

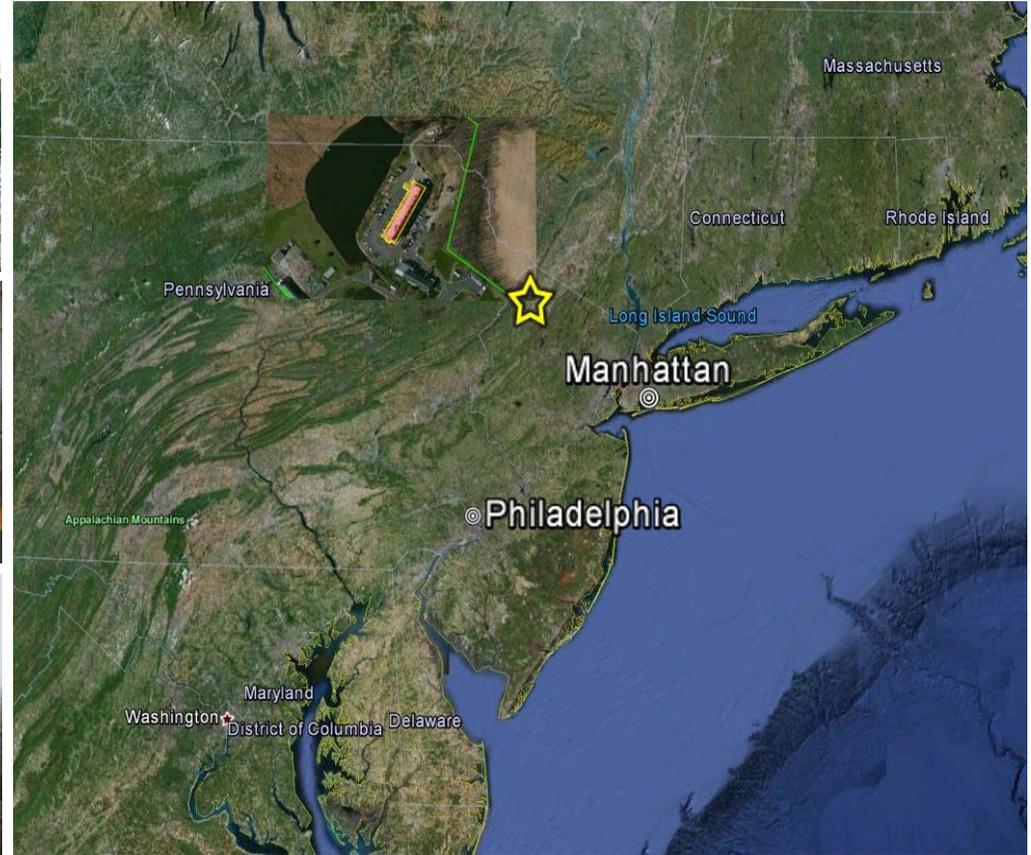
Seniors Housing Offering Summary

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**



Presented by:

MICHAEL FASANO

New Jersey Regional Manager
Marcus & Millichap
611 River Drive, Fourth Floor
Elmwood Park, NJ 07407
License:
Michael.Fasano@marcusmillichap.com

BEN SGAMBATI

Vice President Investments | Broker of Record
Marcus & Millichap
611 River Drive, Fourth Floor
Elmwood, NJ 07407
License: NJ 8337646
Ben.sgambati@marcusmillichap.com

Marcus & Millichap
NATIONAL SENIORS HOUSING GROUP

New Jersey Office: 611 River Drive, Elmwood, NJ 07407

Offices Nationwide
www.marcusmillichap.com