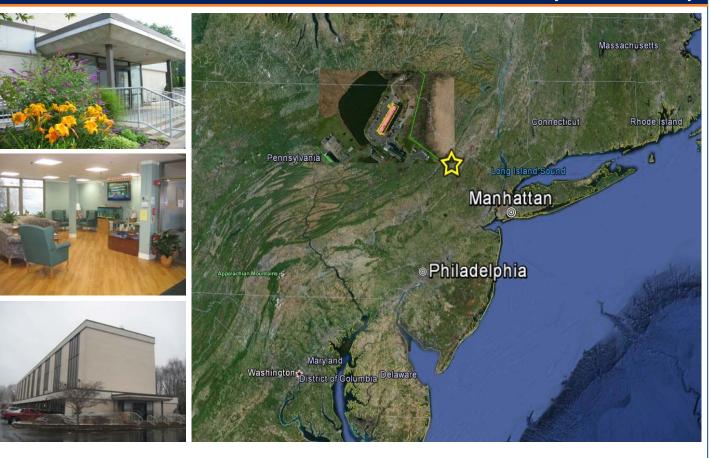
Seniors Housing Offering Summary

Sussex Homestead Nursing Center

Newton New Jersey - Sussex County

INVESTMENT HIGHLIGHTS

- County Owned Facility
- Located Approximately 50 Miles West Manhattan, New York
- Rare Opportunity for a Regional or National Owner/Operator to Take Over a Well-Respected, Stabilized Property with Robust Revenue
- Attractive Quality Mix: 36% Payor Mix with Average Daily Medicare Census of 15 residents@ \$515 per Day.
- Excellent Historical Census: 95%
- Efficient Staffing Ratios: 100 Full Time Employees and 20 Part Time Employees
- Upside Through Effectuating Operational Changes Could Push NOI to \$1.5 Million in First 24 Months of Ownership
- While Located in a Non-Urban Setting, The Facility Enjoys a Daily Reimbursement Rate Comparable to the High Rates Found at Facilities in an Locations
- Bidder Qualifications Due: 7/11/2012
- Auction Date: 7/18/2012



<u>Presented by:</u>

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