



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

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*South Jersey*

**“EAST CREEK MANOR”**

**VACANT and TOTALLY REHABBED**

*Previously Licensed 20 Bed Residential Care Facility*

**DENNIS TOWNSHIP • CAPE MAY COUNTY**

**2056 Route 47 • Woodbine, NJ 08270**

**COMPLETELY RENOVATED**



**Ideal Opportunity to Re-Position to:**

- ◆ Transitional Housing
- ◆ Group Housing
- ◆ Behavioral Health
- ◆ Drug Rehab

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**EAST CREEK MANOR**  
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# EAST CREEK MANOR

## EXECUTIVE SUMMARY

*Prestige Group Is Proud To Present For Sale*

**“East Creek Manor”**

**VACANT & COMPLETELY RE-HABBED**

Former 20 Bed Residential Health Care Facility

**SOUTH JERSEY**

2056 Route 47, Woodbine, New Jersey  
Dennis Township, Cape May County

East Creek Manor is a vacant residential care facility. It was previously licensed for 20 beds. The facility was closed after the resignation of the former operator.

This property is an ideal turn-key opportunity. It has been completely rehabbed. All the new owner needs is furniture. It can be re-opened as a residential care facility. The “Residential Health Care Facility” license is still available.

It can be re-positioned for:

Behavioral Health  
Group Housing  
Drug Rehab  
Transitional Housing

There is a substantial workforce in the area for the uses listed above as the largest industries in Cape May County are Health Care, Social Services, Hospitality and Food Services.

The property owner has just completed a full renovation to the facility.

Renovations Include:

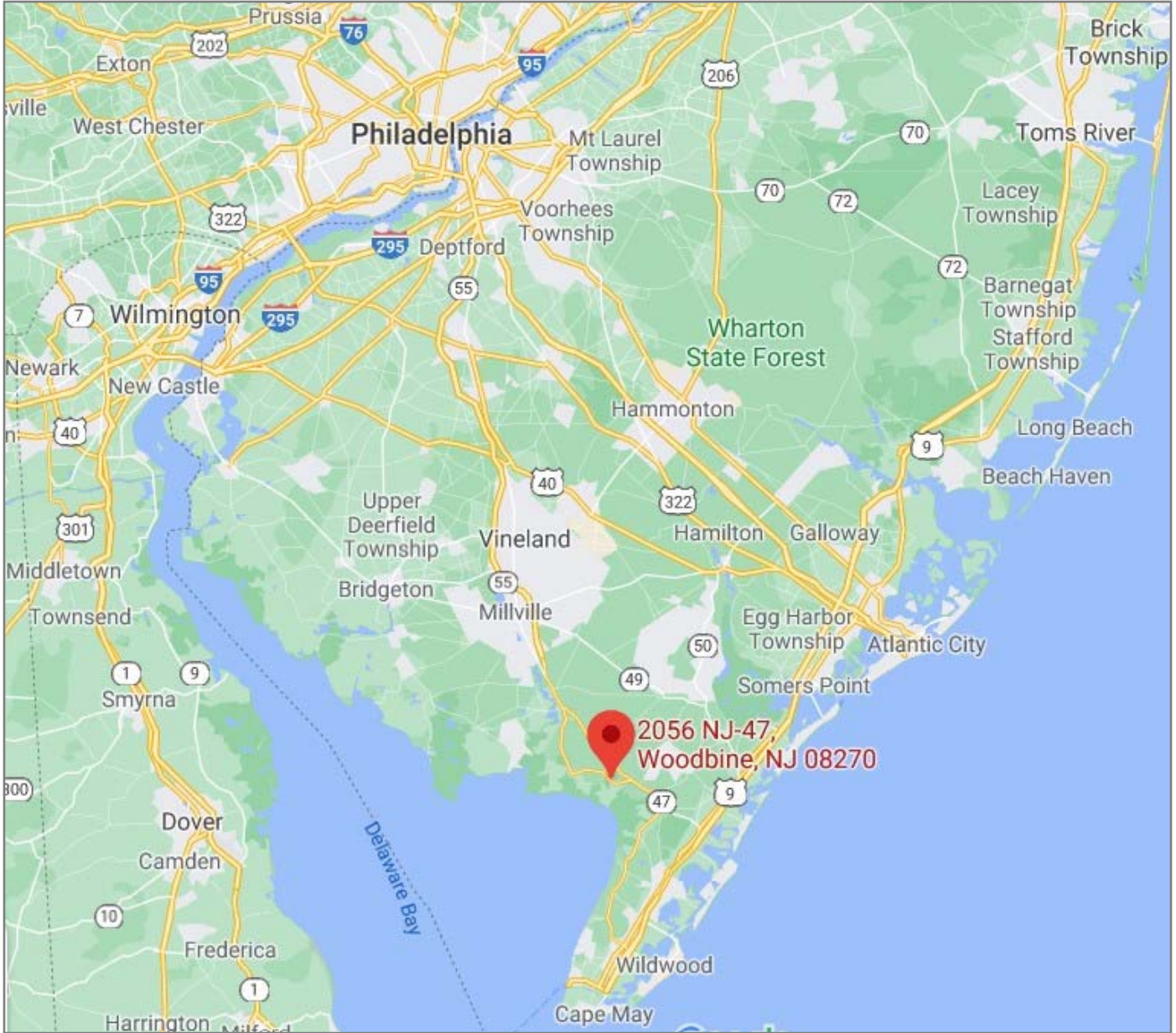
|                    |                                       |
|--------------------|---------------------------------------|
| HVAC               | Drywall                               |
| Roof               | Paint                                 |
| Commercial Kitchen | Electrical                            |
| Flooring           | Air Filtration System <i>and more</i> |

The building has three floors. There is a total of 18 bedrooms and 5 bathrooms. The first floor has two offices, one work station, large living room area, resident rooms, commercial kitchen, dining area. Second floor consists of resident rooms. There is a 3 bedroom apartment with a private kitchen and bath on the third floor.

The property is situated on 31+/- acres. However, 25+/- acres are wooded and protected as Pinelands Reserve by the NJ Division of Fish and Wildlife and cannot be developed.

The facility sits on approximately 5+/- acres. The land around the building has been used for agricultural uses for the facility and their residents.

# EAST CREEK MANOR LOCATION MAP



# EAST CREEK MANOR PHOTOGRAPHS



# EAST CREEK MANOR PHOTOGRAPHS



# EAST CREEK MANOR AREA OVERVIEW

**Dennis Township** is a township located in **Cape May County, New Jersey.**

**Dennis Township** is located just 16 miles from Ocean City, NJ, 23 miles to Cape May, 31 miles to Atlantic City and 65 miles from Philadelphia. It is easily accessible through a variety of local roads and highways.

**Cape May County** is the southernmost county in the state of New Jersey. It is adjacent to the Atlantic Ocean and has five barrier islands. The Atlantic Ocean is to the east and south and the Delaware Bay to the west. Because of its location it has milder weather than the rest of New Jersey.

There are 30 miles of beaches in Cape May County. Because of this, tourism is the county's largest industry. Tourism generated approximately \$6.6 billion on revenue in 2018. Leisure and hospitality are Cape May's leading employment category. The majority of tourists come from the greater Philadelphia market, North Jersey, New York and Quebec, Canada.

Much of the land in Cape May County is preserved open space, approximately 49%.

As of the Census estimate of 2018, the population of Cape May County was 92,560. This makes it the second least populated county in New Jersey. Cape May County is part of the Ocean City, NJ Metropolitan Statistical Area as well as the Philadelphia-Reading-Camden, PA, NJ, DE, MD Combined Statistical Area.

Cape May County is easily accessible through many state routes, US Route 9, and the Atlantic City Expressway. The county owns and operates 23 bridges which include a series of causeways and bridges that connect the five barrier islands to the mainland. New Jersey Transit provides bus service from Cape May to Philadelphia through Woodbine.

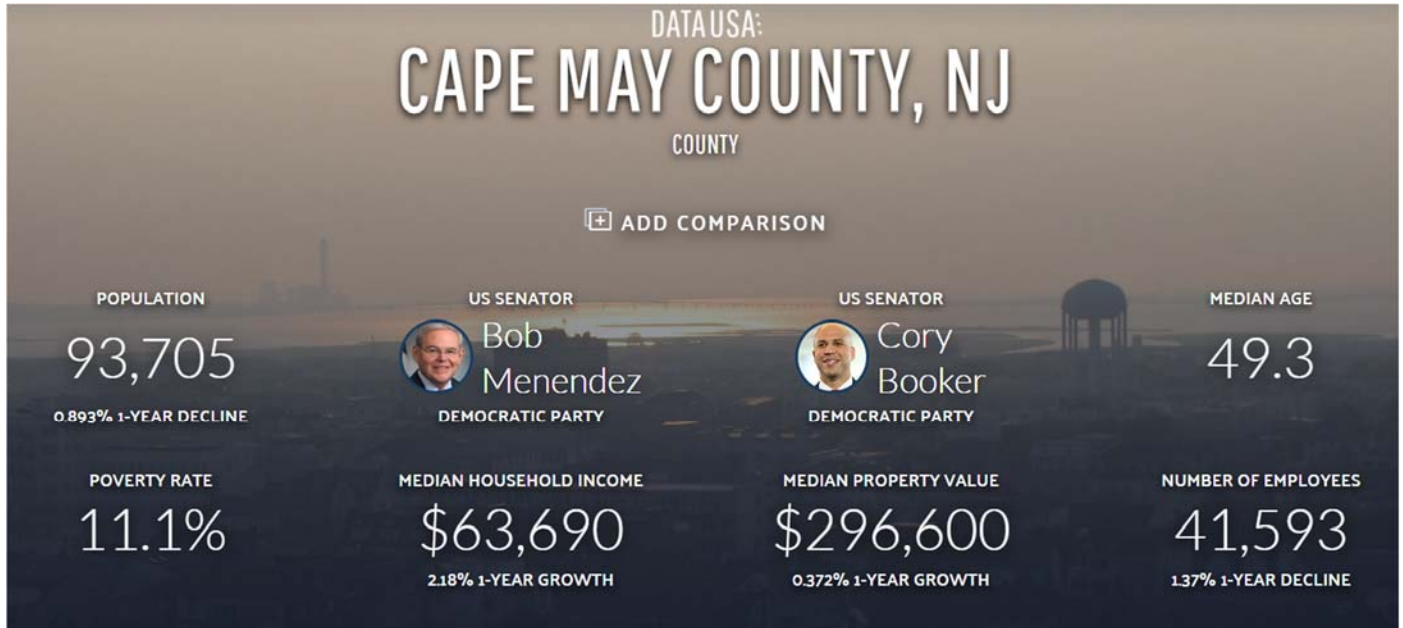
There are three airports in the county:

Woodbine Municipal Airport, Cape May Airport and Ocean City Municipal Airport.



# EAST CREEK MANOR

## DEMOGRAPHICS



## ABOUT

In 2018, Cape May County, NJ had a population of 93.7k people with a median age of 49.3 and a median household income of \$63,690. Between 2017 and 2018 the population of Cape May County, NJ declined from 94,549 to 93,705, a -0.893% decrease and its median household income grew from \$62,332 to \$63,690, a 2.18% increase.

The 5 largest ethnic groups in Cape May County, NJ are White (Non-Hispanic) (85.5%), White (Hispanic) (5.77%), Black or African American (Non-Hispanic) (4.59%), Two+ (Non-Hispanic) (1.34%), and Other (Hispanic) (1.25%). NaN% of the people in Cape May County, NJ speak a non-English language, and 97.7% are U.S. citizens.

The median property value in Cape May County, NJ is \$296,600, and the homeownership rate is 77.6%. Most people in Cape May County, NJ commute by Drove Alone, and the average commute time is 21.7 minutes. The average car ownership in Cape May County, NJ is 2 cars per household.

Cape May County, NJ borders [Kent County, DE](#), [Sussex County, DE](#), [Atlantic County, NJ](#), and [Cumberland County, NJ](#).

UNITED STATES \ NEW JERSEY \ OCEAN CITY, NJ





# EAST CREEK MANOR

## DEMOGRAPHICS

### ECONOMY

Median household income in Cape May County, NJ is \$63,690. In 2018, the tract with the highest Median Household Income in Cape May County, NJ was Census Tract 209.01 with a value of \$109,375, followed by Census Tract 202.01 and Census Tract 203.02, with respective values of \$105,341 and \$96,344.

Males in New Jersey have an average income that is 1.38 times higher than the average income of females, which is \$61,412. The income inequality in New Jersey (measured using the Gini index) is 0.493, which is higher than the national average.

The economy of Cape May County, NJ employs 41.6k people. The largest industries

in Cape May County, NJ are Health Care & Social Assistance (5,713 people), Accommodation & Food Services (4,956 people), and Retail Trade (4,892 people), and the highest paying industries are Utilities (\$78,833), Professional, Scientific, & Technical Services (\$63,505), and Public Administration (\$61,933).

### WAGES

#### Median Household Income

**\$63,690**

2018 VALUE  
± \$1,641

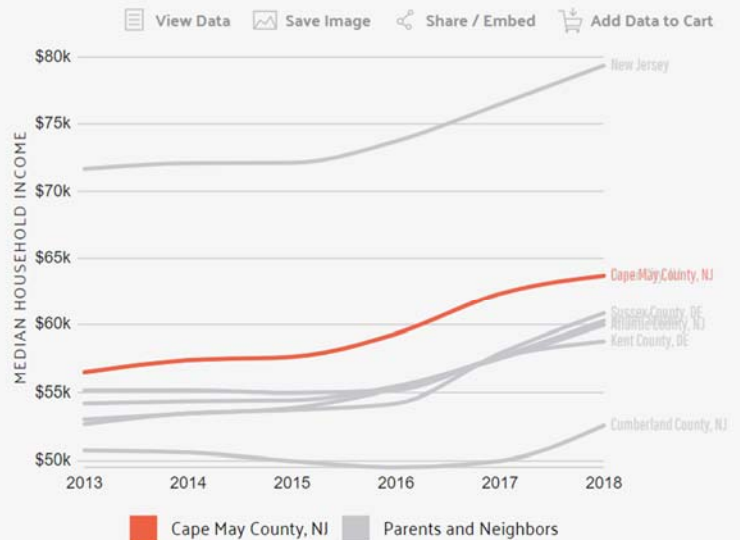
**2.18%**

1 YEAR GROWTH  
± 3.98%

Households in Cape May County, NJ have a median annual income of \$63,690, which is more than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$62,332 in 2017, which represents a 2.18% annual growth.

The following chart shows how the median household income in Cape May County, NJ compares to that of its neighboring and parent geographies.

Data from [the Census Bureau ACS 5-year Estimate](#).



# EAST CREEK MANOR DEMOGRAPHICS

## Employment by Occupations

41.6k  
2018 VALUE  
± 1.273

-1.37%  
1 YEAR DECLINE  
± 4.38%

From 2017 to 2018, employment in Cape May County, NJ declined at a rate of -1.37%, from 42.2k employees to 41.6k employees.

The most common job groups, by number of people living in Cape May County, NJ, are Office & Administrative Support Occupations (5,083 people), Sales & Related Occupations (4,810 people), and Management Occupations (4,098 people). This chart illustrates the share breakdown of the primary jobs held by residents of Cape May County, NJ.

Data from [the Census Bureau ACS 5-year Estimate](#).

View Data Save Image Share / Embed Add Data to Cart

Total: 41.6k



2013 2014 2015 2016 2017 2018

## Employment by Industries

41.6k  
2018 VALUE  
± 1.273

-1.37%  
1 YEAR DECLINE  
± 4.38%

From 2017 to 2018, employment in Cape May County, NJ declined at a rate of -1.37%, from 42.2k employees to 41.6k employees.

The most common employment sectors for those who live in Cape May County, NJ, are Health Care & Social Assistance (5,713 people), Accommodation & Food Services (4,956 people), and Retail Trade (4,892 people). This chart shows the share breakdown of the primary industries for residents of Cape May County, NJ, though some of these residents may live in Cape May County, NJ and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from [the Census Bureau ACS 5-year Estimate](#).

View Data Save Image Share / Embed Add Data to Cart

Total: 41.6k



2013 2014 2015 2016 2017 2018

## Most Common

The most common industries in Cape May County, NJ, by number of employees, are Health Care & Social Assistance (5,713 people), Accommodation & Food Services (4,956 people), and Retail Trade (4,892 people).

# EAST CREEK MANOR

## DEMOGRAPHICS

### HOUSING & LIVING

The median property value in Cape May County, NJ was \$296,600 in 2018, which is 1.29 times larger than the national average of \$229,700. Between 2017 and 2018 the median property value increased from \$295,500 to \$296,600, a 0.372% increase.

The homeownership rate in Cape May County, NJ is 77.6%, which is higher than the national average of 63.9%. People in Cape May County, NJ have an average commute time of 21.7 minutes, and they commute by Drove Alone. Car ownership in Cape May

County, NJ is approximately the same as the national average, with an average of 2 cars per household.

### Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

**\$63,690**

MEDIAN HOUSEHOLD INCOME  
± \$1,641

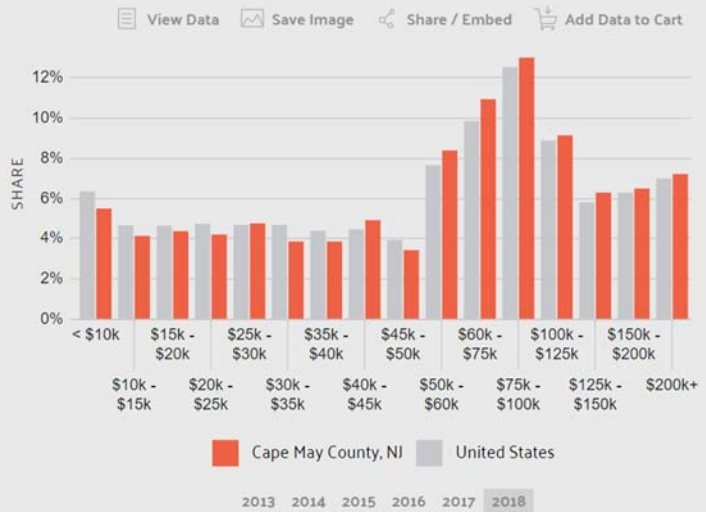
**39.9k**

NUMBER OF HOUSEHOLDS  
± 1,154

In 2018, the median household income of the 39.9k households in Cape May County, NJ grew to \$63,690 from the previous year's value of \$62,332.

The following chart displays the households in Cape May County, NJ distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Data from the Census Bureau ACS 5-year Estimate.



# EAST CREEK MANOR

## DEMOGRAPHICS

### HEALTH

94% of the population of Cape May County, NJ has health coverage, with 44.3% on employee plans, 13.1% on Medicaid, 19.7% on Medicare, 15.3% on non-group plans, and 1.63% on military or VA plans.

Per capita personal health care spending in New Jersey was \$8,859 in 2014. This is a

4.91% increase from the previous year (\$8,444).

Primary care physicians in Cape May County, NJ see 1722 patients per year on average, which represents a 2.93% increase from the previous year (1673 patients). Compare this to dentists who see 1782

patients per year, and mental health providers who see 1073 patients per year.

Comparing across all counties in the state, Salem County has the highest prevalence of diabetes (12.1%). Additionally, Cumberland County has the highest prevalence of adult obesity (34.7%)

#### Health Care Coverage

6.01%  
UNINSURED

44.3%  
EMPLOYER COVERAGE

13.1%  
MEDICAID

19.7%  
MEDICARE

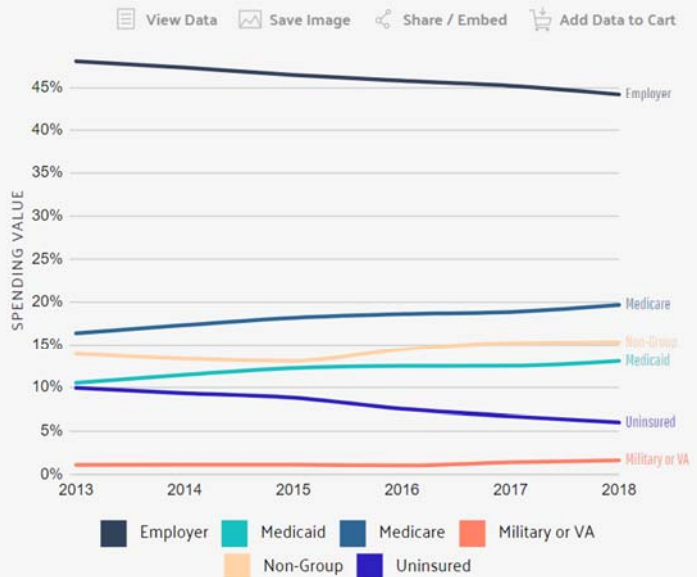
15.3%  
NON-GROUP

1.63%  
MILITARY OR VA

Between 2017 and 2018, the percent of uninsured citizens in Cape May County, NJ declined by 10.5% from 6.72% to 6.01%.

The following chart shows how the percent of uninsured individuals in Cape May County, NJ changed over time compared with the percent of individuals enrolled in various types of health insurance.

Data from [the Census Bureau ACS 5-year Estimate](#).



### Patient to Clinician Ratios

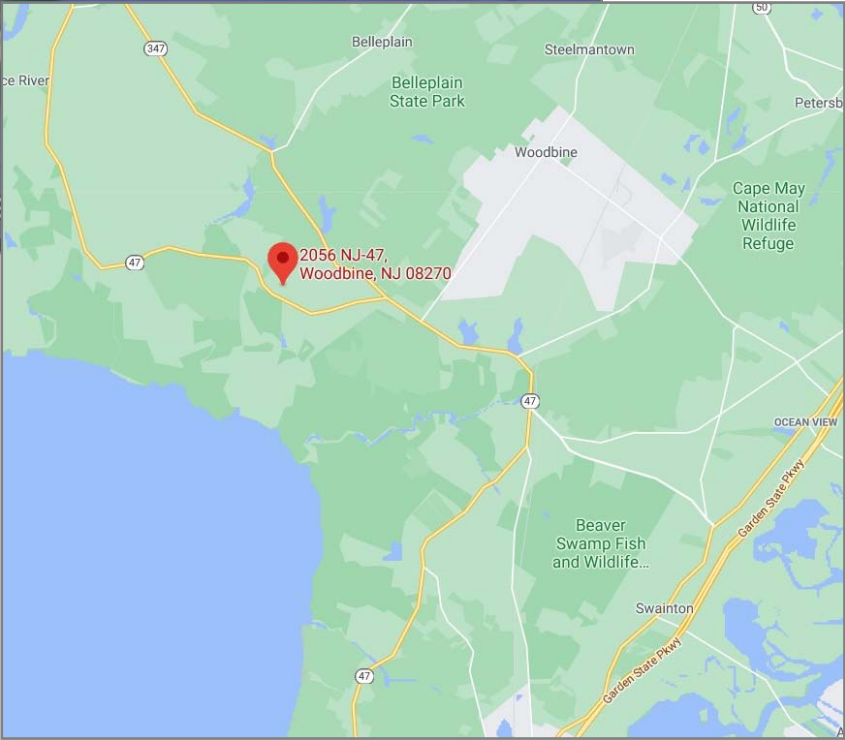
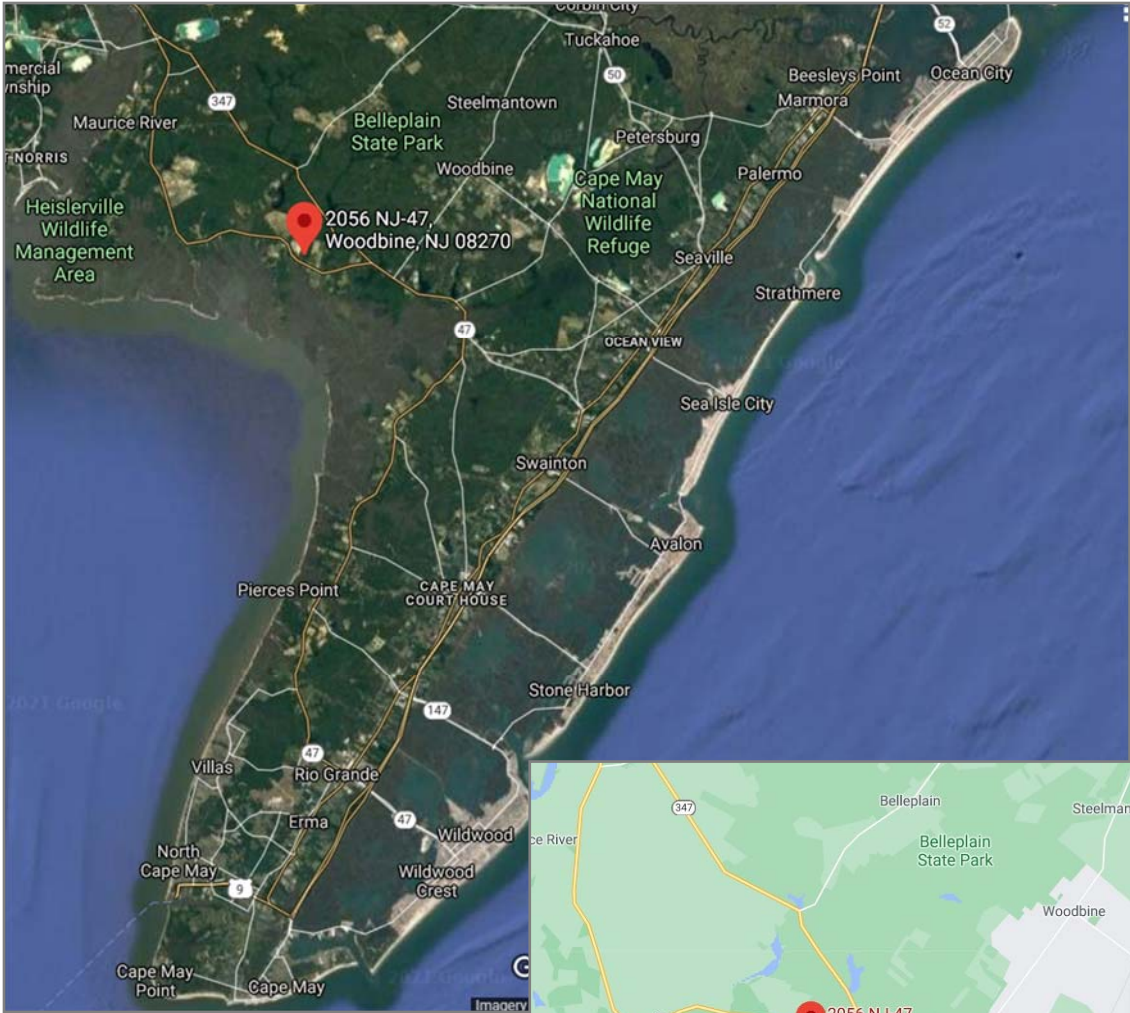
# 1,722 to 1

PATIENT TO PRIMARY CARE PHYSICIAN RATIO IN CAPE MAY COUNTY, NJ

Primary care physicians in Cape May County, NJ see an average of 1,722 patients per year. This represents a 2.93% increase from the previous year (1,673 patients).

The following chart shows how the number of patients seen by primary care physicians has been changing over time in Cape May County, NJ in comparison to its neighboring geographies.

# EAST CREEK MANOR AREA MAPS



# EAST CREEK MANOR

## CONFIDENTIALITY AND DISCLAIMER

**PROPERTY ADDRESS: 2056 Route 47, Woodbine, NJ 08270**

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

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 of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this 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) without the prior written authorization of the Owners or Prestige (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.

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. In the event that Buyer violates this Agreement, both Prestige 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 this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

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

Prestige, 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 Transaction may be material non-public information about Potential Buyer. Prestige, 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 \_\_\_\_\_, 2021, 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 Office Number*

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