



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

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**610.902.3900 x123 or 800.866.5876**

## **“APEX PERSONAL CARE HOME PORTFOLIO”**

**Located in Pennsylvania Pocono Mountain Region**



**4 PERSONAL CARE HOMES • 148 BEDS**

**OFFERED EXCLUSIVELY... \$4,440,000**

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# APEX PERSONAL CARE HOME PORTFOLIO

## TABLE OF CONTENTS

Executive Summary .....	1
<b>MILFORD MANOR</b>	
Property Overview .....	2
Aerial Map .....	3
Financial Analysis	
- Rent Roll .....	4
- Income and Expenses .....	5
Licenses .....	6
<b>REGENCY HEIGHTS</b>	
Property Overview .....	7
Aerial Map .....	8
Financial Analysis	
- Rent Roll .....	9
- Income and Expenses .....	10
Licenses .....	11
<b>STERLING MANOR</b>	
Property Overview .....	12
Aerial Map .....	13
Financial Analysis	
- Rent Roll .....	14
- Income and Expenses .....	15
Licenses .....	16
<b>RIVER MANOR</b>	
Property Overview .....	17
Aerial Map .....	18
Financial Analysis	
- Rent Roll .....	19
- Income and Expenses .....	20
Licenses .....	21
Area Overview .....	22
Demographics .....	23
Area Map .....	26
Confidentiality & Disclaimer .....	27

# **APEX PERSONAL CARE HOME PORTFOLIO EXECUTIVE SUMMARY**

***Prestige Group is proud to present the exclusive offering of  
“Apex Personal Care Portfolio”***

**MILFORD MANOR:  
2200 Milford Rd, East Stroudsburg, PA 18301**

**REGENCY HEIGHTS:  
164 S. Main St, Carbondale, PA 18407**

**STERLING MANOR:  
803 Carlton Rd, Tobyhanna, PA 18466**

**RIVER MANOR:  
126 N. Church St, Hazleton, PA 18201**

Apex Personal Care Home is comprised of four personal care home facilities with a total of 148 licensed beds.

The facilities are located in the Pocono Mountain region of northeastern Pennsylvania. This enables ownership to easily manage the portfolio.

All of the facilities are clean and well maintained.

Each facility has an on site administrator for the day to day operations. There is an executive administrator who oversees each on site administrator.

There is significant value add potential for new ownership by changing the management structure. The new ownership can do their own management thereby reducing their cost for the executive administrator.

This portfolio is a turn-key opportunity for new ownership and is priced to sell.

# APEX PERSONAL CARE HOME PORTFOLIO

## MILFORD MANOR PROPERTY OVERVIEW

**MILFORD MANOR**  
2200 Milford Road, East Stroudsburg, PA 18301  
Monroe County

### 51 Licensed Beds

**25 Bedrooms**

**3 Bedroom Cottage on the Property**

*(currently leased as residential unit)*

### IMPROVEMENTS

<b>Gross Building Area:</b>	14,750+/- square feet
<b>Site Size:</b>	2.97+/- Acres
<b>Site Shape:</b>	Rectangular
<b>Year Built:</b>	Circa 1902
<b>Stories:</b>	2
<b># Bedrooms:</b>	25 Bedrooms
<b># Bathrooms:</b>	21 Private <ul style="list-style-type: none"><li>• 1 Shared</li><li>• 1 Communal for 3 Rooms</li><li>• 1 Staff/Visitor Half Bath</li></ul>
<b>Building Shape:</b>	"L" - Shaped
<b>Basement:</b>	Yes
<b>Lobby:</b>	Yes
<b>Roof:</b>	Shingle
<b>Exterior Walls:</b>	Siding
<b>Floor Covering:</b>	Laminate in Common Areas; Carpet in Bedrooms & Hallways
<b>Ceiling:</b>	Drop Ceilings in Hallways
<b>Heating:</b>	Oil
<b>Electric:</b>	220
<b>Water Heater:</b>	Oil
<b>Fire Alarm:</b>	Yes
<b>Security System:</b>	Yes
<b>Water:</b>	Public
<b>Sewer:</b>	On-site
<b>Kitchen:</b>	Commercial Full Service
<b>Dining Room:</b>	Yes
<b>Laundry Area:</b>	Yes
<b>Zoning:</b>	Personal Care

**APEX PERSONAL CARE HOME PORTFOLIO  
MILFORD MANOR PROPERTY OVERVIEW**

**MILFORD MANOR**



# APEX PERSONAL CARE HOME PORTFOLIO MILFORD MANOR MONTHLY RENT ROLL

## MILFORD MANOR

Room #	Rent	Room #	Rent
1	\$1,107	27	1,164
2	1,087	28	Vacant
3	1,500	29	1,107
4	—	30	1,084
5	1,109	31	955
6	1,825	32	Vacant
7	1,100	33	1,107
8	1,089	34	Vacant
9	1,107	35	1,150
10	1,600	36	1,500
11	1,500	37	Vacant
12	1,089	38	1,107
13	1,107	39	1,087
14	1,107	40	1,040
15	1,109	41	1,107
16	1,109	42	1,107
17	939	43	615
18	1,500	44	Vacant
19	857	45	Vacant
20	1,107	46	1,107
21	1,077	47	1,500
22	992	48	1,460
23	1,084	49	1,400
24	1,087	50	Vacant
25	1,200	51	??
26	1,087	<b>Total Rent</b>	<b>\$49,079</b>



## APEX PERSONAL CARE HOME PORTFOLIO MILFORD MANOR INCOME AND EXPENSES

MILFORD MANOR	2015	2016
<b>INCOME</b>		
Fees for Services	\$ 650,084	\$ 670,895
<b>Total Income</b>	<b>\$ 650,084</b>	<b>\$ 670,895</b>
<b>EXPENSES</b>		
Advertising	\$ 414	\$ 238
Auto / Transportation	\$ 7,074	\$ 559
Bank Fees	\$ 3,445	\$ 5,462
Computer	\$ 65	—
Dues & Subscriptions	\$ 637	—
Food	\$ 42,923	\$ 41,228
Insurance	\$ 42,718	\$ 24,449
Maintenance	\$ 23,663	\$ 1,315
Landscape	\$ 6,393	—
Repairs	\$ 1,906	—
Snow Removal	—	—
Medical Supplies	\$ 2,599	\$ 574
Licenses & Permits	\$ 796	\$ 50
Office Supplies	\$ 8,027	\$ 357
Payroll	\$ 276,285	\$ 297,812
Payroll Tax	\$ 32,363	—
Postage & Delivery	\$ 227	\$ 28
Accounting	\$ 4,006	—
Other	\$ 1,396	\$ 786
Telephone	\$ 7,035	\$ 3,321
Utilities		
Cable	\$ 2,915	\$ 3,061
Electric	\$ 81	\$ 1,579
Gas / Oil	\$ 9,907	\$ 3,450
Water	\$ 1,690	\$ 3,582
Sewer	\$ 3,000	\$ 7,000
Other	\$ 32,458	\$ 13,483
<b>Total Expenses</b>	<b>\$ 512,023</b>	<b>\$ 408,334</b>
<b>NET OPERATING INCOME</b>	<b>\$ 138,061</b>	<b>\$ 262,561</b>

# APEX PERSONAL CARE HOME PORTFOLIO MILFORD MANOR CERTIFICATE OF COMPLIANCE

**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to APEX MANAGEMENT GROUP LLC  
LEGAL ENTITY

To operate MILFORD MANOR  
NAME OF FACILITY OR AGENCY

Located at 2200 MILFORD ROAD, EAST STROUDSBURG, PA 18301  
COMPLETE TO 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 \_\_\_\_\_

To provide Personal Care Homes  
TYPE OF SERVICES TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 51  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: \_\_\_\_\_

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

55 Pa. Code Chapter 2609: Personal Care Homes  
GENERAL CHAPTER AND TITLE OF REGULATIONS

and shall remain in effect from February 27, 2016 until February 27, 2017  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 223520

Robert E. Robinson  
BOARD OFFICER

[Signature]  
BOARD OFFICER

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 626 - 12/14





# APEX PERSONAL CARE HOME PORTFOLIO

## REGENCY HEIGHTS PROPERTY OVERVIEW

### REGENCY HEIGHTS

164 S. Main Street, Carbondale, PA 18407  
Lackawanna County

35 Licensed Beds

15 Bedrooms

#### IMPROVEMENTS

<b>Site Size:</b>	.9+/- Acre
<b>Site Shape:</b>	Irregular
<b>Stories:</b>	2
<b># Bedrooms:</b>	15 Bedrooms <ul style="list-style-type: none"><li>• 5 on first floor</li><li>• 10 in second floor</li></ul>
<b># Bathrooms:</b>	5 Private 10 Shared
<b>Building Shape:</b>	"T" - Shaped
<b>Basement:</b>	Yes
<b>Lobby:</b>	Yes
<b>Exterior Walls:</b>	Brick
<b>Floor Covering:</b>	Laminate in Dining Area; Carpet Throughout
<b>Ceiling:</b>	Drop Ceilings
<b>Heating:</b>	Gas
<b>Electric:</b>	220
<b>Generator:</b>	Yes
<b>Elevator:</b>	Yes
<b>Fire Alarm:</b>	Yes
<b>Security System:</b>	Yes
<b>Water:</b>	Public
<b>Sewer:</b>	Public
<b>Kitchen:</b>	Commercial Full Service
<b>Dining Room:</b>	Yes
<b>Laundry Area:</b>	Yes
<b>Zoning:</b>	Personal Care

# APEX PERSONAL CARE HOME PORTFOLIO REGENCY HEIGHTS PROPERTY OVERVIEW

## REGENCY HEIGHTS



# APEX PERSONAL CARE HOME PORTFOLIO REGENCY HEIGHTS MONTHLY RENT ROLL

## REGENCY HEIGHTS

Room #	Rent	Room #	Rent
1	\$1,107	19	Vacant
2	1,069	20	Vacant
3	Vacant	21	1,107
4	1,107	22	1,107
5	1,037	23	1,087
6	1,350	24	1,107
7	1,107	26	1,020
8	1,095	27	1,350
9	1,107	28	1,107
10	1,107	29	1,107
11	1,107	30	1,107
12	1,500	31	1,142
13	Vacant	32	Vacant
14	1,107	33	Vacant
15	1,107	34	Vacant
16	1,087	35	1,107
17	1,107		
18	900	<b>Total Rent</b>	<b>\$30,355</b>



## APEX PERSONAL CARE HOME PORTFOLIO REGENCY HEIGHTS INCOME AND EXPENSES

REGENCY HEIGHTS	2015	2016
<b>INCOME</b>		
Fees for Services	\$ 419,082	\$ 406,347
<b>Total Income</b>	<b>\$ 419,082</b>	<b>\$ 406,347</b>
<b>EXPENSES</b>		
Advertising	\$ 267	—
Auto / Transportation	\$ 563	\$ 4,464
Bank Fees	\$ 4,508	\$ 1,948
Computer	\$ 98	\$ 109
Education	\$ 900	\$ 1,016
Food	\$ 28,808	\$ 40,686
Insurance	\$ 36,316	\$ 16,009
Maintenance	\$ 10,792	\$ 4,925
Landscape	\$ 4,147	\$ 660
Repairs	\$ 951	\$ 4,060
Medical Supplies	—	\$ 495
Licenses & Permits	\$ 64	\$ 120
Office Supplies	\$ 3,628	\$ 10,486
Payroll	\$ 217,727	\$ 277,615
Payroll Tax	\$ 35,190	—
Postage & Delivery	—	\$ 93
Professional Fees	\$ 2,079	—
Accounting	—	\$ 3,411
Property Taxes	\$ 16,512	—
Telephone	\$ 9,310	\$ 7,710
Utilities		
Cable	\$ 810	\$ 769
Electric	\$ 13,376	\$ 16,098
Gas / Oil	\$ 13,159	\$ 7,128
Water	\$ 5,352	\$ 6,952
Sewer	—	\$ 1,000
Other	\$ 4,344	\$ 4,297
<b>Total Expenses</b>	<b>\$ 408,901</b>	<b>\$ 410,051</b>
<b>NET OPERATING INCOME</b>	<b>\$ 10,181</b>	<b>\$ (3,704)</b>

# APEX PERSONAL CARE HOME PORTFOLIO REGENCY HEIGHTS CERTIFICATE OF COMPLIANCE



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to REGENCY HEIGHTS LLC  
LEGAL ENTITY

To operate REGENCY HEIGHTS  
NAME OF FACILITY OR AGENCY

Located at 164 SOUTH MAIN STREET, CARBONDALE, PA 18407  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>
<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>
<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>

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 35  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: \_\_\_\_\_

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

55 Pa. Code Chapter 2600: Personal Care Homes  
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from July 8, 2017 until July 8, 2018  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **225990**

  
ISSUING OFFICER

  
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



# APEX PERSONAL CARE HOME PORTFOLIO

## STERLING MANOR PROPERTY OVERVIEW

### STERLING MANOR

803 Carlton Road, Tobyhanna, PA 18466  
Wayne County

#### 24 Licensed Beds

11 Bedrooms  
Plus 2 Bedroom Apartment

#### IMPROVEMENTS

<b>Site Size:</b>	1.67+/- Acres
<b>Site Shape:</b>	Irregular
<b>Building Size:</b>	5,726+/- sf Plus 2 Bedroom, 1 Bath Apartment
<b>Stories:</b>	2
<b># Bedrooms:</b>	25 Bedrooms • 3 Bedrooms on 1st Floor • 8 Bedroom on 2nd Floor
<b># Bathrooms:</b>	2 Private Full • 3 Common Full • 1 Half Bath
<b>Building Shape:</b>	Irregular
<b>Basement:</b>	Yes
<b>Roof:</b>	Synthetic Cedar
<b>Exterior Walls:</b>	Stone, Brick, Siding
<b>Floor Covering:</b>	Hardwood or Laminate in Bedrooms Linoleum in Common Areas
<b>Interior Walls:</b>	Wall Paper with Chair Rail
<b>Ceiling:</b>	Drywall Throughout
<b>Heating:</b>	Oil
<b>Electric:</b>	220
<b>Water Heater:</b>	Oil
<b>Air Conditioning:</b>	Window Units
<b>Fire Alarm:</b>	Yes
<b>Security System:</b>	Yes
<b>Water:</b>	Well
<b>Sewer:</b>	Septic
<b>Kitchen:</b>	Commercial Full Service
<b>Dining Room:</b>	Yes
<b>Laundry Area:</b>	Yes
<b>Zoning:</b>	Personal Care

# APEX PERSONAL CARE HOME PORTFOLIO

## STERLING MANOR PROPERTY OVERVIEW

### STERLING MANOR



# APEX PERSONAL CARE HOME PORTFOLIO

## STERLING MANOR MONTHLY RENT ROLL

### STERLING MANOR

Room #	Rent
1	\$945
2	637
3	1,107
4	Vacant
5	1,107
6	1,087
7	1,107
8	Vacant
9	1,107
10	1,100
11	1,079
12	1,107
13	1,107
14	690
15	1,072
16	1,107
17	Vacant
18	Vacant
19	1,107
20	
21	1,107
22	Vacant
23	1,107
24	Vacant
<b>Total Rent</b>	<b>\$17,683</b>





## APEX PERSONAL CARE HOME PORTFOLIO STERLING MANOR INCOME AND EXPENSES

STERLING MANOR	2015	2016
<b>INCOME</b>		
Fees for Services	\$ 308,258	\$ 318,654
<b>Total Income</b>	<b>\$ 308,258</b>	<b>\$ 318,654</b>
<b>EXPENSES</b>		
Auto / Transportation	\$ 1,989	—
Bank Fees	\$ 493	\$ 789
Computer Equipment	—	\$ 513
Food	\$ 24,832	\$ 25,305
Insurance	\$ 23,906	\$ 13,861
Maintenance		
Landscape	\$ 2,627	\$ 982
Repairs	\$ 6,639	\$ 3,571
Snow Removal	—	\$ 85
Medical Supplies	—	\$ 25
Licenses & Permits	\$ 320	—
Office Supplies	\$ 6,940	\$ 374
Payroll	\$ 128,115	\$ 118,627
Payroll Tax	\$ 15,278	—
Postage & Delivery	\$ 17	\$ 13
Professional Fees	\$ 270	\$ 2,490
Property Taxes	\$ 5,231	—
Telephone	\$ 5,473	\$ 4,849
Utilities		
Cable	—	\$ 1,291
Electric	\$ 4,935	\$ 2,933
Gas / Oil	\$ 4,755	\$ 807
Water	\$ 425	\$ 2,929
Other	\$ 1,344	—
<b>Total Expenses</b>	<b>\$ 233,589</b>	<b>\$ 179,444</b>
<b>NET OPERATING INCOME</b>	<b>\$ 74,669</b>	<b>\$ 139,210</b>

# APEX PERSONAL CARE HOME PORTFOLIO STERLING MANOR CERTIFICATE OF COMPLIANCE



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to STERLING MANOR LLC  
LEGAL ENTITY

To operate STERLING MANOR  
NAME OF FACILITY OR AGENCY

Located at 803 CARLTON ROAD, TOBYHANNA, PA 18466  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>
<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>
<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>

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 24  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: \_\_\_\_\_

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

55 Pa.Code Chapter 2600: Personal Care Homes  
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from May 5, 2016 until May 5, 2017  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **225770**

  
ISSUING OFFICER

  
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 - 12/14



# APEX PERSONAL CARE HOME PORTFOLIO

## RIVER MANOR PROPERTY OVERVIEW

**RIVER MANOR**  
126 N. Church Street, Hazleton, PA 18201  
Luzerne County

**38 Licensed Beds**  
**25 Bedrooms**

### **IMPROVEMENTS**

<b>Site Size:</b>	.49+/- Acre
<b>Site Shape:</b>	Rectangular
<b>Stories:</b>	2
<b># Bedrooms:</b>	25 Bedrooms
<b># Bathrooms:</b>	1 Private Full <ul style="list-style-type: none"><li>• 6 Common Full</li><li>• 11 Private Half Baths</li><li>• 3 Common Half Bath</li></ul>
<b>Building Shape:</b>	Irregular
<b>Basement:</b>	Yes
<b>Lobby:</b>	Yes
<b>Roof:</b>	Synthetic Cedar
<b>Exterior Walls:</b>	Stone, Brick, Siding
<b>Floor Covering:</b>	Carpet
<b>Ceiling:</b>	Drop in Living Room, Drywall Throughout
<b>Heating:</b>	Gas
<b>Electric:</b>	220
<b>Water Heater:</b>	Gas
<b>Air Conditioning:</b>	Window Units
<b>Fire Alarm:</b>	Yes
<b>Water:</b>	Public
<b>Sewer:</b>	Public
<b>Kitchen:</b>	Commercial Full Service
<b>Dining Room:</b>	Yes
<b>Laundry Area:</b>	Yes
<b>Exterior Space:</b>	Rear Patio
<b>Zoning:</b>	Personal Care

**APEX PERSONAL CARE HOME PORTFOLIO  
RIVER MANOR PROPERTY OVERVIEW**

**RIVER MANOR**



# APEX PERSONAL CARE HOME PORTFOLIO

## RIVER MANOR MONTHLY RENT ROLL

### RIVER MANOR

Room #	Rent	Room #	Rent
1	\$1,600	21	1,109
2	1,109	22	1,248
3	1,089	23	1,109
4	1,700	24	1,109
5	Vacant	25	1,600
6	1,109	26	1,109
7	Vacant	27	1,089
8	1,109	28	1,615
9	Vacant	29	1,089
10	Vacant	30	1,109
11	Vacant	31	1,615
12	1,089	32	1,109
13	1,109	33	1,109
14	Vacant	34	1,109
15	Vacant	35	1,109
16	1,109	36	1,089
17	1,109	37	1,287
18	Vacant	38	1,089
19	1,109		
20	1,109	<b>Total Rent</b>	<b>\$36,059</b>



## APEX PERSONAL CARE HOME PORTFOLIO RIVER MANOR INCOME AND EXPENSES

RIVER MANOR	2015	2016
<b>INCOME</b>		
Fees for Services	\$ 216,278	\$ 442,795
<b>Total Income</b>	<b>\$ 216,278</b>	<b>\$ 442,795</b>
<b>EXPENSES</b>		
Advertising	—	\$ 32
Auto / Transportation	\$ 993	\$ 369
Bank Fees	\$ 131	\$ 1,890
Computer	\$ 600	\$ 600
Decorations / Flowers	—	\$ 796
Education	\$ 420	\$ 55
Food	\$ 20,720	\$ 48,781
Insurance	\$ 7,447	\$ 7,479
Maintenance	\$ 7,660	\$ 14,906
Landscape	—	\$ 795
Repairs	\$ 66	\$ 484
Snow Removal	—	\$ 80
Medical Supplies	\$ 293	\$ 56
Licenses & Permits	—	\$ 375
Office Supplies	\$ 818	\$ 3,507
Payroll	\$ 145,230	\$ 275,943
Postage & Delivery	\$ 55	\$ 119
Professional Fees		
Accounting	—	\$ 5,026
Other	—	\$ 5,162
Property Taxes	\$ 1,976	\$ 4,856
Telephone	\$ 626	\$ 1,061
Utilities		
Cable	\$ 873	\$ 3,332
Electric	\$ 2,844	\$ 8,055
Gas / Oil	\$ 1,641	\$ 7,798
Water	—	\$ 1,534
Sewer	\$ 1,289	\$ 3,352
Other	\$ 764	\$ 1,888
<b>Total Expenses</b>	<b>\$ 194,446</b>	<b>\$ 398,299</b>
<b>NET OPERATING INCOME</b>	<b>\$ 21,832</b>	<b>\$ 44,496</b>

# APEX PERSONAL CARE HOME PORTFOLIO RIVER MANOR CERTIFICATE OF COMPLIANCE



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to C M POST INC LEGAL ENTITY

To operate DAVIS MANOR - SOUTH NAME OF FACILITY OR AGENCY

Located at 126 NORTH CHURCH STREET, HAZLETON, PA 18201  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>
<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>
<small>ADDRESS OF SATELLITE SITE</small>	<small>ADDRESS OF SATELLITE SITE</small>

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 38  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: \_\_\_\_\_

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

55 Pa.Code Chapter 2600: Personal Care Homes (MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from December 16, 2016 until September 22, 2017,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **208300**

  
ISSUING OFFICER

  
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



## APEX PERSONAL CARE HOME PORTFOLIO AREA OVERVIEW

The Apex Personal Care Home Portfolio's facilities are all located in Northeastern Pennsylvania in the Pocono Mountain region. A portion of the region constitutes a part of the New York City metropolitan area.

The Pocono Mountains have long been a popular tourist destination for local and regional visitors. Unlike some parts of the Rust Belt, some of these communities are experiencing a modest population increase largely attributable to vacationers from New York and New Jersey turning their vacation homes in to permanent residences.

The Pocono Mountain Region is served many highways making transport to New York, Pennsylvania and New Jersey easily accessible. Philadelphia and New York City are within a couple of hours of the region.

- **Milford Manor** is located in East Stroudsburg, Smithfield Township, Monroe County.
- **River Manor** is located in Hazelton, Hazelton Township, Luzerne County.
- **Sterling Manor** is located in Tobyhanna, Newfoundland Township, Wayne County.
- **Regency Heights** is located in Carbondale, Carbondale City, Lackawanna County.



# APEX PERSONAL CARE HOME PORTFOLIO DEMOGRAPHICS

PEOPLE				
<b>Population</b>				
<i>i</i> Population estimates, July 1, 2016, (V2016)	166,098	316,383	50,710	211,321
<i>i</i> Population estimates base, April 1, 2010, (V2016)	169,842	320,918	52,825	214,440
<i>i</i> Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	-2.2%	-1.4%	-4.0%	-1.5%
<i>i</i> Population, Census, April 1, 2010	169,842	320,918	52,822	214,437
<b>Age and Sex</b>				
<i>i</i> Persons under 5 years, percent, July 1, 2016, (V2016)	4.5%	5.0%	4.1%	5.3%
<i>i</i> Persons under 5 years, percent, April 1, 2010	5.1%	5.2%	4.1%	5.4%
<i>i</i> Persons under 18 years, percent, July 1, 2016, (V2016)	20.2%	19.6%	17.1%	20.2%
<i>i</i> Persons under 18 years, percent, April 1, 2010	23.9%	20.2%	19.0%	20.5%
<i>i</i> Persons 65 years and over, percent, July 1, 2016, (V2016)	16.1%	19.5%	21.9%	19.5%
<i>i</i> Persons 65 years and over, percent, April 1, 2010	12.8%	17.9%	19.0%	17.7%
<i>i</i> Female persons, percent, July 1, 2016, (V2016)	50.5%	50.6%	46.8%	51.6%
<i>i</i> Female persons, percent, April 1, 2010	50.6%	51.1%	47.6%	51.9%
<b>Race and Hispanic Origin</b>				
<i>i</i> White alone, percent, July 1, 2016, (V2016) (a)	78.8%	91.0%	94.3%	91.8%
<i>i</i> White alone, percent, April 1, 2010 (a)	77.2%	90.7%	94.2%	92.0%
<i>i</i> Black or African American alone, percent, July 1, 2016, (V2016) (a)	15.5%	5.4%	3.7%	3.5%
<i>i</i> Black or African American alone, percent, April 1, 2010 (a)	13.2%	3.4%	3.1%	2.5%
<i>i</i> American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	0.6%	0.5%	0.3%	0.3%
<i>i</i> American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.3%	0.2%	0.2%	0.2%
<i>i</i> Asian alone, percent, July 1, 2016, (V2016) (a)	2.4%	1.3%	0.6%	2.7%
<i>i</i> Asian alone, percent, April 1, 2010 (a)	2.1%	1.0%	0.5%	1.7%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	0.1%	0.1%	Z	0.1%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	Z	Z	Z	Z
<i>i</i> Two or More Races, percent, July 1, 2016, (V2016)	2.6%	1.7%	1.1%	1.7%
<i>i</i> Two or More Races, percent, April 1, 2010	2.9%	1.5%	1.1%	1.5%
<i>i</i> Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	15.4%	10.7%	4.3%	7.1%
<i>i</i> Hispanic or Latino, percent, April 1, 2010 (b)	13.1%	6.7%	3.4%	5.0%
<i>i</i> White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	67.0%	83.2%	90.6%	86.2%
<i>i</i> White alone, not Hispanic or Latino, percent, April 1, 2010	70.5%	88.2%	92.0%	89.7%
<b>Population Characteristics</b>				
<i>i</i> Veterans, 2011-2015	11,523	25,317	4,567	16,842
<i>i</i> Foreign born persons, percent, 2011-2015	10.9%	5.4%	3.1%	5.1%
<b>Housing</b>				
<i>i</i> Housing units, July 1, 2016, (V2016)	80,756	147,871	31,930	98,706
<i>i</i> Housing units, April 1, 2010	80,359	148,748	31,653	96,832
<i>i</i> Owner-occupied housing unit rate, 2011-2015	78.4%	67.6%	80.2%	66.6%

# APEX PERSONAL CARE HOME PORTFOLIO DEMOGRAPHICS


	Monroe County	Lucerne County	Wayne County	Lackawanna
<i>i</i> Veterans, 2011-2015	11,523	25,317	4,567	16,842
<i>i</i> Foreign born persons, percent, 2011-2015	10.9%	5.4%	3.1%	5.1%
<b>Housing</b>				
<i>i</i> Housing units, July 1, 2016, (v2016)	80,756	147,871	31,930	98,706
<i>i</i> Housing units, April 1, 2010	80,359	148,748	31,653	96,832
<i>i</i> Owner-occupied housing unit rate, 2011-2015	78.4%	67.6%	80.2%	66.6%
<i>i</i> Median value of owner-occupied housing units, 2011-2015	\$174,500	\$122,700	\$179,000	\$144,800
<i>i</i> Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,709	\$1,210	\$1,358	\$1,294
<i>i</i> Median selected monthly owner costs -without a mortgage, 2011-2015	\$638	\$483	\$507	\$536
<i>i</i> Median gross rent, 2011-2015	\$1,014	\$702	\$826	\$709
<i>i</i> Building permits, 2016	246	375	87	617
<b>Families &amp; Living Arrangements</b>				
<i>i</i> Households, 2011-2015	57,297	128,692	19,306	85,034
<i>i</i> Persons per household, 2011-2015	2.89	2.39	2.47	2.41
<i>i</i> Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	90.2%	87.9%	88.7%	88.1%
<i>i</i> Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	15.3%	9.7%	5.7%	8.9%
<b>Education</b>				
<i>i</i> High school graduate or higher, percent of persons age 25 years+, 2011-2015	89.7%	88.9%	89.3%	89.9%
<i>i</i> Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	23.0%	21.4%	19.7%	25.9%
<b>Health</b>				
<i>i</i> With a disability, under age 65 years, percent, 2011-2015	9.9%	10.8%	12.9%	10.3%
<i>i</i> Persons without health insurance, under age 65 years, percent	△ 8.5%	△ 7.8%	△ 8.1%	△ 7.8%
<b>Economy</b>				
<i>i</i> In civilian labor force, total, percent of population age 16 years+, 2011-2015	63.6%	60.4%	52.7%	59.7%
<i>i</i> In civilian labor force, female, percent of population age 16 years+, 2011-2015	59.0%	56.3%	52.8%	54.6%
<i>i</i> Total accommodation and food services sales, 2012 (\$1,000) (c)	724,750	515,557	144,575	411,659
<i>i</i> Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	643,147	2,273,087	187,997	1,805,524
<i>i</i> Total manufacturers shipments, 2012 (\$1,000) (c)	D	6,627,995	104,108	D
<i>i</i> Total merchant wholesaler sales, 2012 (\$1,000) (c)	D	3,435,853	D	4,374,523
<i>i</i> Total retail sales, 2012 (\$1,000) (c)	2,140,383	8,097,008	711,105	3,186,342
<i>i</i> Total retail sales per capita, 2012 (c)	\$12,680	\$25,222	\$13,687	\$14,856
<b>Transportation</b>				
<i>i</i> Mean travel time to work (minutes), workers age 16 years+, 2011-2015	38.7	22.1	30.3	20.6
<b>Income &amp; Poverty</b>				
<i>i</i> Median household income (in 2015 dollars), 2011-2015	\$57,365	\$45,897	\$49,919	\$46,271
<i>i</i> Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$25,022	\$25,224	\$24,539	\$25,608
<i>i</i> Persons in poverty, percent	△ 12.7%	△ 15.1%	△ 13.3%	△ 15.3%


# APEX PERSONAL CARE HOME PORTFOLIO

## DEMOGRAPHICS

BUSINESSES	Monroe County	Lucerne County	Wayne County	Lackawanna
<b>Businesses</b>				
<i>i</i> Total employer establishments, 2015	3,368	7,182	1,310	5,333
<i>i</i> Total employment, 2015	44,970	131,537	12,233	94,184
<i>i</i> Total annual payroll, 2015 (\$1,000)	1,651,423	5,086,651	407,830	3,412,434
<i>i</i> Total employment, percent change, 2014-2015	-2.2%	0.3%	-0.4%	-2.2%
<i>i</i> Total nonemployer establishments, 2015	10,328	16,739	3,863	11,887
<i>i</i> All firms, 2012	12,777	21,934	5,270	16,099
<i>i</i> Men-owned firms, 2012	7,399	13,109	3,336	9,777
<i>i</i> Women-owned firms, 2012	4,123	6,611	1,043	4,533
<i>i</i> Minority-owned firms, 2012	2,174	2,156	179	1,154
<i>i</i> Nonminority-owned firms, 2012	10,154	18,842	4,893	14,386
<i>i</i> Veteran-owned firms, 2012	1,140	2,264	653	1,535
<i>i</i> Nonveteran-owned firms, 2012	11,021	18,271	4,239	13,620
<b>GEOGRAPHY</b>				
<b>Geography</b>				
<i>i</i> Population per square mile, 2010	279.2	360.4	72.8	467.1
<i>i</i> Land area in square miles, 2010	608.29	890.33	725.60	459.08
<i>i</i> FIPS Code	42089	42079	42127	42069

### Value Notes

 This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2016) refers to the final year of the series (2010 thru 2016). *Different vintage years of estimates are not comparable.*

### Fact Notes

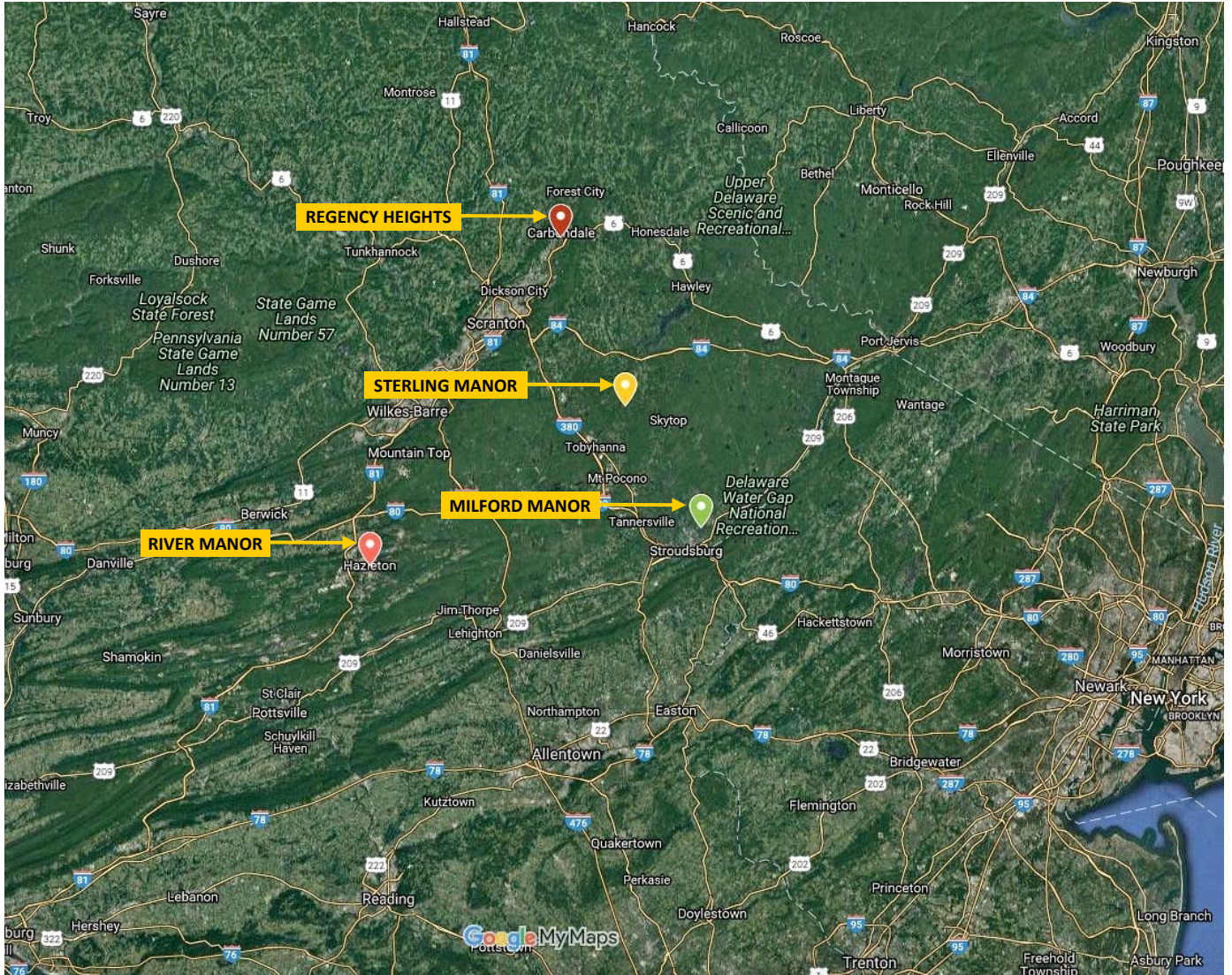
- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

### Value Flags

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown
- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area SHealth Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

# APEX PERSONAL CARE HOME PORTFOLIO MAP



# APEX PERSONAL CARE HOME PORTFOLIO

## CONFIDENTIALITY AND DISCLAIMER

### PROPERTY ADDRESS:

**MILFORD MANOR: 2200 Milford Rd, East Stroudsburg, PA 18301**  
**REGENCY HEIGHTS: 164 S. Main St, Carbondale, PA 18407**  
**STERLING MANOR: 803 Carlton Rd, Tobyhanna, PA 18466**  
**RIVER MANOR: 126 N. Church St, Hazleton, PA 18201**

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 \_\_\_\_\_, 2017, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

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*Buyer's Email Address (Print)*

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*Buyer's Mailing Address (Print)*

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*Buyer's Cell Number (Print)*

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*Buyer's Office Number*

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*Buyer's Fax Number*

