

PROPERTY DESCRIPTION

The subject property consists of a 30-bed assisted living facility located in the center of Casco village on Meadow Road (Route 121). The wood-frame 13,436 sf. former inn property was originally built in 1890 and is sited on an 11.51-acre site (the majority of which is considered unusable due to topography and wetlands). The subject improvements were converted to their current use as an assisted living facility in 1986, with a new 1,184 sf. addition completed at the rear of the building in 2012.

The property is currently under contract for \$1,200,000 to be sold to Alaimo Healthcare, LLC. The purchase price is inclusive of the real estate, FF&E, business intangibles, etc.

The subject is well suited to an investor with experience in the intensive management responsibilities inherent to assisted living properties.

SITE

The subject site is situated on the west side of Meadow Road (Route 121), across the street from the intersection of Mayberry Hill Road in the center of Casco village. Directly to the south is a town park, town hall, library and elementary school. The site offers partially obstructed views of Pleasant Lake. It contains ± 11.51 acres with 260' of frontage on Meadow Road. It is highly irregular in shape. To the southwest of the improvements it narrows to $\pm 100'$ wide at a depth of $\pm 315'$, but then opens up and extends southerly to the rear of six properties that front on Meadow Road, expanding to a maximum depth of $\pm 1,100'$. The building is set within $\pm 25'$ of the street and extends along most of the frontage. The paved driveway to the ± 14 -car parking lot at the rear of the building is on the south side of the building.





The site is generally level where the improvements are sited. At a distance of approximately 500' west of Meadow Road, a stream traverses the site that runs in a north-south direction. Unlike the improved portion of the site, the rear section that includes the stream consists of topographic features ranging from gently sloped to quite steep grades with a considerable amount of ledge present. The rear land is completely forested with wetland areas on either side of the stream. There is a screened gazebo in the rear yard for residents to enjoy on warm days. The site is serviced with a drilled well that reportedly can provide 550 gallons per minute, a capacity considered adequate for the existing use. There is a septic system west of the building that includes two separate septic systems that were installed within the past 5 years. The tanks are pumped annually, and the owner's representative reported that the septic system has never failed.

The site is improved with average landscaping (open lawn and mature shrubs and trees). The paved parking lot in the rear is considered adequate with space for approximately 30 vehicles. The demographic profile of the resident population and service staff requirements is consistent with this level of parking..

The site is located in Zone C; an area of minimal flooding per FEMA Map #230044-0010B, dated 5/5/1981. No adverse easements or encroachments were observed on the deed or the physical property. Based on the configuration, wetlands, and topography of rear portion of the site, it is our conclusion that there is no excess land present.

SUMMARY OF SITE CHARACTERISTICS	
Land Area	11.51 acres (rear portion of site is unusable and does not represent excess land)
Location	West side of Meadow Road (Route 121), opposite the intersection of Mayberry Hill Road; adjacent to the town hall/post office and park in Casco, ME
Shape/Frontage	Irregular; $\pm 260'$ frontage
Access/Visibility	Average local accessibility / Good visibility from both sides of Meadow Road
Topography/Soil Conditions	Level where improvements are sited: Soils support septic system and development based on 30 year operation as an assisted living facility

SUMMARY OF SITE CHARACTERISTICS	
Utilities	Onsite well and septic system
Easements/Encroachments	Normal utility easements; not adverse: No encroachments observed
Site Improvements	Paved driveway & parking lot with capacity for approximately 20 vehicles; average landscaping with open lawn area and mature trees and shrubs; well and high capacity septic system
Flood Zone/Drainage	Zone C on Panel #230044-0010 B: Adequate drainage
Environmental Concerns	None noted
Zoning/Conformity	V – Village District: Legal, non-conforming based on space and bulk requirements

BUILDING IMPROVEMENTS

The subject building consists of a 13,436 sf. 2-story wood frame New England farmhouse (with ells and a barn) that was constructed circa the 1890s. A new 1,184 sf. addition was completed at the rear of the building in 2012 that includes 5 resident rooms and a full basement with a concrete foundation. In its current configuration the property is defined as a 30-bed assisted living facility.

The building extends 172' across the frontage. The original building is supported by a foundation of granite and fieldstone and has a basement under the northernmost section (the original main section of the house) and the barn. The basement under the original main section of the house has a concrete floor. The basement under the barn is accessed from the inside, as well as the exterior (front and rear) with drive-in ramps.



The owner reported that when the property was acquired in 1986 and rehabilitated and converted to a residential care facility, the building structure was carefully inspected and supported structurally as necessary. This is evidenced in the attic of the barn, where steel cables, plates, ties, etc. were installed when it was converted from an open barn with a 34' peak height to a 2.5-story finished residential building.



The exterior of the building is sided with vinyl clapboards (all of the front, one of the sides and part of the rear). Overall, the fenestration is average to good, (wood sash, double hung) with a combination of thermopane windows and single pane windows with storm units. The exterior walls were reported to be insulated, and insulation in the attic floor was visible in the barn. The roof consists primarily of asphalt shingles, with many sections having been replaced in the past several years. There are multiple covered porches and a deck providing access to the rear, as well as 2 sets of exterior stairs providing secondary access and fire escape routes. There is also a covered front porch overlooking the street and down to Pleasant Lake, as well as a ramp to the covered front entry. There is a stair chair in the staircase located in the former barn section of the building, providing handicap access to the second floor. The new single-story addition is sited at the left rear corner of the building.

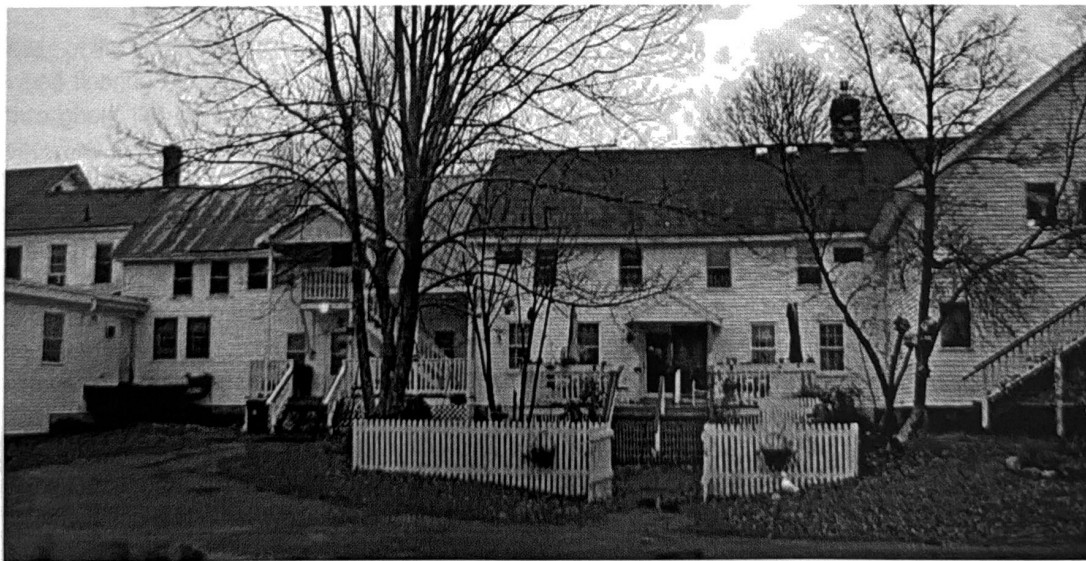


Photo 10 - 10/12/12

The interior includes a commercial kitchen and a large lodge-style dining and function room with a fieldstone fireplace. Atrium doors provide access to a deck extending off the rear of the building. There is also a TV room and 5 to 6 parlors for residents to gather in. A separate smaller dining room is present that is available for residents and their families for special gathering. There are two laundry rooms, a room reserved for uses as a hair salon, administrative office space (on the second level), and 30 bedrooms/beds. There are in excess of 10 full bathrooms and several rest rooms on the first floor. Many of the rooms have sinks. The building contains a total of 13,436 sf. of living area per municipal records.



Most of the floors are carpeted with some laminate flooring present, with a combination of hard and soft wood flooring beneath. There is also typical vinyl composition flooring in the baths and kitchen and throughout the new addition. The baths have fiberglass tub/shower units or good quality fiberglass showers with seats and handrails. Walls and ceilings are typical painted sheetrock, and the doors consist of a variety of unit types materials. The entire building is sprinklered and handicapped accessible. All of the applicable fire safety standards are satisfied, as the property is inspected regularly by DHHS. The electrical service is 1200-amp, with several sub-meters. There are three heat sources. There are two new oil-fired hot water boilers and an oil-fired forced air furnace. Part of the barn can be heated by electric baseboard as necessary. There is no central air conditioning present.

Five 2-bedroom apartments were built out in the barn in 1986. These have each since been converted to 2 additional bedrooms with a shared bathroom and living room. The kitchen appliances and sinks were removed. The overall condition of the building is considered to range from average to good, with physical components updated as necessary over the past 30 years. No significant deferred maintenance was noted. The furniture, fixtures and equipment (F, F & E) that is used in conjunction with the going concern is described later in the report, in addition to its estimated contributory value. Pertinent property exhibits and photographs are included in the addenda.