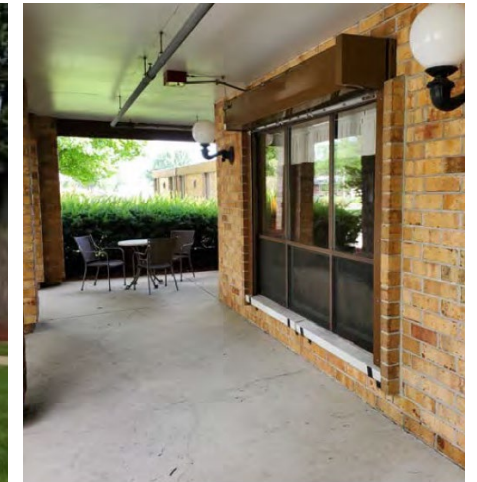




Former Nursing Home

The logo for Busey BANK, featuring the word "Busey" in a blue serif font and "BANK" in a smaller, blue sans-serif font, with a small icon of a classical building facade to the left.

The Facility is located at 815 S Prairie Street, Bethalto, IL 62010, Madison County. It is a one-story nursing facility formerly licensed at the intermediate care level for 98 beds that was closed in July 2019. The building improvements with 21,274 square feet of gross building area, were constructed in 1975. The property is located on a 3.21-acre site.



Market Area Analysis

The property is located in Bethalto, Illinois, which is within the St. Louis, MO-IL Metropolitan Statistical Area (MSA). This MSA, situated at the convergence of the Missouri and Mississippi Rivers, comprises the following counties: Franklin, Jefferson, Lincoln, St. Charles, St. François, St. Louis, the City of St. Louis, Warren, and Washington in Missouri, and Bond, Calhoun, Clinton, Jersey, Macoupin, Madison, Monroe, and St. Clair located in Illinois. The Illinois portion is referred to as the Metro-East.

The Illinois Department of Commerce and Economic Opportunity considers a nine-county area, which it identifies as “Southwest Illinois,” to be a region of interrelated and interdependent economies and employment opportunities. This “Southwest Illinois” demographic aligns closely with the Metro East portion of the St. Louis MSA, except that it excludes Macoupin County and includes Washington County.

Property Taxes

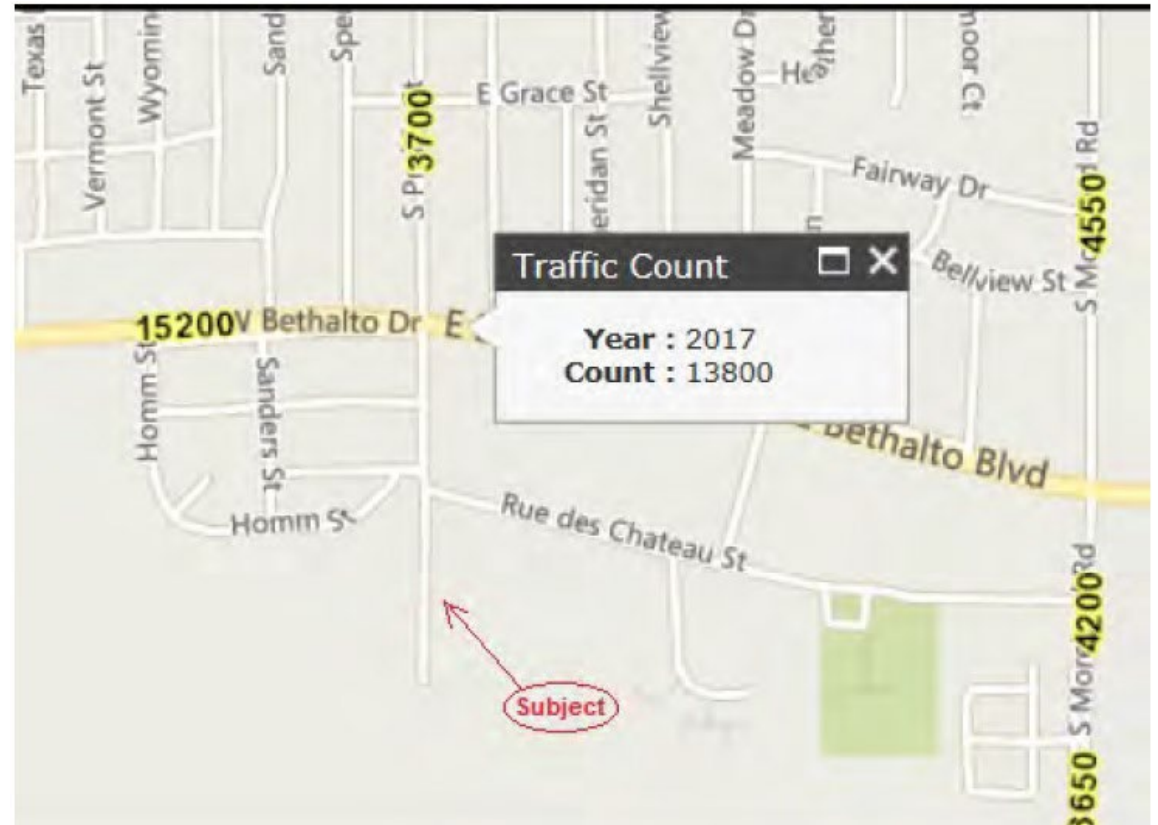
Real Estate Assessment and Taxes					
Tax ID	Land	Improvements	Total Assessment	Tax Rate	Taxes
15-1-09-07-13-302-001	\$36,960	\$422,670	\$459,630	\$8.60	\$39,520

Real Estate Assessment Analysis					
Tax ID	Per SF GBA	Per Acre	Total Assessment	Equalization Ratio	Implied Value
15-1-09-07-13-302-001	\$21.61	\$143,011	\$459,630	33.33%	\$1,379,028

Property Location – Traffic Count



2



5

Bethalto Population Trends

Population Trends

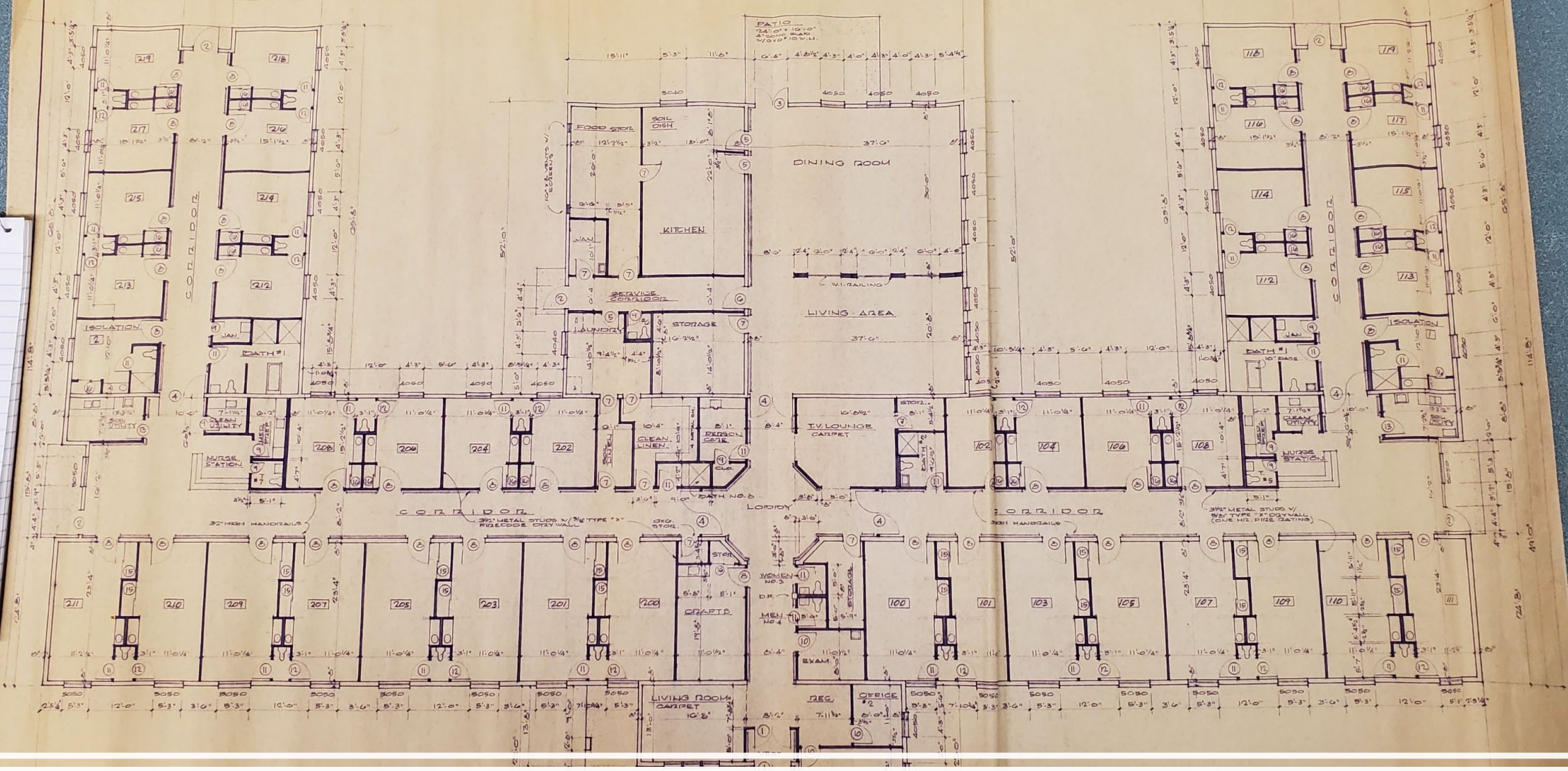
Geography	2010	Population Estimates		Compound Annual Change	
	Census	2018	2023	2010-2018	2018-2023
Illinois	12,830,632	12,970,153	13,034,049	0.14%	0.10%
SW Illinois	704,091	700,973	697,062	-0.06%	-0.11%
Madison County	269,282	269,152	269,065	-0.01%	-0.01%
Bethalto	9,521	9,395	9,350	-0.17%	-0.10%
Rosewood Heights	4,087	4,023	3,984	-0.20%	-0.19%

Source: Illinois Dept. of Commerce & Economic Opportunity



Facts

- Detached storage buildings.
- Single car wood frame garage utilized as repair/maintenance.
- Free standing metal clad barn building used for storage.
- Property located FEMA flood Zone C – not classified as flood hazard area.
- Sixty parking spaces.
- 2019 Real Estate Taxes \$40,418.



Building Floor Plan

FLOOR PLAN
SCALE 1/8" = 1'-0"



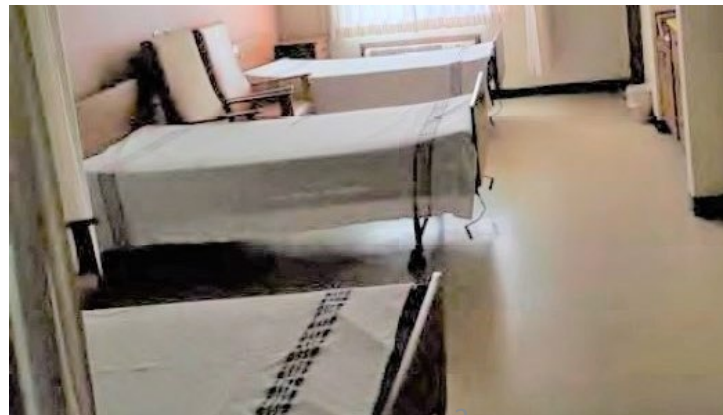
PROPOSED SYSTEMS FOR
METHUEN CENTER
DATE: 8-20-74
BY: J. E. CAHILL
BUILERS DESIGN SERVICE
POST OFFICE BOX 11
EDWARDSVILLE, ILLINOIS
74-25
REV. 3.0-75
8

Support Rooms – Fully Equipped



- Lobby/Sitting Area
- Administrators Office
- Reception/Bookkeepers Office
- Living Room
- Dining Area
- Electronics Office
- Examination Office
- Activities Room

Patient Rooms



- Personal Care Room
- Storage Room
- (2) Patient Isolation Rooms – (1 bed each)
- (31) Patient Rooms (2 beds each)-
Armchairs/Nightstands/Sinks and Toilets
- (7) Patient Rooms (3 beds each) –
Armchairs/Nightstands/Sinks and Toilets

Patient Rooms - continued



- Personal Care Room
- Storage Room
- (2) Patient Isolation Rooms – (1 bed each)
- (31) Patient Rooms (2 beds each)-
Armchairs/Nightstands/Sinks and Toilets
- (7) Patient Rooms (3 beds each) –
Armchairs/Nightstands/Sinks and Toilets
- (2) Nurses Stations – North and South
- (2) Shower Rooms – North and South

Medical Contents Included:

(Valued at \$25,000-\$30,000)

- 88 Patient Beds
- Walkers
- Walking Canes
- Invacare Recliners
- Extensive Beneficia Rock and Go Wheelchairs
- Invacare Patient Lifts
- Adjustable bedside tables
- Invacare Oxygen Concentrators
- Nebulizers