430
Office Supplies	\$ 3,556	\$ 2,437
Payroll: Gross, FICA Employer Tax, Fed UC Tax, State UC Tax	\$ 464,516	\$ 515,166
Payroll Processing Fees	\$ 4,371	\$ 7,764
Property Taxes	\$ 12,841	—
Telephone / Internet / Cell Phone	\$ 4,995	\$ 8,291
Utilities: Electric, Water	\$ 32,278	\$ 39,966
Vehicle Expense	\$ 421	\$ 71
Total Operating Expenses	\$ 646,253	\$ 762,053

NET INCOME **\$ 497,843 \$ 286,979**

PRAIRIE RIDGE ASSISTED LIVING FACILITIES BEAVER DAM PHOTOGRAPHS



Aerial View



Front View

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

BEAVER DAM PHOTOGRAPHS



Front Entrance



Side View



Rear View



Signage



Lobby



Media Room

PRAIRIE RIDGE ASSISTED LIVING FACILITIES BEAVER DAM PHOTOGRAPHS



Typical Corridor



Dining Room



Commercial Kitchen



Typical Resident Room



Typical Resident Room



Resident Bathroom

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

BEAVER DAM PHOTOGRAPHS



Laundry



Multipurpose Room



Private Dining Room



Lounge Area



Industrial Dr. Street Facing East



Industrial Dr. Street Facing West

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

NET INCOME BEFORE DEBT SERVICE COMBINED FINANCIALS

	2015	2016	AVERAGE
Waupun	\$ 849,061	\$ 718,033	\$ 783,547
Beaver Dam	\$ 497,843	\$ 286,979	\$ 392,411
TOTAL	\$ 1,346,904	\$ 1,005,012	\$ 1,175,959

	Waupun	Beaver Dam	TOTAL
Assumable Mortgage Approximate Balance	\$ 7,913,988	\$ 4,678,357	\$12,592,234
Replacement Reserve	\$ 2,742	\$ 1,980	\$ 4,722
2016 Real Estate Tax	\$ 40,935	\$ 20,299	\$ 61,323
Interest Rate	3.3%	3.3%	3.3%
MIP	\$ 4,364	\$ 2,579	\$ 6,943
Term			35 Years

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

SALES COMPARABLES

SUMMARY OF SENIORS HOUSING SALES

No	Name	Transaction Type	Transaction Date	Year Built	No. Units	Adjusted Sales Price	Price Per Unit	Occ.	NOI Per Unit
1	Abor View Communities Burlington, Wisconsin	Sale	APR-2015	2008	50	\$ 8,550,000	\$ 171,000	—	—
2	Ridgewood Active Retirement Community Bennington, Nebraska	Sale	MAY-2015	2009	106	\$23,500,000	\$ 221,698	100%	\$ 14,853
3	Prelude at Woodbury Woodbury, Minnesota	Sale	JAN-2015	2011	30	\$ 7,200,000	\$ 240,000	100%	\$ 26,000
4	Century Oaks Assisted Living Community Oshkosh, Wisconsin	Sale	AUG-2014	2010	90	\$17,125,000	\$ 190,278	96%	\$ 15,600
5	Aspen Grove Lambertville, Michigan	Sale	MAR-2014	2001	80	\$14,600,000	\$ 182,500	88%	\$ 13,000
SUBJECT PROPERTY									
	Prairie Ridge: Waupun Waupun, Wisconsin	—	—	1998/2008	47	\$11,200,000	\$ 238,298	—	\$ 16,671
	Prairie Ridge: Beaver Dam Beaver Dam Wisconsin	—	—	1998/2010	27	\$ 5,600,000	\$ 207,407	—	\$ 14,533

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

RENTAL COMPARABLES

SUMMARY OF COMPARABLE SENIORS HOUSING RENTALS

No	Property Name and Location	Year Built	Units Total	Units AL	Units MC	Census Overall	Census AL	Census MC	Base Rent (\$/Month) AL	Base Rent (\$/Month) MC	LOC \$/Month	Community Fee	Second Res. Fee
1	Prairie Ridge at Wau-puns Waupun, Wisconsin	1999	47	47	—	100%	100%	—	\$ 1,938	—	\$ 200 \$ 800	—	\$ 1,220
2	Prairie Ridge at Beaver Dam Beaver Dam, Wisconsin	1998	27	27	—	93%	93%	—	\$ 2,850 \$ 3,375	—	\$ 200 \$ 800	—	\$ 1,095
3	Charleston House 104 Fakes Court, Beaver Dam, Wisconsin	2003	50	50	50	95%	94%	98%	\$ 2,795	\$ 4,350	—	—	\$ 750
4	Marvin's Manor II 839 Division, Horicon, Wisconsin	1998	106	106	106	90%	90%	—	\$ 3,200 \$ 3,500	—	\$ 700	—	\$ 1,000
5	The Christian Living Center 1001 W Brown Street, Waupun, Wisconsin	1999	30	30	30	100%	100%	—	\$ 1,637	—	\$ 200 \$ 600	—	\$ 300
6	Hunter Ridge 626 Monroe Street, Beaver Dam, Wisconsin	1998	90	90	90	100%	100%	—	\$ 3,270	—	—	\$ 500	\$ 1,500
7	Arcadia Assisted Living 911 S Center Street, Beaver Dam, Wisconsin	2010	80	80	80	81%	81%	—	\$ 3,400 \$ 5,100	—	\$ 500	—	\$ 300

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

AREA OVERVIEW

Both properties are located in Dodge County, Wisconsin. It is part of the Milwaukee-Racine-Waukesha Combined Statistical Area.

It is situated in the southeastern portion of the state.

Dodge County is a blend of rich agricultural resources, historic site, and strong technological assets. Dodge County is home to a collection of small towns. It is surrounded by 31 lakes, 50 rivers and streams and the largest freshwater cattail marsh in the United States.

Major industries include manufacturing, healthcare and retail trade.



POPULATION

2010 Population: 88,759

2015 Population Estimate: 88,502

COLLEGES & UNIVERSITIES

Madison College — Watertown Campus

Moraine Park Technical College — Beaver Dam

The county is serviced by major highway systems that connect the area to Milwaukee to the east, Madison to the southwest and Fond du Lac, Osh Kosh and Green Bay to the north.

Dodge County is serviced by Dodge County Airport and Amtrak rail service.



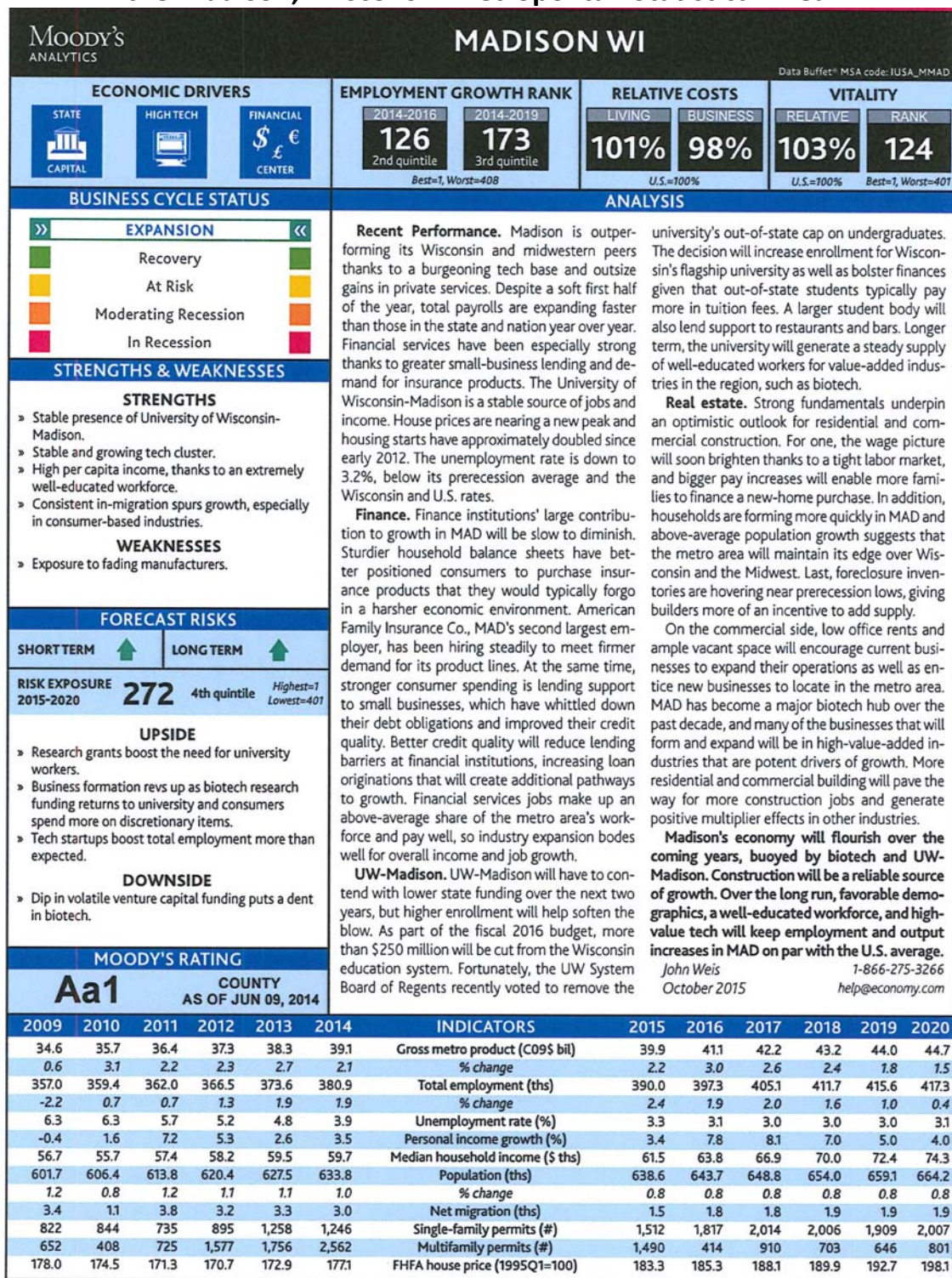
Dodge County Major Employers

Employer Name	Location	Industry
Apache Stainless Equipment	Beaver Dam	Military Armored Vehicles & Tank Parts Mfg
Beaver Dam Community Hospital	Beaver Dam	General Medical & Surgical Hospitals
Capital Newspapers	Beaver Dam	Newspaper Publishers
Clearview Nursing Home Rehabilitation	Juneau	Other Social Advocacy Organizations
Conley Publishing Group Ltd	Beaver Dam	Newspaper Publishers
Corrections Division	Fox Lake	Legislative Bodies
Dodge Correctional Institute	Waupun	Legislative Bodies
Dodge County Administration	Juneau	Legislative Bodies
Dodge County Criminal Division	Juneau	Police Protection
Dodge County Sheriff's Office	Juneau	Police Protection
Federal-Mogul Corp	Waupun	Other Motor Vehicle Parts Mfg
Karavan Trailers	Fox Lake	Travel Trailer & Camper Mfg
Kraft Foods	Beaver Dam	Cheese Mfg
Marquardt Housing	Watertown	Continuing Care Retirement Communities
Marquardt Village	Watertown	Other Social Advocacy Organizations
Mayville Engineering Co Inc	Mayville	Misc Fabricated Metal Product Mfg
Michels Corp	Brownsville	Dimension Stone Mining & Quarrying
Quad/Graphics Inc	Lomira	Commercial Gravure Printing
Richelle Foods Inc	Beaver Dam	Frozen Specialty Food Mfg
Seneca Foods Corp	Mayville	All Other Misc Food Mfg
UW Hospital Drive Clinic	Watertown	Freestanding Emergency Medical Centers
Walmart Supercenter	Beaver Dam	Department Stores
Watertown Regional Medical Center	Watertown	Nursing Care Facilities (Skilled Nursing)
Watertown Regional Medical Center	Watertown	General Medical & Surgical Hospitals
Waupun Correctional Institute	Waupun	Legislative Bodies

PRAIRIE RIDGE ASSISTED LIVING FACILITIES

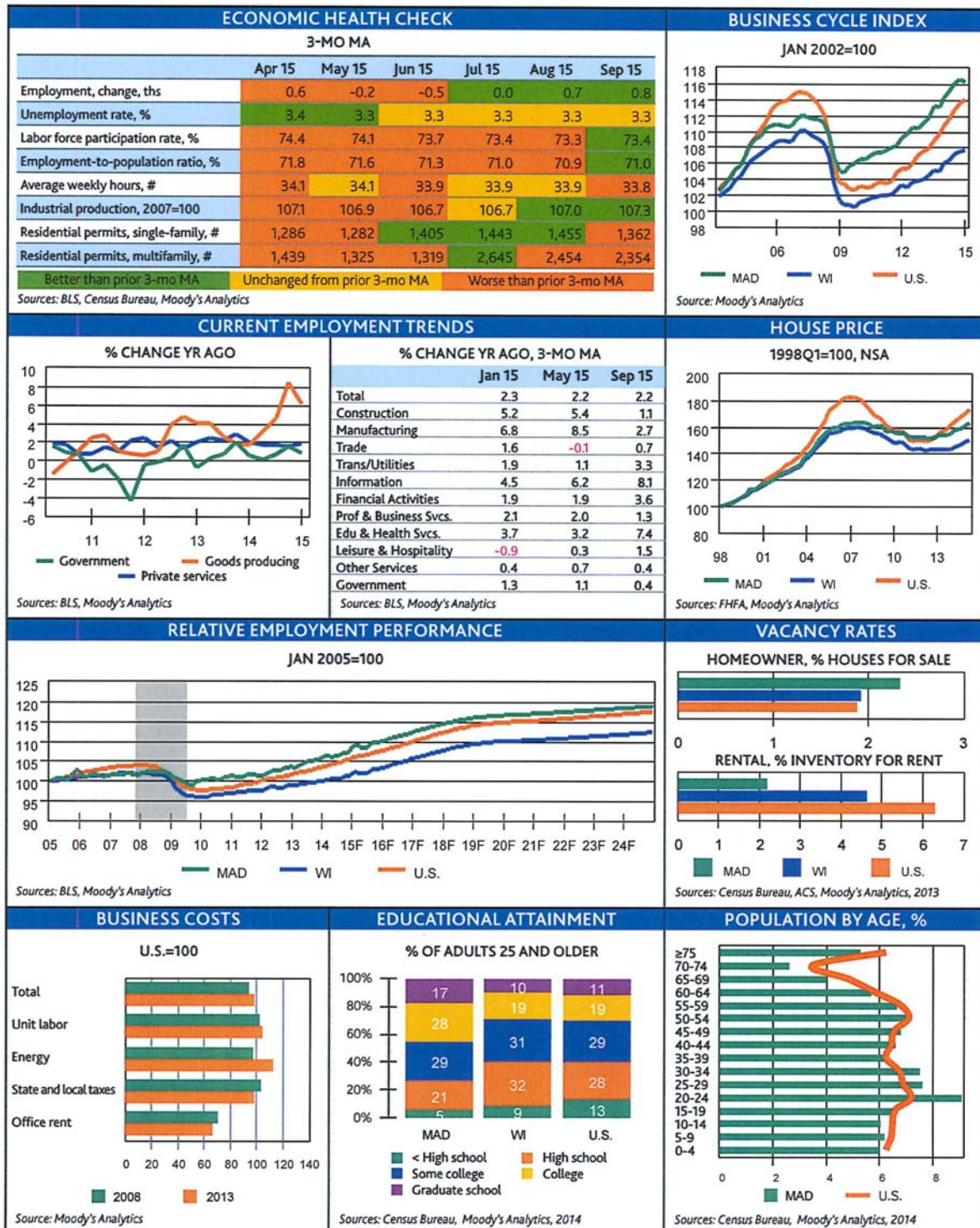
AREA OVERVIEW

Dodge County is most influenced by trends impacting the Madison, Wisconsin Metropolitan Statistical Area.



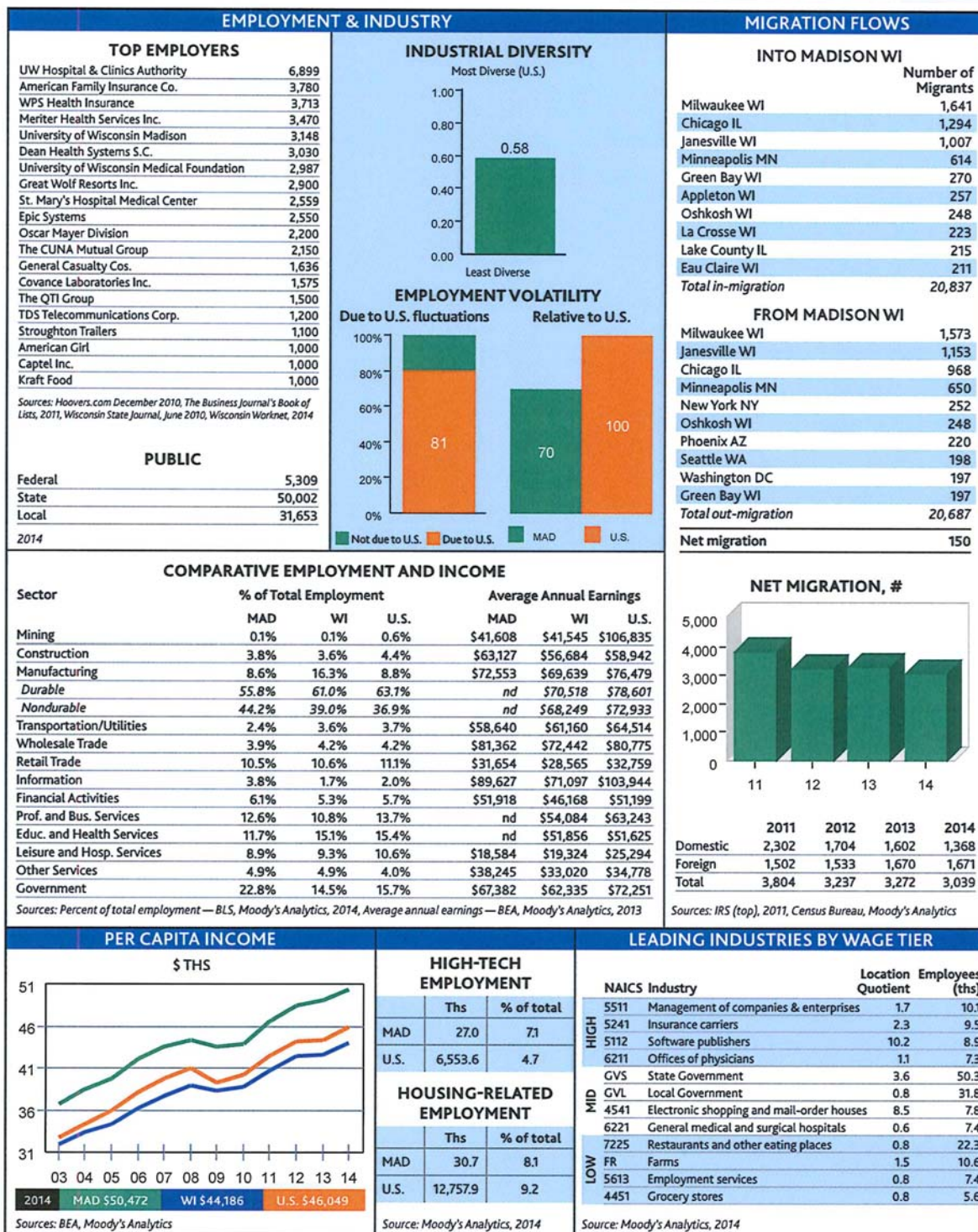
PRAIRIE RIDGE ASSISTED LIVING FACILITIES AREA OVERVIEW

PRÉCIS® U.S. METRO MIDWEST » Madison WI



PRAIRIE RIDGE ASSISTED LIVING FACILITIES AREA OVERVIEW

PRÉCIS® U.S. METRO MIDWEST » Madison WI



PRAIRIE RIDGE ASSISTED LIVING FACILITIES

WAUPUN DEMOGRAPHICS

Prairie Ridge – Waupun

819 Wilcox Street

	5 Miles	10 Miles	15 Miles
POPULATION			
2020 Population	13,739	22,109	70,283
2015 Population	13,672	22,064	70,162
2010 Population	13,686	22,155	70,373
2000 Population	13,295	21,762	67,486
Annual Growth 2015 - 2020	0.10%	0.04%	0.03%
Annual Growth 2010 - 2015	-0.02%	-0.08%	0.06%
Annual Growth 2000 - 2010	0.29%	0.18%	0.42%
HOUSEHOLDS			
2020 Households	4,380	7,058	27,078
2015 Households	4,359	7,028	26,855
2010 Households	4,336	6,993	26,603
2000 Households	4,158	6,684	24,739
Annual Growth 2015 - 2020	0.10%	0.09%	0.17%
Annual Growth 2010 - 2015	0.11%	0.10%	0.19%
Annual Growth 2000 - 2010	0.42%	0.45%	0.73%
INCOME			
2015 Median Household Income	\$50,779	\$55,961	\$53,903
2015 Average Household Income	\$62,040	\$66,304	\$63,948
2015 Per Capita Income	\$19,780	\$21,121	\$24,477
Age 25+ College Graduates - 2015	1,142	2,022	8,112
Age 25+ Percent College Graduates - 2015	11.6%	12.8%	16.5%

PRAIRIE RIDGE ASSISTED LIVING FACILITIES BEAVER DAM DEMOGRAPHICS

Prairie Ridge - Beaver Dam 212 East Industrial Drive

	5 Miles	10 Miles	15 Miles
POPULATION			
2020 Population	21,700	35,432	75,534
2015 Population	21,613	35,407	75,296
2010 Population	21,628	35,571	75,486
2000 Population	20,271	34,017	72,123
Annual Growth 2015 - 2020	0.08%	0.01%	0.06%
Annual Growth 2010 - 2015	-0.01%	-0.09%	-0.05%
Annual Growth 2000 - 2010	0.65%	0.45%	0.46%
HOUSEHOLDS			
2020 Households	9,174	14,571	29,181
2015 Households	9,071	14,436	28,906
2010 Households	8,957	14,283	28,624
2000 Households	8,287	13,422	26,716
Annual Growth 2015 - 2020	0.23%	0.19%	0.19%
Annual Growth 2010 - 2015	0.25%	0.21%	0.20%
Annual Growth 2000 - 2010	0.78%	0.62%	0.69%
INCOME			
2015 Median Household Income	\$49,040	\$50,981	\$52,448
2015 Average Household Income	\$60,731	\$62,027	\$63,233
2015 Per Capita Income	\$25,489	\$25,289	\$24,275
Age 25+ College Graduates - 2015	2,959	4,382	8,722
Age 25+ Percent College Graduates - 2015	20.0%	17.7%	16.5%

PRAIRIE RIDGE ASSISTED LIVING FACILITIES MAPS



PRAIRIE RIDGE ASSISTED LIVING FACILITIES

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS:

819 WILCOX STREET WAUPUN, WISCONSIN 53963
212 EAST INDUSTRIAL DRIVE, BEAVER DAM, WISCONSIN 53916

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