PUBLIC SALE OF CONNECTICUT NURSING HOME

Crescent Manor
1243 West Main Street
Waterbury, Connecticut 06708

A Medicaid and Medicare certified 115 bed nursing facility operated by a Court-appointed Receiver will be sold through a Bid Program. Bidders' positive operational experience will be a key criterion for selection.

- **Facility has good relationships with referring hospitals and enjoys strong community support.**
- **Facility room configuration is 26 semi-private rooms and 21 three-bed rooms.**
- **Current census is 92 residents (Avg. of 72% Medicaid, 20% Medicare and 8% Private Pay/Other).**
- **Facility has a ★★★ Medicare compliance rating.**
- **Facility has a Medicaid rate of $240.20.**
- **Operating assets will be sold free and clear.**
- **Real property and improvements are owned by a landlord, with whom an independent lease or purchase arrangement must be made.**

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