



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

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“ROSEWOOD HOMESTYLE ASSISTED LIVING”

316 & 320 Onota Street, Pittsfield, MA 01201



320 ONOTA STREET

28 Bed Assisted Living Facility
25 Individual Bedrooms
16 1/2 Bathrooms

316 ONOTA STREET

2 Independent Living Units
With 6 Separate Tenants

INCLUDES HOME HEALTH CARE AGENCY

OFFERED EXCLUSIVELY... \$ ~~2,800,000~~ \$2,150,000

PrestigeGroupSeniorHousing.com
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TABLE OF CONTENTS

Executive Summary	1
Property Overview	2
Financial Analysis	
- Income and Expenses	5
- Rent Roll	6
Photographs	7
Aerial Map	10
Site Map	11
Building Dimensions	12
Area Overview	13
Demographics	20
Maps	24
Licenses	25
Confidentiality & Disclaimer	26

EXECUTIVE SUMMARY

***Prestige Group Is Proud To Present
The Exclusive Offering Of A Unique Senior Housing Opportunity***

“Rosewood Homestyle Assisted Living Facility”

Duplex with 6 Separate Tenants

Home Health Care Agency

316 and 320 Onota Street, Pittsfield, Massachusetts 01201 (Berkshire County)

This unique opportunity features three separate income streams:

- **Assisted Living Facility**
- **Duplex Currently Housing 6 Tenants**
- **Home Health Care Agency**

Rosewood Homestyle Assisted Living Facility (320 Onota St.) is a 10,941+/- square foot facility and sits on approximately 7,392+/- square feet.

The facility is licensed for a total of 28 residents.

Rosewood Homestyle Assisted Living Facility has 25 bedrooms and 16 bathrooms situated on three floors.

The facility is an older building, built in 1900 that has undergone a complete renovation and re-hab. It has been well maintained since.

The current owner has managed the facility for over 20 years and enjoys a well earned reputation for quality care.

Rosewood Homestyle Assisted Living Facility's residents are primarily private pay with some state funded government supplemental income (“GAFC” - Group Adult Foster Care / “MFP” - Money Follows Person).

The Duplex (316 Onota St.) is situated on the adjacent property of Rosewood Homestyle Assisted Living Facility. It is a two story, two unit property situated on approximately 7,293+/- square feet.

There are currently 6 separate tenants paying rent; three in each unit. Per local zoning ordinance three unrelated people are permitted to live in one rental unit.

“Rosewood Home Health Care Agency” provides health care workers to their clients in their homes.

All these clients are private pay. The over head for **“Rosewood Home Health Care Agency”** is low as it is operated out of Rosewood Homestyle Assisted Living Facility.

The three business' work well together as they are feeders for each other. Tenants for the duplex are secured by word of mouth. They are all seniors living independently; with some receiving support from Rosewood Home Health Care Agency. When needed, the tenant from the duplex can transition to become a resident at Rosewood Homestyle. Additionally, when needed, clients of Rosewood Home Health Care Agency can transition to become a resident of Rosewood Homestyle Assisted Living Facility.

**Berkshire County Has the Highest Senior Population in
All of Massachusetts, Second Only to Cape Cod.**

PROPERTY OVERVIEW

ROSEWOOD HOMESTYLE ASSISTED LIVING FACILITY

IMPROVEMENTS

Gross Building Area:	10,145+/- square feet
Site Size:	7,392 +/- square feet
Number of Buildings:	1
Age of Building:	Originally Built 1900 2007 - Fully Renovated and Expanded
Basement:	Yes
Stories:	3
# Beds:	Licensed for 28
# Bedrooms:	25 <ul style="list-style-type: none">• 2 Bedrooms on Ground Floor• 15 Bedrooms on 1st Floor• 8 Bedrooms on 2nd Floor
# Bathrooms:	16 1/2
Exterior Walls:	Vinyl Siding
Foundation:	Poured Concrete/Brick and Stone
Structural Frame:	Prefabricated Metal
Roof:	Pitched/ Asphalt Shingle
Roof Age:	2009
Heating:	Natural Gas and Oil Fired FHW
Electrical:	Multiple 200 amp Panels
Air Conditioning:	Wall Units in Every Room
Elevator:	Yes — 1400 lb Capacity
Generator:	Yes

PROPERTY OVERVIEW

ROSEWOOD HOMESTYLE ASSISTED LIVING FACILITY

IMPROVEMENTS

Sprinkler System:	Yes
Security System:	Yes with Cameras
Walls:	Drywall
Ceiling:	Melt Away
Flooring:	Carpet, Vinyl, Floating Hardwood
Water:	Public
Sewer:	Public
Kitchen:	1 Commercial
Dining Room:	3 Dining Areas
Laundry:	On-site – 1 Washer and 1 Dryer
Activity Room:	Yes
Exterior Spaces:	Gazebo
Nearby Hospitals:	Berkshire Medical Center 1.2 Miles / 5 Minutes Away

Ground Floor:

Office Space, 2 bedrooms with Full Bathrooms,
Recreational Room, Common Bathroom, Beauty Salon.

First Floor:

Full Service Kitchen, Sitting Room, 15 Bedrooms
(one with private toilet), 5 Full Bathrooms

Second Floor:

8 Bedrooms, 3 Common Bathrooms, Library

PROPERTY OVERVIEW

DUPLEX (TWO UNITS) — 316 ONOTA STREET

IMPROVEMENTS

Site Size:	7,392+/- square feet
Site Shape:	Rectangular
Site Dimensions:	56' x 132'
Number of Stories:	2 (One Rental Unit Per Floor)
First Floor:	3 Bedrooms 2 Bathrooms Kitchen Living Area Dining Area Enclosed Porch
Second Floor:	4 Bedrooms 1 Bathroom Kitchen Living Area Dining Area Enclosed Porch
Foundation:	Concrete
Exterior Walls:	Aluminum/Vinyl Siding
Roof:	Asphalt
Water:	Public
Sewer:	Public

INCOME AND EXPENSES

INCOME	2017
Income - Assisted Living	\$ 668,124
Home Health Care	\$ 4,200
6 Independent Living Units	\$ 10,176
Total Income	\$ 682,500

EXPENSES	
Activities	\$ 1,589
Advertising	\$ 2,053
Bank Service Charge	\$ 4,178
Contributions	\$ 20
Credit Card Expenses	\$ 860
Dues & Subscriptions	\$ 945
Insurance	\$ 27,585
Interest Expense	\$ 52,280
Licenses & Permits	\$ 135
Miscellaneous	\$ 3,130
Office Expense	\$ 3,159
Payroll Costs	\$ 227,181
Postage & Delivery	\$ 227
Professional Fees	\$ 3,575
Repairs & Maintenance	\$ 15,487
Supplies: Groceries, Medical, Operating Sup- plies, Resident Room, Other	\$ 46,317
Taxes	\$ 6,785
Telephone	\$ 6,658
Travel & Entertainment	\$ 939
Utilities: Cable TV, Electric, Garbage, Gas, Oil, Sewer, Water	\$ 28,458
Total Expenses	\$ 431,561

NET OPERATING INCOME **\$ 250,939**

RENT ROLL

Unit #	Rent
1	\$900
2	1,020
3	1,020
4	—
5	2,300
6	2,300
7a	1,025
7b	1,020
8	1,020
9a	1,020
9b	1,025
11	1,020
12	1,020
13	1,040
14	2,800
15	2,750
16	1,020
17	2,500
18	1,020
19	2,800
201a	1,025
201b	1,025
202a	1,830
202b	1,170
203a	1,400
203b	1,070
204	—
205	3,200
B2/a	2,700
B1	—
TOTAL	\$42,040

PHOTOGRAPHS

ROSEWOOD HOMESTYLE ASSISTED LIVING FACILITY



PHOTOGRAPHS

ROSEWOOD HOMESTYLE ASSISTED LIVING FACILITY

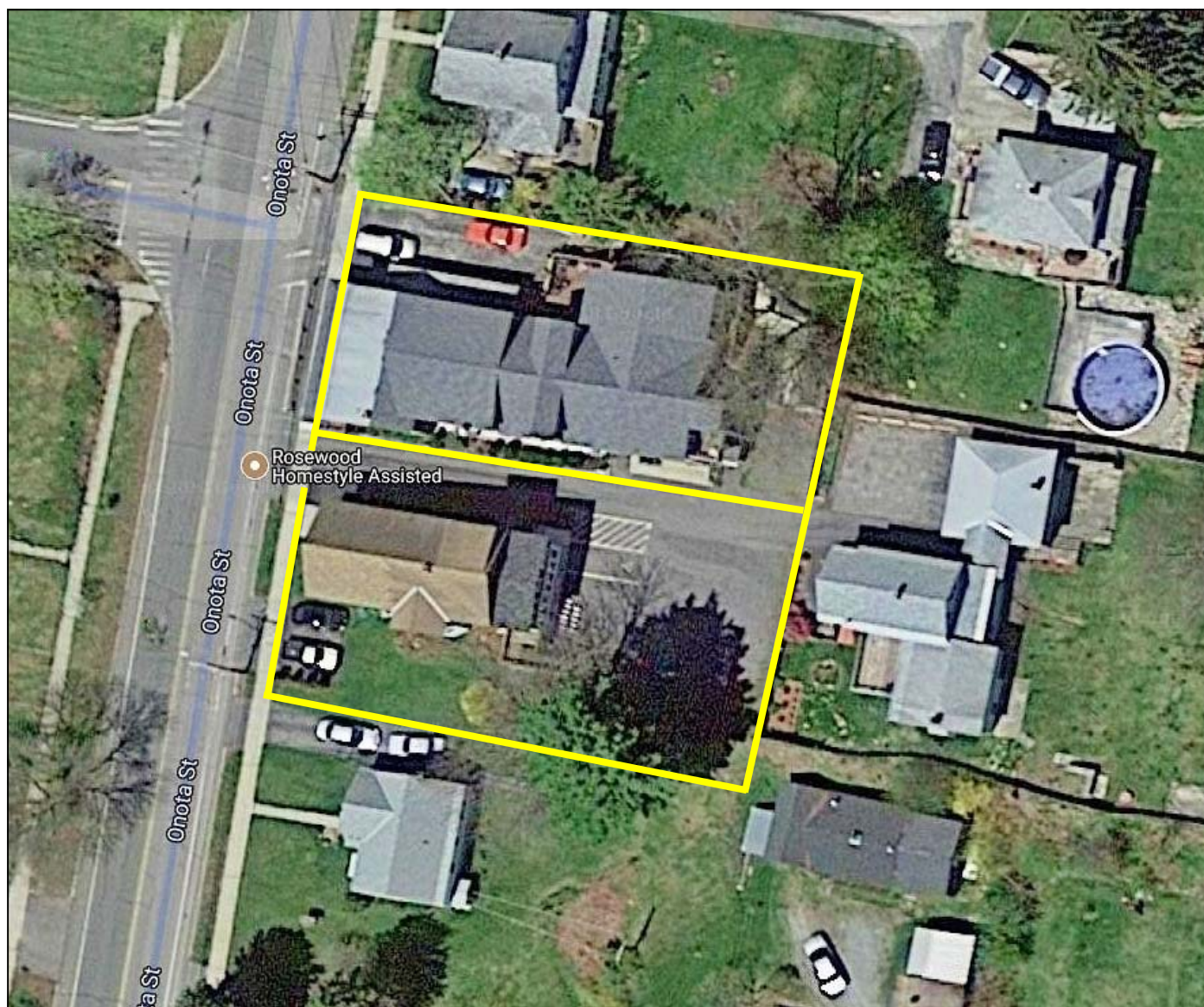


PHOTOGRAPHS

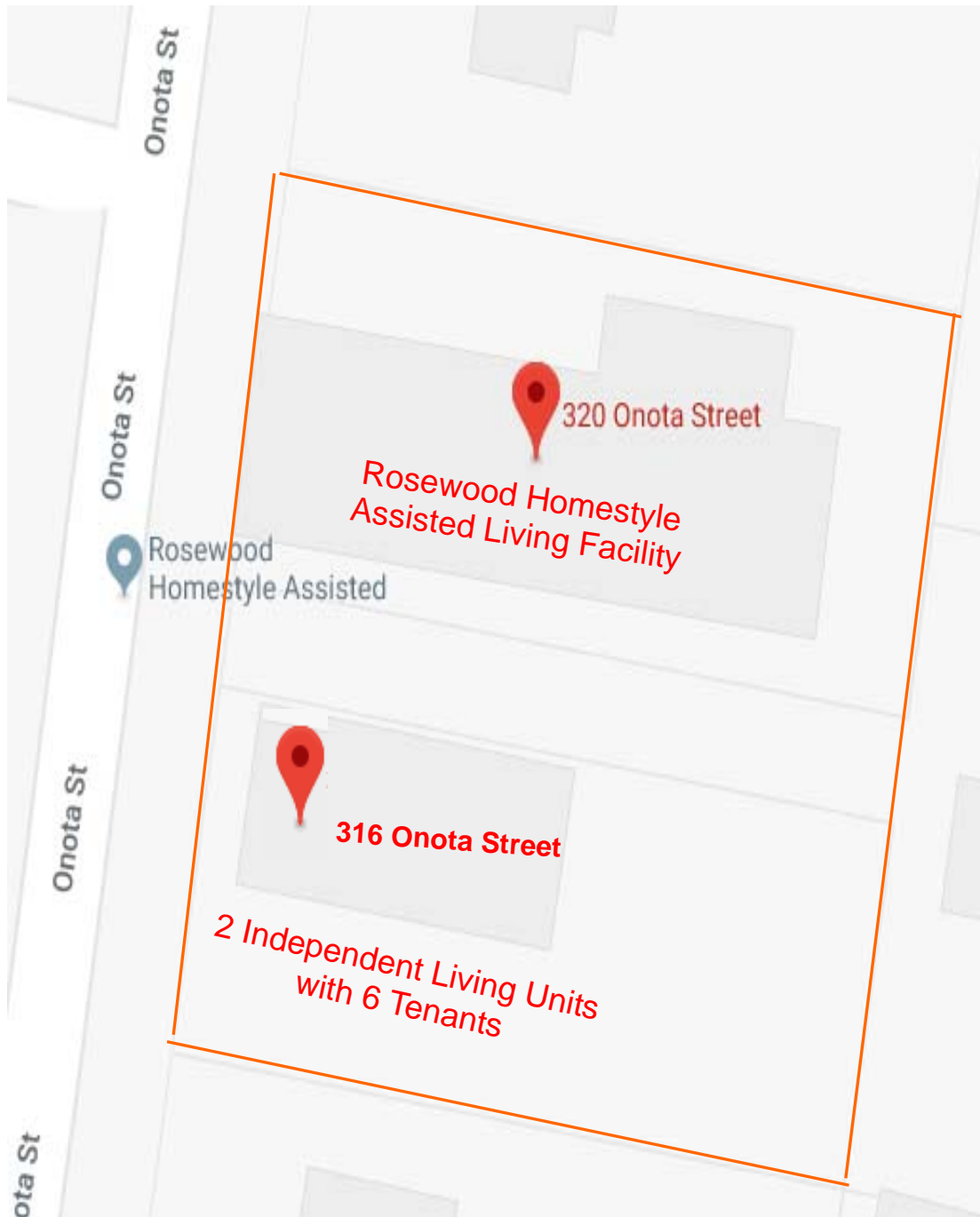
DUPLEX (TWO UNITS) — 316 ONOTA STREET



AERIAL MAP

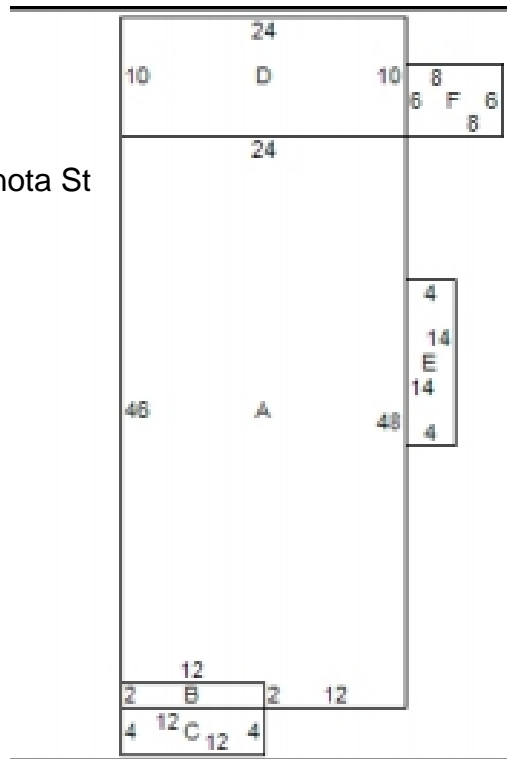


SITE MAP

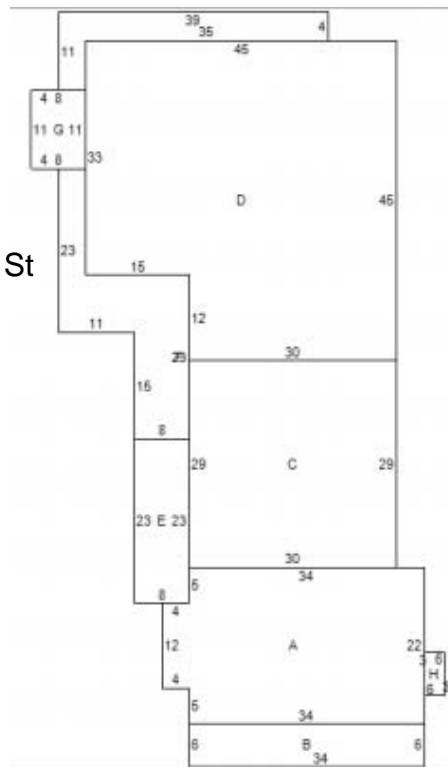


BUILDING DIMENSIONS

316 Onota St



320 Onota St



AREA OVERVIEW

Pittsfield is the largest city and the county seat of Berkshire County, Massachusetts. It is the principal city of the Pittsfield, Massachusetts Metropolitan Statistical Area which encompasses all of Berkshire County.

The population was 44,737 at the 2010 census. Although the population has declined in recent decades, Pittsfield remains the fourth largest municipality in western Massachusetts, behind only Springfield, Holyoke, and Chicopee.

According to the United States Census Bureau, the city has a total area of 42.5 square miles of which 40.5 square miles land and 2.0 square miles is water. Pittsfield is bordered by Lanesborough to the north, Dalton to the east, Washington to the southeast, Lenox to the south, Richmond to the southwest, and Hancock to the west. Pittsfield is located 48 miles north-west of Springfield, 135 miles west of Boston, and 39 miles east of Albany, New York.

Most of the population occupies roughly one-quarter of the city's land. Pittsfield lies at the confluence of the east and west branches of the Housatonic River. Like much of western Berkshire County, the city lies between the Berkshire Hills to the east and the Taconic Range to the west. Sections of the Housatonic Valley Wildlife Management Area dot the banks of the river.

The western portion of the city contains Pittsfield State Forest, an 11,000-acre facility with hiking and cross-country skiing trails, camping, picnic areas, and a beach for swimming.

Pittsfield is located at the crossroads of U.S. Route 7 and U.S. Route 20 which join together in the city. Massachusetts Route 8 passes through the northeast corner of town, with a portion of it combined with Route 9, the central east-west road through the western part of the state, whose western terminus is in the city at Route 7. Route 41 begins in the southwest corner of town, heading south from Route 20. The nearest interstate highway, Interstate 90 (the Massachusetts Turnpike) is located about 10 miles south in Lee.

Long-distance ground transportation in Pittsfield is based at the Joseph Scelsi Intermodal Transportation Center which serves as the station for Amtrak trains and Peter Pan buses. The Berkshire Regional Transit Authority (BRTA), the transit provider for Pittsfield and vicinity, is based at the Intermodal Center and also uses it as a hub for most of its lines. Rail freight transportation is provided by CSX Transportation and the Housatonic Railroad.

The FBO located at Pittsfield Municipal Airport offers access to the region via private and chartered aircraft ranging from single-engine piston to multi-engine jet. They also offer scenic rides and flight training. The nearest airport with national service is Albany International Airport.

AREA OVERVIEW

Berkshire County, is a county located on the western edge of the U.S. state of Massachusetts. As of the 2010 census, the population was 131,219. Its largest city and traditional county seat is Pittsfield.

The Berkshires, located in the western parts of Massachusetts and Connecticut, is both a specific highland geologic region and a broader associated cultural region. The region is also referred to as the Berkshire Hills, Berkshire Mountains, and, with regard to its physiography, Berkshire Plateau. Sir Francis Bernard, the Royal Governor, named the area "Berkshire," to honor his home county in England. Tourism is a principal industry, relying heavily on cultural art attractions and recreation.

The Berkshires is a rural region dotted with villages and towns. A popular vacation destination, it's known for outdoor activities, fall foliage – viewing, a farm-to-table food scene and thriving arts institutions.

Renowned annual festivals include the Boston Symphony Orchestra's residency at Lenox's Tanglewood Music Center



AREA OVERVIEW



BUREAU OF LABOR STATISTICS

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Economy at a Glance

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BROWSE EAG

U.S. ECONOMY

CENSUS REGIONS

ABOUT THE DATA

BROWSE ALL STATES

ALABAMA

ALASKA

ARIZONA

ARKANSAS

CALIFORNIA

COLORADO

CONNECTICUT

DELAWARE

D.C.

FLORIDA

GEORGIA

HAWAII

IDAHO

ILLINOIS

INDIANA

IOWA

KANSAS

KENTUCKY

LOUISIANA

MAINE

MARYLAND

MASSACHUSETTS

MICHIGAN

MINNESOTA

MISSISSIPPI

MISSOURI

MONTANA

NEBRASKA

NEVADA

Pittsfield, MA

Pittsfield, MA

Data Series	Back Data	June 2017	July 2017	Aug 2017	Sept 2017	Oct 2017	Nov 2017
Labor Force Data							
Civilian Labor Force ⁽¹⁾		44.7	45.1	44.6	42.9	42.3	(P) 42.2
Employment ⁽¹⁾		42.5	43.0	42.8	41.2	40.6	(P) 40.6
Unemployment ⁽¹⁾		2.2	2.1	1.8	1.8	1.6	(P) 1.7
Unemployment Rate ⁽²⁾		4.9	4.6	4.1	4.1	3.9	(P) 4.0
Nonfarm Wage and Salary Employment							
Total Nonfarm ⁽³⁾		44.0	44.3	43.9	42.7	42.5	(P) 42.4
12-month % change		1.9	1.4	1.4	1.4	1.4	(P) 1.2
Mining, Logging and Construction ⁽³⁾		2.3	2.3	2.3	2.3	2.3	(P) 2.3
12-month % change		9.5	4.5	9.5	4.5	4.5	(P) 4.5
Manufacturing ⁽³⁾		3.8	3.7	3.8	3.7	3.8	(P) 3.8
12-month % change		2.7	0.0	5.6	0.0	0.0	(P) 2.7
Trade, Transportation, and Utilities ⁽³⁾		7.3	7.5	7.4	7.2	7.1	(P) 7.2
12-month % change		-2.7	1.4	1.4	0.0	-2.7	(P) -1.4
Information ⁽³⁾		0.5	0.5	0.5	0.5	0.5	(P) 0.5
12-month % change		0.0	0.0	0.0	0.0	0.0	(P) 0.0
Financial Activities ⁽³⁾		2.3	2.3	2.2	2.2	2.2	(P) 2.2
12-month % change		4.5	4.5	0.0	4.8	4.8	(P) 4.8
Professional and Business Services ⁽³⁾		4.1	4.2	4.2	4.1	4.1	(P) 4.1
12-month % change		0.0	-2.3	0.0	0.0	2.5	(P) 0.0
Education and Health Services ⁽³⁾		9.7	9.7	9.8	9.6	9.6	(P) 9.6
12-month % change		3.2	4.3	4.3	3.2	2.1	(P) 1.1
Leisure and Hospitality ⁽³⁾		6.4	6.9	6.8	5.8	5.6	(P) 5.4
12-month % change		1.6	-1.4	-2.9	0.0	3.7	(P) 3.8
Other Services ⁽³⁾		1.9	2.3	2.1	1.8	1.8	(P) 1.8
12-month % change		5.6	4.5	-4.5	5.9	5.9	(P) 5.9
Government ⁽³⁾		5.7	4.9	4.8	5.5	5.5	(P) 5.5
12-month % change		1.8	0.0	0.0	0.0	0.0	(P) -1.8

Footnotes

(1) Number of persons, in thousands, not seasonally adjusted.

(2) In percent, not seasonally adjusted.

(3) Number of jobs, in thousands, not seasonally adjusted. See [ABOUT THE DATA](#).

(P) Preliminary

Data extracted on: January 12, 2018

Source: U.S. Bureau of Labor Statistics



AREA OVERVIEW



Berkshire County, Massachusetts Economy Data

USA > Massachusetts > Berkshire County

Demographics

Housing

Economy

Education

Healthcare

Figure 1: Berkshire County, MA Median Earnings per Worker

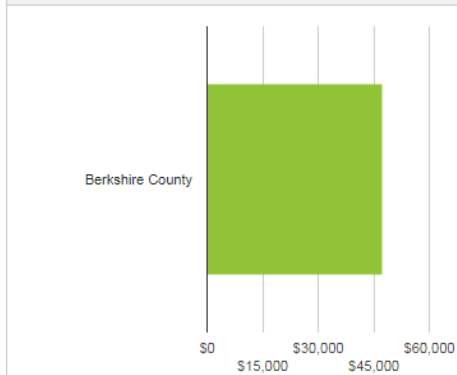


Figure 2: Berkshire County, MA Median Household Income

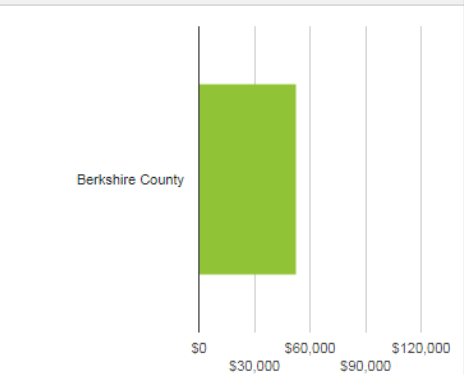


Figure 3: Berkshire County, MA Earnings Distribution

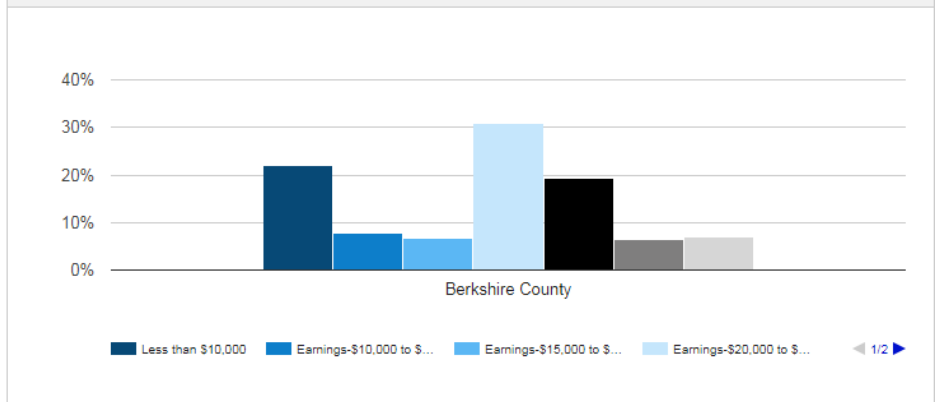


Figure 4: Male vs. Female Median Earnings

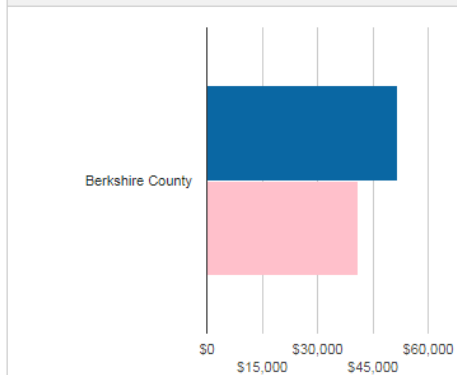
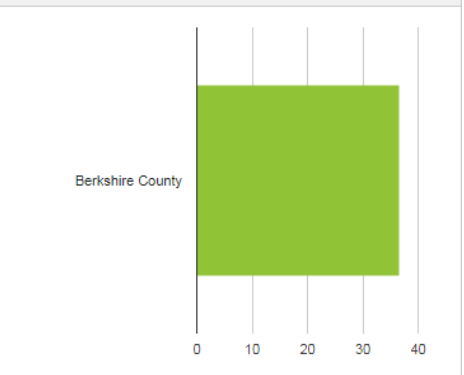


Figure 5: Berkshire County, MA Avg Hrs Worked in Week



AREA OVERVIEW



Berkshire County, Massachusetts Economy Data

USA > Massachusetts > Berkshire County

Demographics

Housing

Economy

Education

Healthcare

Figure 6: Berkshire County, MA Avg Hourly Earnings

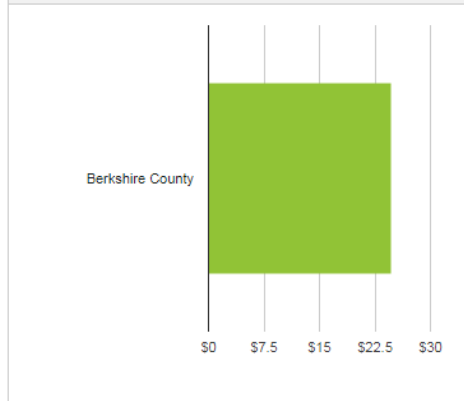


Figure 7: People Self Employed in Berkshire County, MA

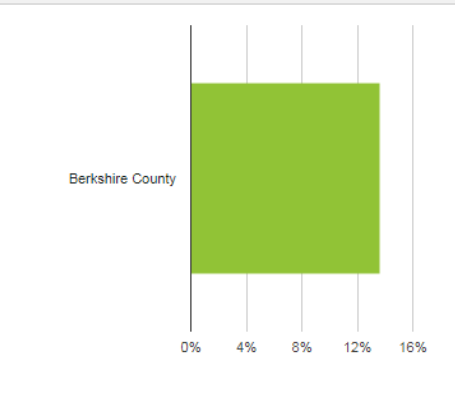
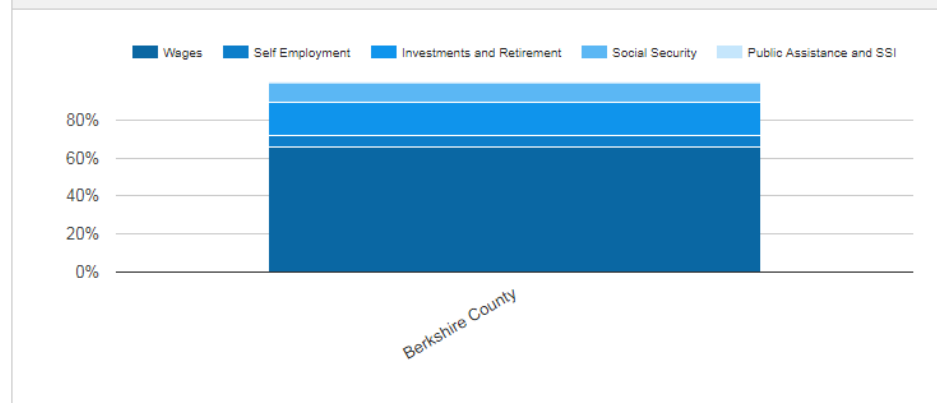


Figure 8: Berkshire County, MA Median Household Income By Age Group



Figure 9: Berkshire County, MA Source of Income



AREA OVERVIEW



Berkshire County, Massachusetts Economy Data

USA > Massachusetts > Berkshire County

Demographics

Housing

Economy

Education

Healthcare

Figure 11: Households with Retirement Income

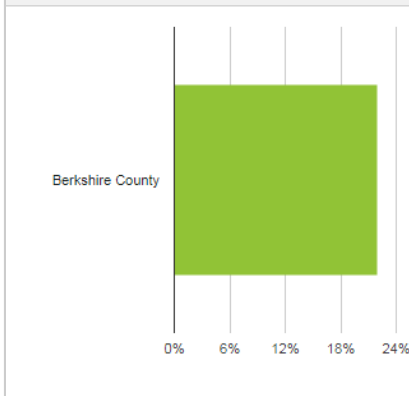


Figure 12: Median Family Income By Race in Berkshire County, MA

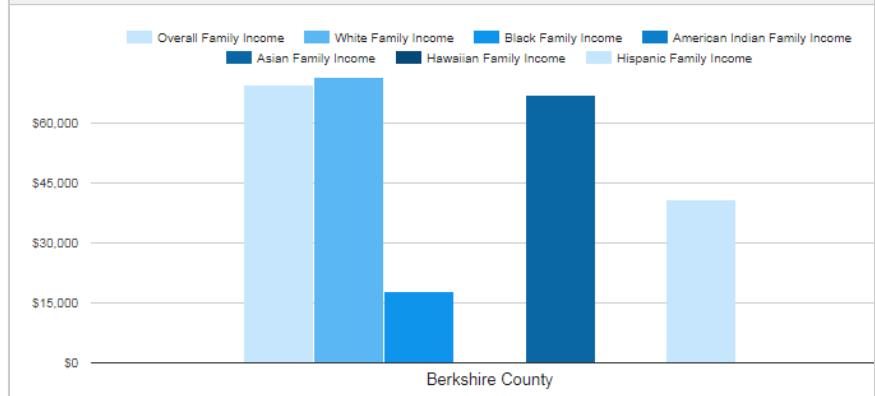


Figure 13: Berkshire County, MA Cost of Living (100 = U.S. Average)

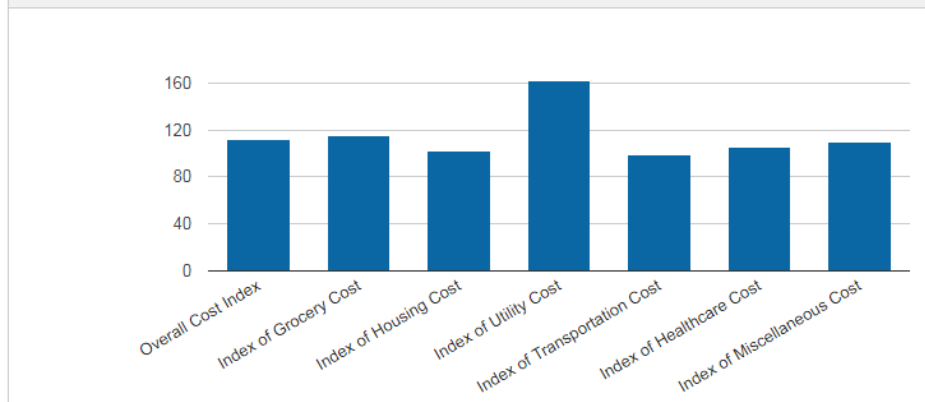
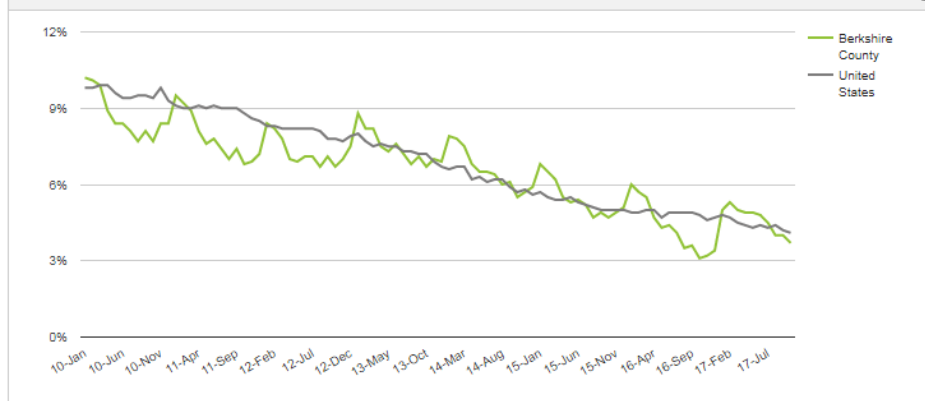


Figure 14: Monthly Unemployment Rate for Area Closest to Berkshire County, MA Tracked by BLS



AREA OVERVIEW




The Official Website of the Executive Office of Labor and Workforce Development (EOLWD)

Largest Employers in Berkshire County WDA

	ADDRESS	CITY	STATE	# OF EMPLOYEES	NAICS CODE
Berkshire Health Systems	North St	Pittsfield	MA	1,000-4,999	6211
Bershire Concrete Corp	Cheshire Rd	Pittsfield	MA	500-999	3273
BMC Hillcrest Campus	Tor Ct	Pittsfield	MA	500-999	6214
Canyon Ranch In the Berkshires	Kemble St	Lenox	MA	500-999	7211
SABIC Innovative Plastics	Plastics Ave	Pittsfield	MA	500-999	3261
Williams College	Main St	Williamstown	MA	500-999	6113
Berkshire Community College	West St	Pittsfield	MA	250-499	6111
Big Y World Class Market	West St # 4	Pittsfield	MA	250-499	4451
Boston Symphony Orchestra Inc	West St	Lenox	MA	250-499	7111
Brien Center	East St # 227	Pittsfield	MA	250-499	6241
Crane & Co Inc	Curran Hwy	North Adams	MA	250-499	4532
Cranwell Resort	Lee Rd	Lenox	MA	250-499	7211
Guidewire Inc	Depot St # 303	Pittsfield	MA	250-499	6241
Hillcrest Commons Nursing	Valentine Rd	Pittsfield	MA	250-499	6231
Kutsher's Sports Academy	Deerwood Park Rd	Great Barrington	MA	250-499	7212
Market 32	Hubbard Ave # 8	Pittsfield	MA	250-499	4451
Mead Specialty Paper Div	Willow St	South Lee	MA	250-499	3221
New England Newspaper Inc	S Church St # 2	Pittsfield	MA	250-499	5111
North Adams Campus-Bmc	Hospital Ave	North Adams	MA	250-499	6214
Petricca Industries Inc	Cheshire Rd	Pittsfield	MA	250-499	2381
Prairie Whale	Main St	Great Barrington	MA	250-499	4533
President & Trustees-Williams	Knolls Rd	Williamstown	MA	250-499	6221
Sweetbrook Care Ctr	Cold Spring Rd	Williamstown	MA	250-499	6243
Unistress Corp	Cheshire Rd	Pittsfield	MA	250-499	4233
US Post Office	Fenn St	Pittsfield	MA	250-499	4911
Walmart	Hubbard Ave # 12	Pittsfield	MA	250-499	4522
Walmart Supercenter	Curran Hwy	North Adams	MA	250-499	4522
Williamstown Commons Nursing	Adams Rd	Williamstown	MA	250-499	6231

DEMOGRAPHICS

BERKSHIRE COUNTY, MA

 ADD COMPARISON

POPULATION
129,288
-0.6% DECLINE

MEDIAN AGE
45.8


MEDIAN HOUSEHOLD INCOME
\$49,956
0.44% GROWTH

POVERTY RATE
13%

NUMBER OF EMPLOYEES
62,596
0.67% GROWTH

MEDIAN PROPERTY VALUE
\$204,700
0.29% GROWTH

PITTSFIELD, MA METRO AREA

 ADD COMPARISON

POPULATION
129,288
-0.6% DECLINE

MEDIAN AGE
45.8

MEDIAN HOUSEHOLD INCOME
\$49,956
0.44% GROWTH

POVERTY RATE
13%






























NUMBER OF EMPLOYEES
62,596
0.67% GROWTH

MEDIAN PROPERTY VALUE
\$204,700
0.29% GROWTH













DEMOGRAPHICS

	Berkshire County	Pittsfield
PEOPLE		
Population		
<i>i</i> Population estimates, July 1, 2017, (V2017)	NA	NA
<i>i</i> Population estimates, July 1, 2016, (V2016)	126,903	42,846
<i>i</i> Population estimates base, April 1, 2010, (V2017)	NA	NA
<i>i</i> Population estimates base, April 1, 2010, (V2016)	131,272	44,737
<i>i</i> Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)	NA	NA
<i>i</i> Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	-3.3%	-4.2%
<i>i</i> Population, Census, April 1, 2010	131,219	44,737
Age and Sex		
<i>i</i> Persons under 5 years, percent, July 1, 2016, (V2016)	4.2%	X
<i>i</i> Persons under 5 years, percent, April 1, 2010	4.7%	5.7%
<i>i</i> Persons under 18 years, percent, July 1, 2016, (V2016)	17.3%	X
<i>i</i> Persons under 18 years, percent, April 1, 2010	19.5%	21.2%
<i>i</i> Persons 65 years and over, percent, July 1, 2016, (V2016)	22.2%	X
<i>i</i> Persons 65 years and over, percent, April 1, 2010	18.6%	17.6%
<i>i</i> Female persons, percent, July 1, 2016, (V2016)	51.7%	X
<i>i</i> Female persons, percent, April 1, 2010	51.9%	52.0%
Race and Hispanic Origin		
<i>i</i> White alone, percent, July 1, 2016, (V2016) (a)	92.5%	X
<i>i</i> Black or African American alone, percent, July 1, 2016, (V2016) (a)	3.3%	X
<i>i</i> American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	0.3%	X
<i>i</i> Asian alone, percent, July 1, 2016, (V2016) (a)	1.5%	X
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	Z	X
<i>i</i> Two or More Races, percent, July 1, 2016, (V2016)	2.3%	X
<i>i</i> Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	4.3%	X
<i>i</i> White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	89.0%	X
Population Characteristics		
<i>i</i> Veterans, 2012-2016	9,718	3,100
<i>i</i> Foreign born persons, percent, 2012-2016	5.8%	6.2%
Housing		
<i>i</i> Housing units, July 1, 2016, (V2016)	68,458	X
<i>i</i> Housing units, April 1, 2010	68,508	21,487
<i>i</i> Owner-occupied housing unit rate, 2012-2016	68.4%	61.0%
<i>i</i> Median value of owner-occupied housing units, 2012-2016	\$204,200	\$170,900
<i>i</i> Median selected monthly owner costs -with a mortgage, 2012-2016	\$1,429	\$1,329
<i>i</i> Median selected monthly owner costs -without a mortgage, 2012-2016	\$578	\$579
<i>i</i> Median gross rent, 2012-2016	\$780	\$801


DEMOGRAPHICS


	Berkshire County	Pittsfield
 Building permits, 2016	191	X
Families & Living Arrangements		
 Households, 2012-2016	54,854	19,166
 Persons per household, 2012-2016	2.22	2.22
 Living in same house 1 year ago, percent of persons age 1 year+, 2012-2016	87.8%	87.5%
 Language other than English spoken at home, percent of persons age 5 years+, 2012-2016	7.5%	9.3%
Education		
 High school graduate or higher, percent of persons age 25 years+, 2012-2016	90.6%	89.8%
 Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	32.6%	26.4%
Health		
 With a disability, under age 65 years, percent, 2012-2016	11.2%	13.1%
 Persons without health insurance, under age 65 years, percent	 3.4%	 3.4%
Economy		
 In civilian labor force, total, percent of population age 16 years+, 2012-2016	63.4%	65.8%
 In civilian labor force, female, percent of population age 16 years+, 2012-2016	60.8%	64.1%
 Total accommodation and food services sales, 2012 (\$1,000) (c)	418,665	90,173
 Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	1,091,372	667,567
 Total manufacturers shipments, 2012 (\$1,000) (c)	1,288,923	506,319
 Total merchant wholesaler sales, 2012 (\$1,000) (c)	454,981	283,992
 Total retail sales, 2012 (\$1,000) (c)	1,916,512	789,509
 Total retail sales per capita, 2012 (c)	\$14,741	\$17,875
Transportation		
 Mean travel time to work (minutes), workers age 16 years+, 2012-2016	20.2	17.9
Income & Poverty		
 Median household income (in 2016 dollars), 2012-2016	\$52,253	\$45,206
 Per capita income in past 12 months (in 2016 dollars), 2012-2016	\$31,417	\$27,830
 Persons in poverty, percent	 10.9%	 16.7%
BUSINESSES		
Businesses		
 Total employer establishments, 2015	3,868	X
 Total employment, 2015	53,467	X
 Total annual payroll, 2015 (\$1,000)	2,290,710	X
 Total employment, percent change, 2014-2015	1.3%	X

DEMOGRAPHICS

	Berkshire County	Pittsfield
 Total nonemployer establishments, 2015	10,183	X
 All firms, 2012	12,740	3,101
 Men-owned firms, 2012	7,161	1,631
 Women-owned firms, 2012	3,877	1,043
 Minority-owned firms, 2012	758	230
 Nonminority-owned firms, 2012	11,434	2,670
 Veteran-owned firms, 2012	1,424	302
 Nonveteran-owned firms, 2012	10,296	2,484
 GEOGRAPHY		
Geography		
 Population per square mile, 2010	141.6	1,105.5
 Land area in square miles, 2010	926.83	40.47
 FIPS Code	25003	2553960

Value Notes

 This geographic level of poverty and health estimates is 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., V2017) refers to the final year of the series (2010 thru 2017). *Different vintage years of estimates are not comparable.*

Fact Notes

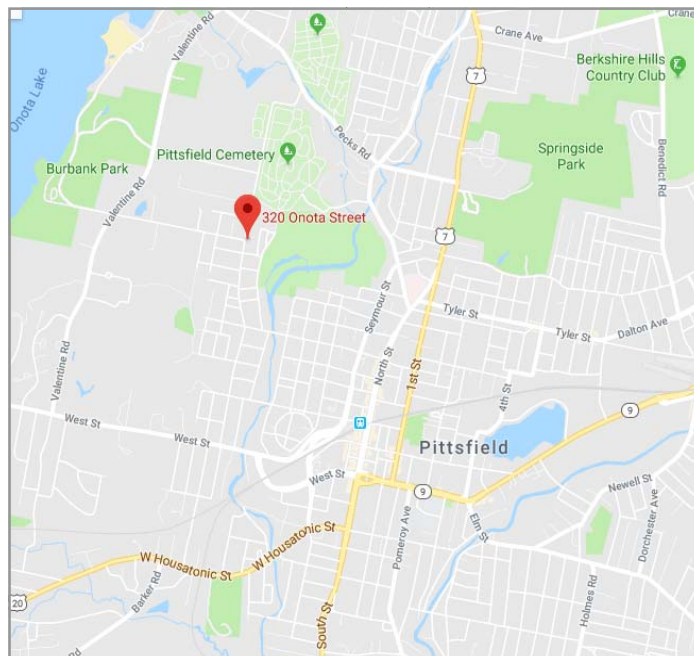
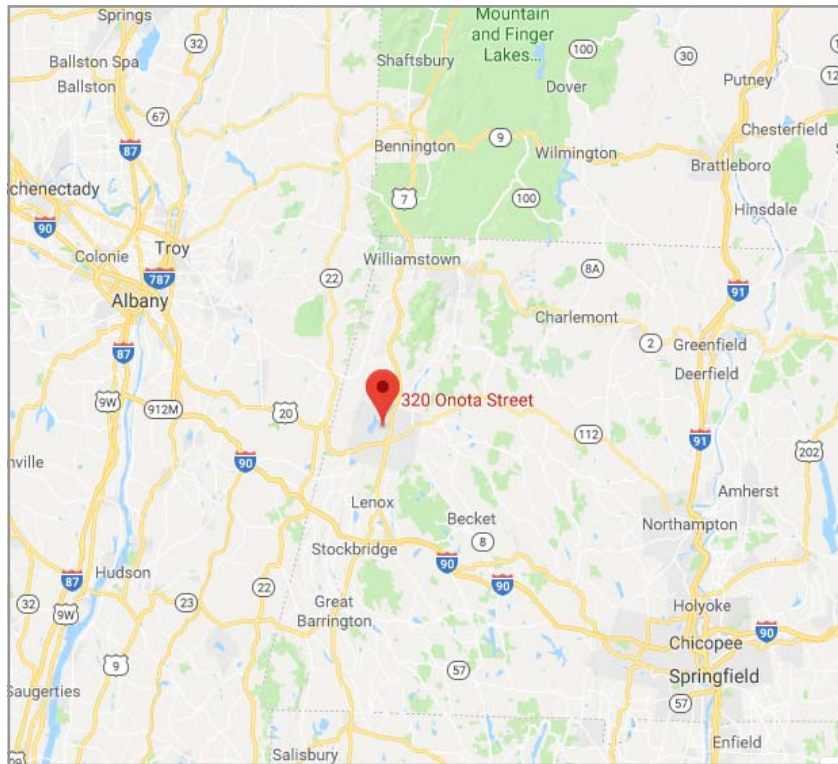
- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
- 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.

MAPS



LICENSE



Commonwealth of Massachusetts Executive Office of Elder Affairs

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

ROSEWOOD HOMESTYLE ASSISTED LIVING
318-320 Onota Street
Pittsfield, MA 02101

SPONSORED BY: Rosewood Homestyle Assisted Living, Inc.

Is hereby certified to operate an Assisted Living Residence
with a maximum number of Units not to exceed 25.
May 12, 2017 to January 6, 2019

A handwritten signature in cursive script, appearing to read "Alice F. Bonner".

Alice F. Bonner, Secretary

5-12-17

Date

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 316 and 320 Onota St., Pittsfield, MA 01201

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