



**THE PREMIER BROKER FOR
SENIOR HOUSING & HEALTHCARE FACILITIES**

610.902.3900 or 800.866.5876

Jim Baranello

Vice President

JBaranello@PrestigeGroup.com

484.995.6114 Cell

Joe Shallow

Vice President

JShallow@PrestigeGroup.com

610.701.1133 Cell

**“GERMANTOWN PERSONAL CARE
& RETIREMENT HOME”**

62 W Harvey Street, Philadelphia PA 19144

“LOCATED IN HISTORIC GERMANTOWN”



Expansion
Possible To
Add 28 Beds!

Ideal For
Re-Positioning To:
Behavioral Health or
Drug/Alcohol Rehab

LICENSED 39 BED FACILITY

- 13 Dormitory Style Rooms
- 17 Bedrooms
- 7 Bathrooms
- Average Past Two Year Occupancy 34 Residents
- Convenient Location With Easy Access to Mt Airy, Center City & Chestnut Hill
- Referring Hospitals & Agencies

Exclusive Offering at... \$990,000

www.PrestigeGroupSeniorHousing.com

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GERMANTOWN PERSONAL CARE & RETIREMENT HOME

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GERMANTOWN PERSONAL CARE & RETIREMENT HOME

EXECUTIVE SUMMARY

Prestige Group is proud to present the exclusive offering of
“Germantown Personal Care & Retirement Home”

62 W. Harvey Street, Philadelphia, PA 19144

“LOCATED IN HISTORIC GERMANTOWN”

***Ideal Opportunity to Reposition the Property into a
Behavioral Health or Drug/Alcohol Rehab Facility
or Continue to Operate this Turn-key Facility***

Expansion Possibility Exists to Add 28 More Beds!

Germantown Personal Care & Retirement Home is licensed for 39 beds.

Originally built as two attached single family homes the properties were combined and the use was changed to the personal care home.

The facility consists of 13 dormitory style bedrooms and 7 bathrooms.

The census is historically strong. The past two years occupancy has averaged 34 residents. The clients are a mix of private pay and SSI.

The facility has relationships with local agencies and hospitals who refer clients. They include:

- Roxborough Hospital
- Einstein Medical Center
- Mental Health Association
- PMHCC
- Philadelphia Corporation for Aging
- Horizon House
- Veteran’s Administration

This property provides several potential opportunities.

- **Turn-key Opportunity** - Since the facility is currently operating with a healthy census, the Buyer has the opportunity to continue to run the facility.
- **Re-Position the Facility as a Behavioral Health or Drug/Alcohol Rehab Facility**
- **Expansion** - The property sits on approximately 1/4 acre. There is the possibility to build an annex to the existing structure and create space for an additional 28 beds. The annex would also include additional bathrooms and a cafeteria/community room.

GERMANTOWN PERSONAL CARE & RETIREMENT HOME

PROPERTY OVERVIEW

Germantown Personal Care & Retirement Home is located at 62 Harvey Street, Philadelphia, PA 19144, which is situated in the northwest section of Philadelphia called Germantown.

The facility is licensed for 39 beds.

The facility consists of 17 dormitory style bedrooms & 7 bathrooms.

FIRST FLOOR:

- 6 Bedrooms
- 3 Bathrooms
- Living Room
- Dining Room
- Lounge
- Kitchen
- Pantry
- Office
- Laundry

SECOND FLOOR:

- 5 Bedrooms
- 2 Bathrooms

THIRD FLOOR:

- 6 Bedrooms
- 2 Bathrooms

Building Size: 5,359+/-sf

Lot Size: 9,101+/-sf

Hot Water Gas Heat

Window Air Conditioning Units

Sprinklered

GERMANTOWN PERSONAL CARE & RETIREMENT HOME

INCOME AND EXPENSES

INCOME	2015	2016	2017	2018 Proforma
Resident Fees	\$ 300,061	\$ 566,245		
	—	—		
	—	—		
Refunds	—	—		
Total Income	\$ 300,061	\$ 566,245		

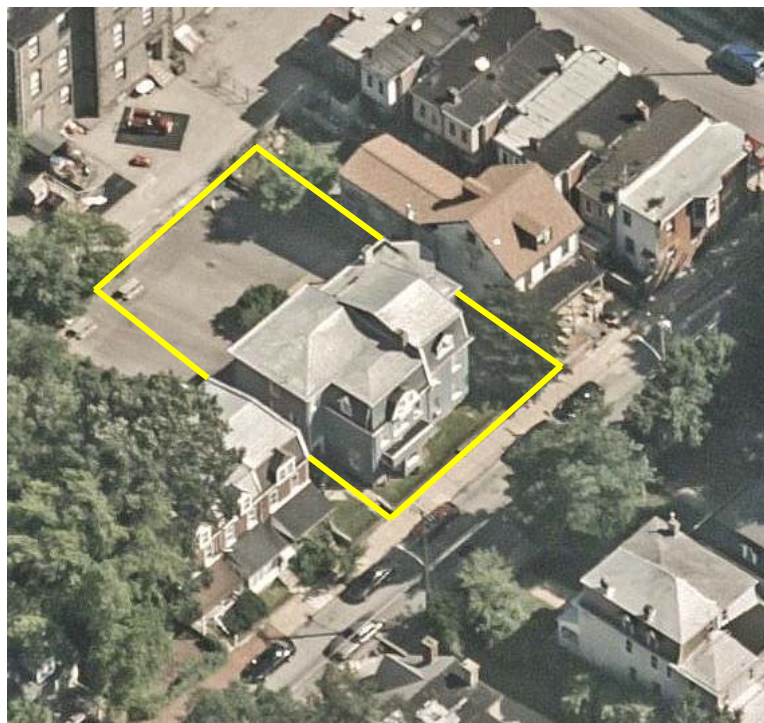
EXPENSES				
Administrative Expenses	\$ 1,713	\$ 0		
Bank Charges	\$ 836	\$ 1,188		
Cleaning	\$ 375	\$ 0		
Dues & Subscriptions	\$ 1,200	\$ 178		
Food Expense	\$ 16,313	\$ 46,636		
Insurance	\$ 0	\$ 7,464		
Internet	\$ 3,781	\$ 0		
Legal & Professional	\$ 1,595	\$ 3,646		
Meal & Entertainment	\$ 0	\$ 988		
Miscellaneous	\$ 0	\$ 3,124		
Office Expense	\$ 195	\$ 3,940		
Office Supplies	\$ 315	\$ 0		
Outside Services	\$ 0	\$ 8,598		
Pest Control	\$ 336	\$ 0		
Repairs & Maintenance	\$ 3,978	\$ 39,451		
Resident Activities	\$ 21,471	\$ 6,778		
Resident Clothing	\$ 153	\$ 0		
Resident Medical	\$ 735	\$ 0		
Salaries & Wages	\$ 129,436	\$ 128,786		
Security	\$ 2,538	\$ 2,841		
Supplies & Materials	\$ 218	\$ 14,474		
Taxes & Licenses	\$ 20,544	\$ 18,042		
Telephone	\$ 1,866	\$ 1,404		
Training	\$ 1,915	\$ 5,652		
Utilities	\$ 22,738	\$ 59,625		
Total Expenses	\$ 232,251	\$ 352,815		
NET ORDINARY INCOME	\$ 67,810	\$ 213,430		

GERMANTOWN PERSONAL CARE & RETIREMENT HOME

RENT ROLL

Unit #	Rent
1	\$ 670
2	3,158
3	1,189
4	1,200
5	913
6	1,184
7	1,421
8	1,188
9	1,124
10	576
11	1,220
12	1,185
13	1,184
14	772
15	1,253
16	648
17	1,185
18	1,187
19	863
20	1,209
21	996
22	616
23	2,899
24	1,171
25	0
26	1,187
27	1,185
28	1,032
29	1,204
30	1,167
31	1,215
32	1,185
33	768
34	1,165
35	0
36	1,209
37	1,185
38	770
39	0
Total Rent	\$ 42,284

GERMANTOWN PERSONAL CARE & RETIREMENT HOME AERIAL VIEW



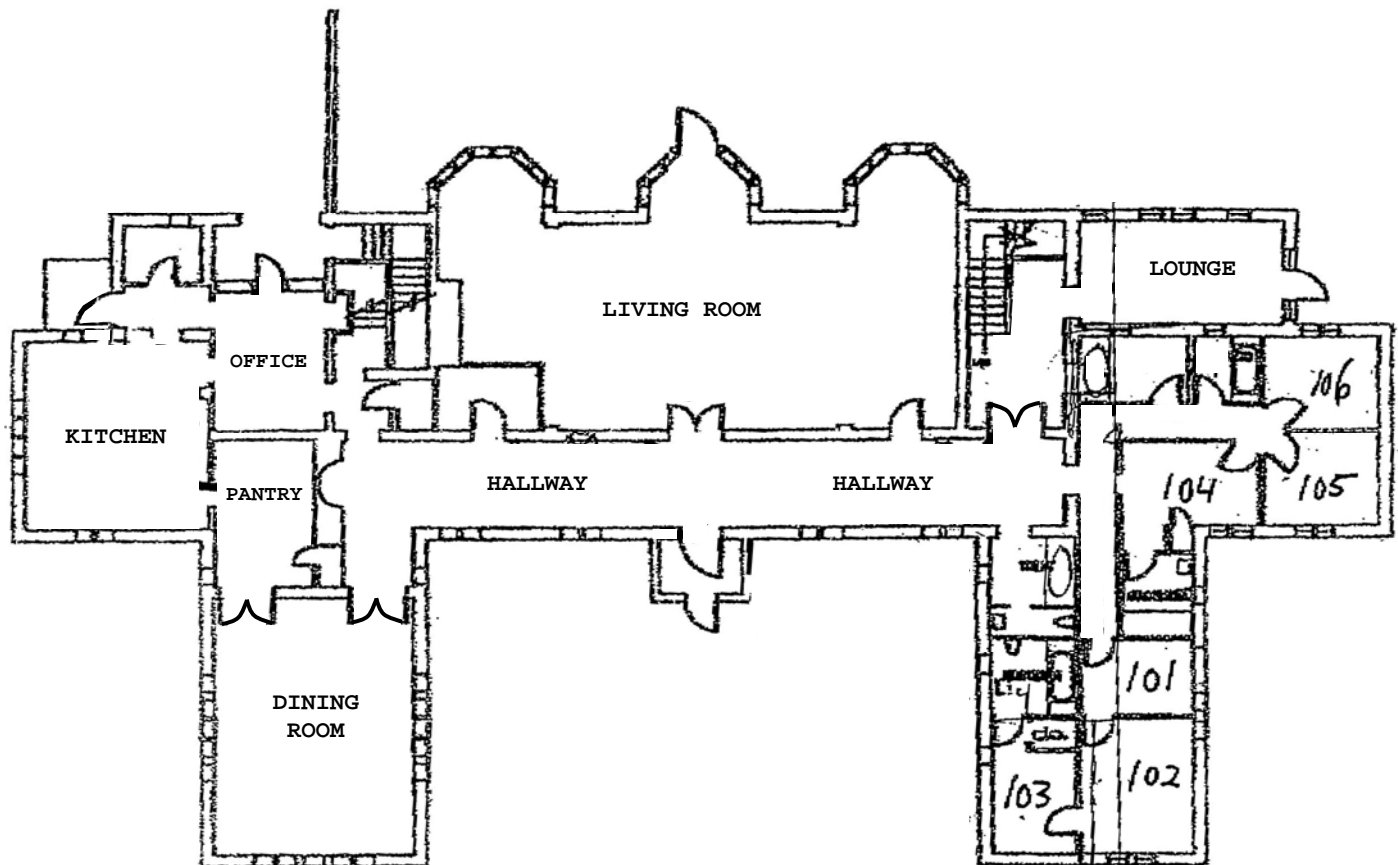
GERMANTOWN PERSONAL CARE & RETIREMENT HOME SITE MAP



GERMANTOWN PERSONAL CARE & RETIREMENT HOME

FLOOR PLAN • FIRST FLOOR

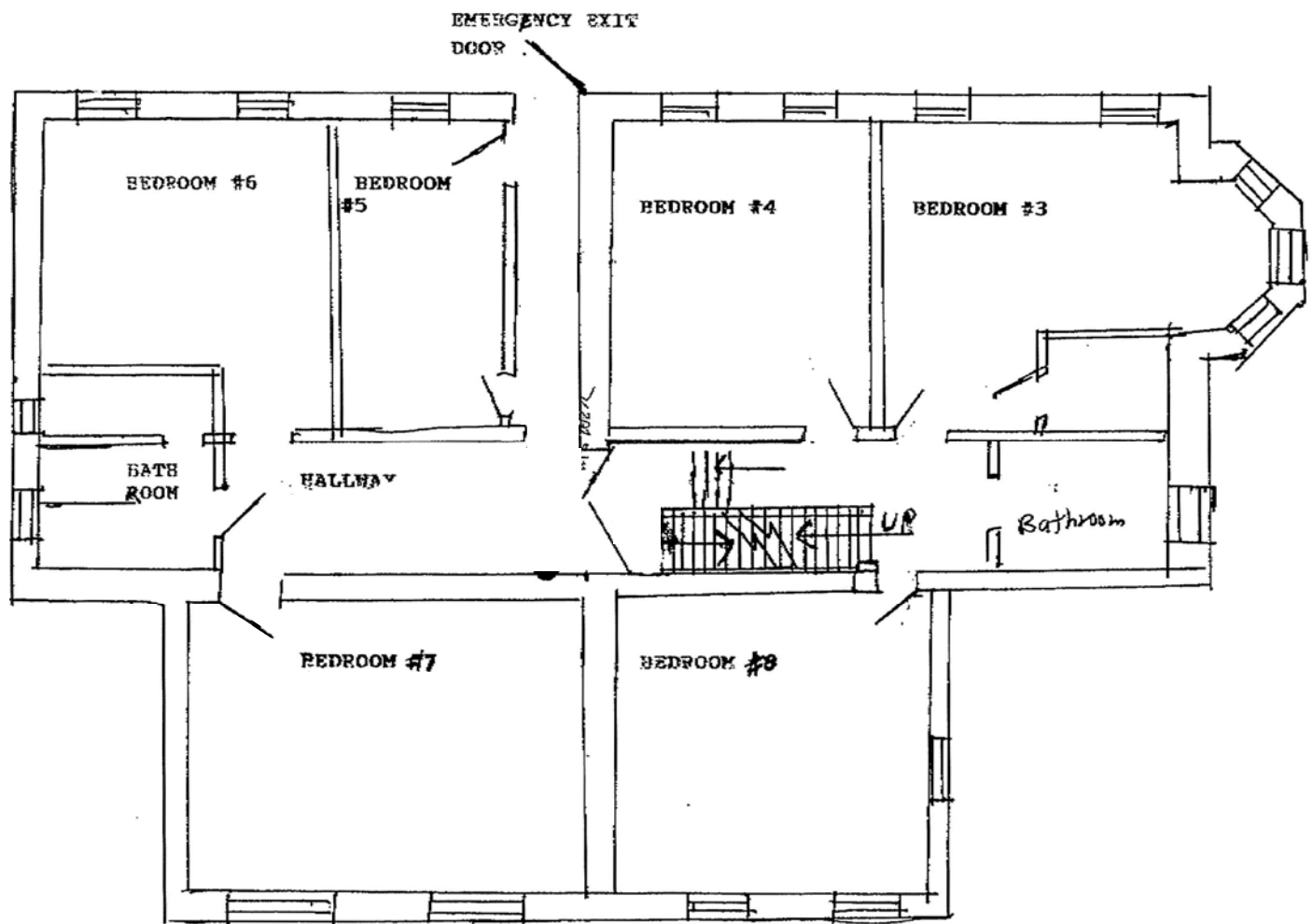
FIRST FLOOR



GERMANTOWN PERSONAL CARE & RETIREMENT HOME

FLOOR PLAN • SECOND FLOOR

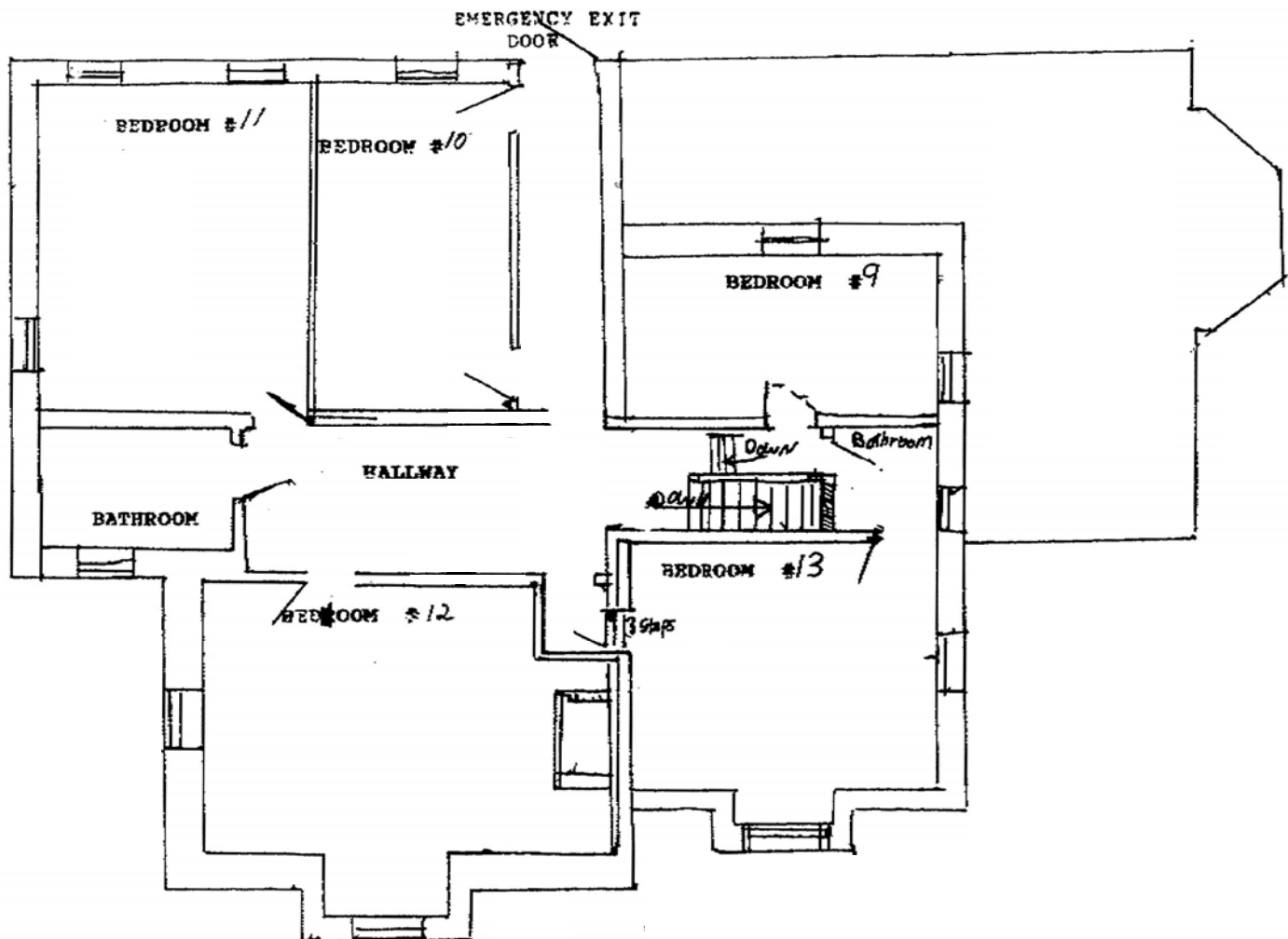
SECOND FLOOR

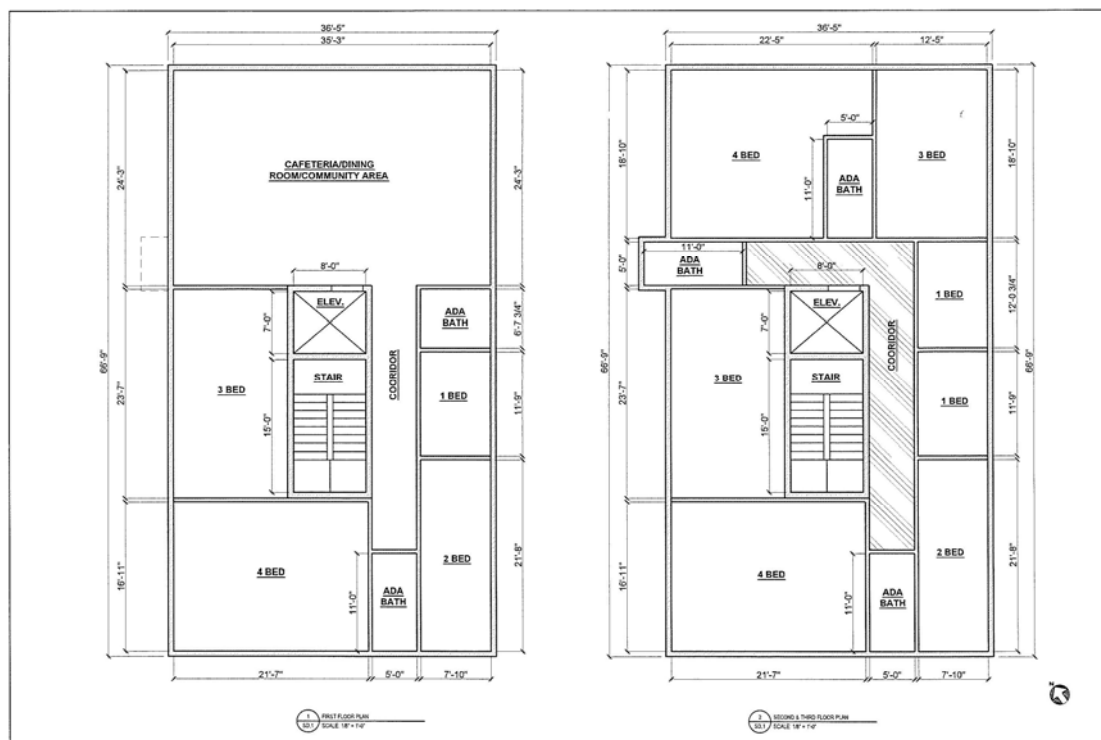


GERMANTOWN PERSONAL CARE & RETIREMENT HOME

FLOOR PLAN • THIRD FLOOR

THIRD FLOOR



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GERMANTOWN PERSONAL CARE & RETIREMENT HOME

AREA OVERVIEW

Germantown is an area in the northwest section of Philadelphia.

Germantown stretches for about two miles along Germantown Avenue northwest from Windrim and Roberts Avenues. Germantown has been consistently bounded on the southwest by Wissahickon Avenue, on the southeast by Roberts Avenue, and on the east by Wister Street and Stenton Avenue. The northwest border has expanded and contracted over the years.

Germantown was founded by German Quaker and Mennonite families in 1683. It was originally an independent borough. In 1854 it became an official part of Philadelphia. The area is located about six miles northwest from the city center.



Germantown now consists of two neighborhoods: 'Germantown' and 'East Germantown'. The boundary between the two neighborhoods is not well-defined and has varied over time. Today, 'Germantown' usually refers to the part of the area that lies west of Germantown Avenue, up through West Johnson Street, and 'East Germantown' to the part that lies east of Germantown Avenue, up through East Upsal Street.

The neighborhood of Mount Airy lies to the northwest, Ogontz and West Oak Lane to the northeast, Logantown to the east, Nicetown–Tioga to the south, and East Falls to the southwest.

The majority of Germantown is covered by the 19144 zip code, but the area north of Chew Avenue falls in the 19138 zip code.

Germantown has played a significant role in American history; it was the birthplace of the American antislavery movement, the site of a Revolutionary War battle, the temporary residence of George Washington, the location of the first bank of the United States, and the residence of many notable politicians, scholars, artists, and social activists.

Today the area remains rich in historic sites and buildings from the colonial era, some of which are open to the public.

Germantown has numerous parks and recreation areas.

The area is served by two SEPTA (Southeast Pennsylvania Regional Rail) lines which connect to Center City Philadelphia. Additionally there are many bus routes that service the area.

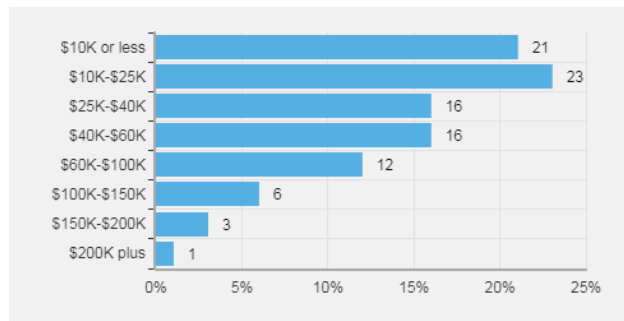
GERMANTOWN PERSONAL CARE & RETIREMENT HOME DEMOGRAPHICS

Germantown Demographics Profile

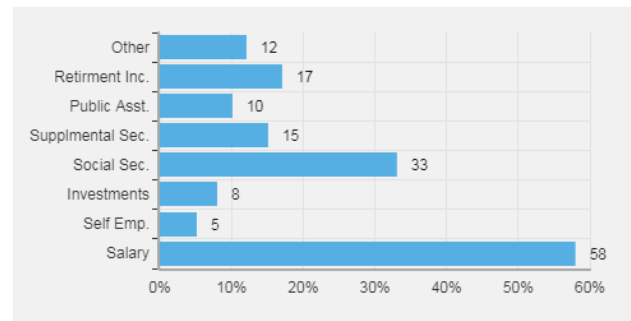
Statistic	Germantown	Philadelphia	Pennsylvania
Population	66,915	1,559,938	12,783,977
Population density (sq mi)	12,736	11,626	277
Median age	36.9	33.9	40.6
Male/Female ratio	0.8:1	0.9:1	1.0:1
Married (15yrs & older)	n/a	38%	56%
Speak English	n/a	78%	89%
Speak Spanish	n/a	10%	5%

- The population density in Germantown is 10% higher than Philadelphia.
- The median age in Germantown is 9% higher than Philadelphia.
- In Germantown 12.61% of the population is Caucasian.
- In Germantown 82.64% of the population is African American.
- In Germantown 1.08% of the population is Asian.

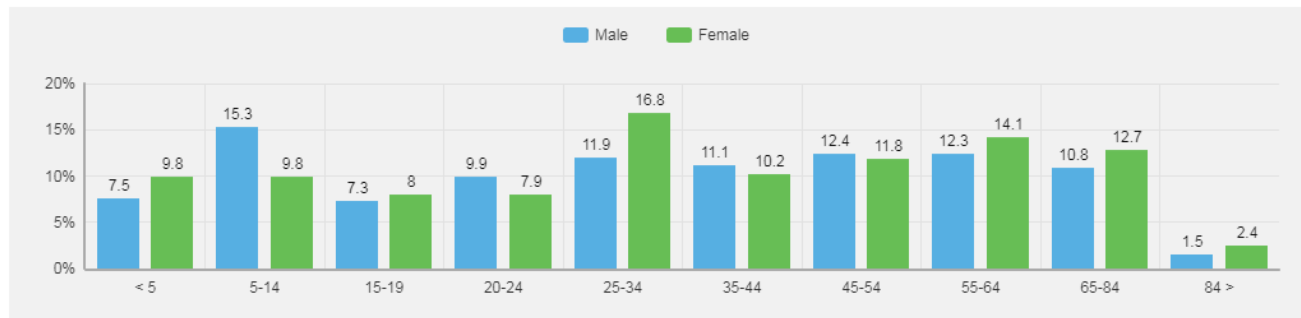
Household Income Distribution



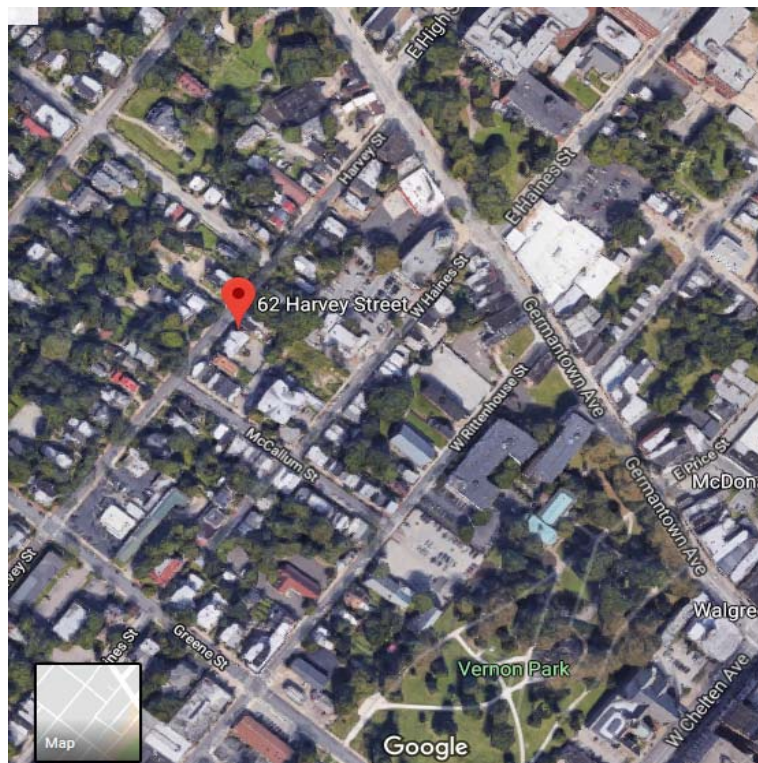
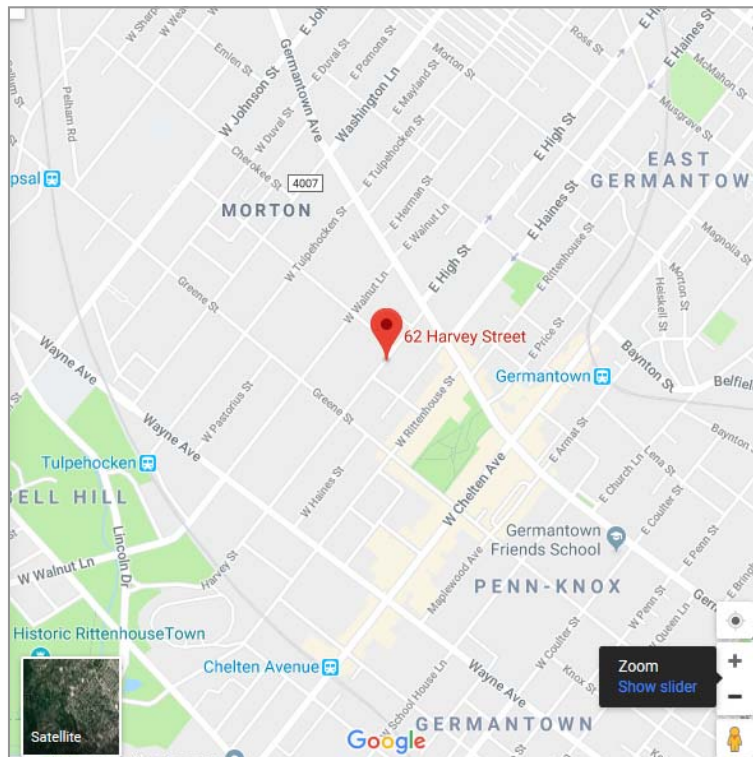
Source Of Income



Germantown Age Breakdown



GERMANTOWN PERSONAL CARE & RETIREMENT HOME MAPS



GERMANTOWN PERSONAL CARE & RETIREMENT HOME

CERTIFICATE OF COMPLIANCE



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to BOBBY AND JOYLE SPEARS

To operate SPEARS PERSONAL CARE AND RETIREMENT

Located at 62 WEST HARVEY STREET, PHILADELPHIA, PA 19144

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 39

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

RESTRICTIONS: _____

RESTRICTIONS: _____

RESTRICTIONS: _____

RESTRICTIONS: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

No: 109550

Robert E. Robinson
ISSUING OFFICER

Tom Bank
DIRECTOR

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.

HS 628 - 12/16



GERMANTOWN PERSONAL CARE & RETIREMENT HOME

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 62 W Harvey Street, Philadelphia PA 19144

The Offering Memorandum being delivered in connection with this agreement has been prepared by Prestige Group and, does not purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by Prestige Group, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige Group or the Owners, and therefore are subject to variation. No representation is made by Prestige Group or Owners as to the accuracy or completeness of the information contained herein or the performance of the Property. Further Prestige Group, Owners and its employees disclaim any and all liability for accuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made available to the recipient and expect prospective purchasers to exercise due diligence in verifying all information. The Offering Memorandum does not constitute a representation that there is has not been any change in the business or affairs of the Property or the information contained in the Offering Memorandum.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel, and any conditions to the Owner's obligations have been satisfied or waived. Prestige Group is not authorized to make any representations or agreements on behalf of Owners.

The Offering Memorandum and its contents, except such information, which is in or becomes part of the public domain other than as a result of a violation of this agreement, matter of public record or is provided in sources available to the public are of a confidential nature. By accepting the Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you, if necessary, for your confidentiality) without the prior written authorization of the Owners or Prestige Group (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige Group. Any copies of the Offering Memorandum and its Contents that are retained as permitted hereunder will remain confidential, subject to the terms of this agreement.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige Group. In the event that Buyer violates this Agreement, both Prestige Group and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of above to a third party and this third party or the Buyer purchases the above Property without Prestige Group, then Buyer in addition to the remedies specified herein, will also be responsible for the payment of Prestige Group's commission.

Buyer acknowledges that they are working with Prestige Group as Exclusive Broker and are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige Group.

Prestige Group, on its own behalf by its acceptance hereof, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Buyer interest in Potential Transaction may be material non-public information about Potential Buyer. Prestige Group, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2018, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number