



***The Premier Broker for  
Senior Housing and Healthcare Facilities***

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**“KATERA’S KOVE PERSONAL CARE HOME  
AND  
SECURED DEMENTIA COMMUNITY”**

599 Norwood Drive  
**Beaver County**  
**Wampum, PA 16157**



**79 Bed Personal Care Facility**

**OFFERED EXCLUSIVELY ... \$3,500,000**

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

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# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## EXECUTIVE SUMMARY

### THE SUBJECT PROPERTY—599 Norwood Drive, Wampum, PA 16157

**Katera's Kove PCH and Secured Dementia Community** is a 22,000+/- square foot facility licensed for 79 beds.

In addition to personal care residents, the facility is certified for dementia care. 29 beds are allocated for the memory care unit.

The facility sits on approximately 25.6+/- acres.

The building is comprised of 2 sections.

The original section is a two story structure approximately 4,976+/-sf. It was purpose built in 1998.

The upper level is divided into bedrooms, a large living room, dining room, kitchen, den, beauty shop and 2 1/2 baths.

The lower level is divided into bedrooms, sitting area, office, laundry room and 2 1/2 baths.

A chairlift provides access between the upper and lower levels.

In 2006, the facility was expanded with the construction of 7 manufactured homes that have a combined floor area of 17,024+/-sf. Six of the buildings are constructed on crawl space. One has a full basement that is used for storage.

Two of the buildings are utilized as memory units. They are secure lock down facilities.

**Katera's Kove** is located in Beaver County which has the second highest and growing senior population in Pennsylvania: second only to adjoining Allegheny County.

It has the distinction of being the largest secured dementia unit in Beaver County.

The facility is well maintained and has enjoyed a historically strong census.

In 2013, the facility had gross revenue nearing \$3,000,000.

There is tremendous upside potential to increase occupancy with change of management.

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## PROPERTY OVERVIEW

### Layout

Original Building:

Upper Level:

4 Bedrooms (private), 2 1/2 Baths, Living Room, Dining Room, Kitchen, Lounge, Beauty Shop

Lower Level:

5 Bedrooms (private), 5 Baths, Lounge, Office, Laundry Area

Building Number 1:

5 Bedrooms (1 private, 4 double), 2 1/2 Baths, Kitchen, Dining Area, Living Room, Family Room

Building Number 2:

5 Bedrooms (1 private, 4 double), 2 1/2 Baths, Kitchen, Dining Area, Living Room, Family Room

Building Number 3:

5 Bedrooms (1 private, 4 double), 2 1/2 Baths, Kitchen, Dining Area, Living Room, Family Room

Building Number 4:

Activity Room, Laundry Room, Beauty Shop, Chapel, Game Room, 2 1/2 Baths

Building Number 5:

5 Bedrooms (1 private, 4 double), 2 1/2 Baths, Kitchen, Dining Area, Living Room, Family Room

Building Number 6:

5 Bedrooms (1 private, 4 double), 2 1/2 Baths, Kitchen, Dining Area, Living Room, Family Room

Independent Apartment:

5 Offices, Lobby, Closet, 2 1/2 Baths

### Land

The property is approximately 25.6+/- acres and is irregular in shape. The topography is level.

### Hospital Nearby

Ellwood City Hospital

5 1/2 Miles - Approximately 14 Minutes

Beaver County Hospital

14.8 Miles - Approximately 21 Minutes

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## PROPERTY OVERVIEW

### Improvements

<b>Gross Building Area:</b>	22,000+/- square feet
<b>Site Size:</b>	25.6+/- Acres
<b>Year Built:</b>	1998—Original Section 2006—Seven Manufactured Homes were Added
<b>Stories:</b>	2 Stories in Original Section 1 Story in Addition
<b># Bedrooms:</b>	28 Bedrooms
<b># Bathrooms:</b>	16 Full 8 Half
<b>Building Shape:</b>	Rectangular
<b>Foundation:</b>	Concrete (original section) and Cinder Block (addition)
<b>Basement:</b>	Full Basement Under One Manufactured Unit (used for storage)
<b>Roof:</b>	Shingle
<b>Exterior Walls:</b>	Concrete (Original) and Siding (addition)
<b>Interior Walls:</b>	Drywall
<b>Floor Covering:</b>	Carpet, Vinyl, Ceramic Tile
<b>Ceiling:</b>	Drywall
<b>Heating:</b>	Forced Hot Air—Gas
<b>Air Conditioning:</b>	Central Air Conditioning
<b>Electric:</b>	3 - 200 amp services
<b>Water Heater:</b>	2 Electric, 7 Gas
<b>Chairlift:</b>	Yes
<b>Fire Alarm:</b>	Hard Wired
<b>Smoke Alarm:</b>	Hard Wired
<b>Sprinkler System:</b>	Yes
<b>Security System:</b>	Hard Wired
<b>Water:</b>	Public
<b>Sewer:</b>	Public
<b>Kitchen:</b>	Commercial Full Service
<b>Beauty salon:</b>	On-site
<b>Exterior Spaces:</b>	Patio, Garden
<b>Other Spaces:</b>	Chapel, Game Room
<b>Zoning:</b>	Residential—Personal Care

# KATERA'S KOVE INCOME AND EXPENSES

(Jan. - Apr.)

<b>Income</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Fees for Services	\$2,743,172.00	\$2,247,035	\$1,722,852.00	\$1,788,995.00	\$588,519.00
<b>Total Income</b>	<b>\$2,743,172.00</b>	<b>\$2,247,035</b>	<b>\$1,722,852.00</b>	<b>\$1,788,995.00</b>	<b>\$588,519.00</b>
<b>Expense</b>					
Advertising	\$38,153.00	\$25,720	\$7,709.00	\$11,941.00	\$3,700.00
Appliances					
Auto/Transportation					
Cleaning Supplies	\$27.00	\$5,198	\$5,090.00		\$3,333.00
Client Expenses	\$1,091.00	\$1,747	\$591.00	\$510.00	\$130.00
Computer					
Equipment	\$2,945.00			\$12,252.00	\$360.00
Software	\$949.00	\$644	\$720.00		\$176.00
Support	\$7,314.00	\$3,169	\$3,607.00		\$500.00
Decorations/Flowers	\$1,773.00	\$2,081	\$994.00	\$167.00	
Dues & Subscriptions	\$1,613.00	\$1,134	\$9.00	\$250.00	
Education	\$769.00	\$2,539	\$195.00	\$80.00	\$120.00
Equipment	\$9,579.00	\$15,495	\$1,903.00	\$7,386.00	\$636.00
Food	\$133,789.00	\$124,318	\$97,790.00	\$91,483.00	\$43,115.00
Furniture					
Insurance				\$28,915.00	\$7,576.00
Auto	\$11,244.00	\$12,118	\$2,144.00		
Liability	\$28,811.00	\$21,754	\$2,296.00		
Life Insurance	\$6,300.00	\$9,964	\$1,718.00		
Health Insurance	\$50,088.00	\$17,794	\$7,993.00		
Workman's Comp	\$31,256.00	\$14,227	\$24,844.00		
Laundry	\$14,746.00	\$361	\$1,083.00		\$1,925.00
Licenses & Permits	\$274.00	\$30	\$30.00		
Maintenance	\$15,126.00				
Landscape	\$1,826.00	\$3,242	\$1,060.00	\$95.00	
Repairs	\$6,727.00	\$9,981	\$9,742.00	\$2,916.00	\$3,082.00
Snow Removal	\$4,325.00	\$9,254	\$7,872.00		\$155.00
Medical Supplies	\$4,177.00	\$5,307	\$3,893.00		\$1,050.00
Membership Renewal	\$1,082.00	\$480			
Office Supplies	\$9,957.00	\$9,797	\$4,272.00		\$991.00
Payroll	\$1,088,990.00	\$870,645	\$854,030.00	\$823,641.00	\$268,764.00
Payroll Tax	\$119,888.00	\$94,890	\$92,949.00		\$41,276.00
Pest Control	\$1,846.00	\$1,259	\$1,059.00		
Postage & Delivery	\$1,714.00	\$2,589	\$1,668.00	\$585.00	\$229.00
Professional Fees					
Accounting	\$22,406.00	\$17,578	\$717.00	\$3,369.00	
Legal	\$4,814.00	\$5,823	\$1,097.00	\$32,249.00	\$29.00
Other	\$250.00	\$57			\$1,000.00
Taxes	\$114,614.00	\$94,034	\$102,331.00	\$104,864.00	
Telephone	\$19,615.00	\$15,304	\$13,491.00	\$14,047.00	\$8,746.00
Utilities				\$36,067.00	
Cable	\$9,547.00	\$7,895	\$6,598.00		\$1,500.00
Electric	\$24,347.00	\$21,738	\$20,211.00		\$2,661.00
Gas/Oil	\$5,813.00	\$9,802	\$7,047.00		
Water	\$15,382.00	\$14,352	\$25,750.00		\$7,500.00
Trash	\$3,077.00	\$3,397	\$3,716.00		
Other	\$3,294.00		\$979.00		
<b>Total Expense</b>	<b>\$1,819,538.00</b>	<b>\$1,455,717</b>	<b>\$1,317,198.00</b>	<b>\$1,170,817.00</b>	<b>\$398,554.00</b>
<b>Net Ordinary Income</b>	<b>\$923,634.00</b>	<b>\$791,318</b>	<b>\$405,654.00</b>	<b>\$618,178.00</b>	<b>\$189,965.00</b>

This information is believed accurate though subject to errors, omissions and changes without notice

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## RENT ROLL - JUNE 2017

Resident	Amount	Resident	Amount
A	2,500.00	EE	1,172.30
B	1,130.00	FF	1,286.00
C	1,130.00	GG	3,105.00
D	1,750.00	HH	2,570.00
E	1,130.00	II	2,595.00
F	3,160.00	JJ	1,250.00
G	1,140.00	KK	2,805.00
H	2,850.00	LL	2,715.00
I	1,100.00	MM	1,221.00
J	1,130.00	NN	2,805.00
K	1,400.00	OO	1,142.30
L	3,060.00	PP	2,895.00
M	2,100.00	QQ	1,175.30
N	1,900.00	RR	1,180.30
O	2,650.00	SS	1,105.00
P	3,750.00	TT	2,805.00
Q	1,685.00	UU	2,500.00
R	1,675.00	VV	2,897.00
S	1,173.80	WW	2,550.00
T	2,650.00	XX	3,405.00
U	4,905.00	YY	2,805.00
V	3,105.00	ZZ	1,025.00
W	1,173.00	AAA	2,650.00
X	19,592.50	BBB	3,405.00
Y	2,450.00	CCC	5,005.00
Z	3,405.00	DDD	1,213.00
AA	3,105.00		
BB	5,000.00		
CC	1,750.00		
DD	3,105.00		

**TOTAL            \$145,936.50**



# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY PHOTOGRAPHS

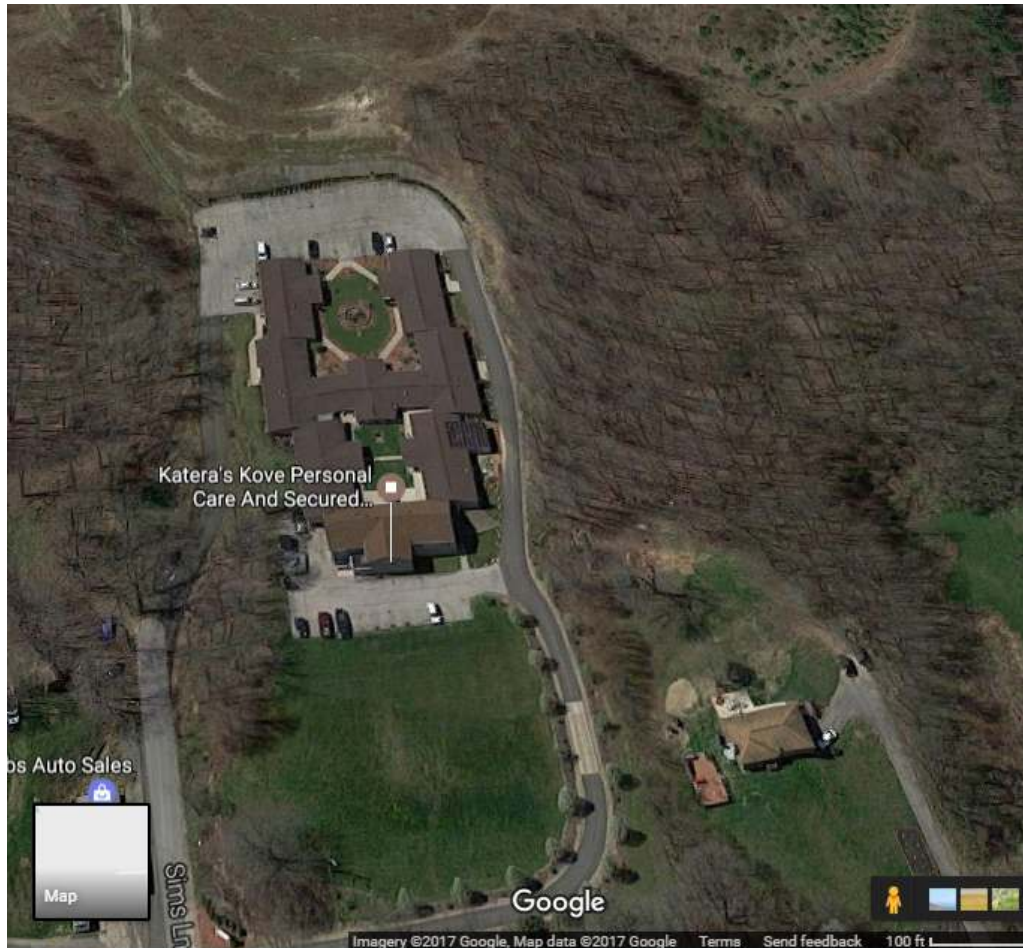




# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY PHOTOGRAPHS



# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY AERIAL MAP



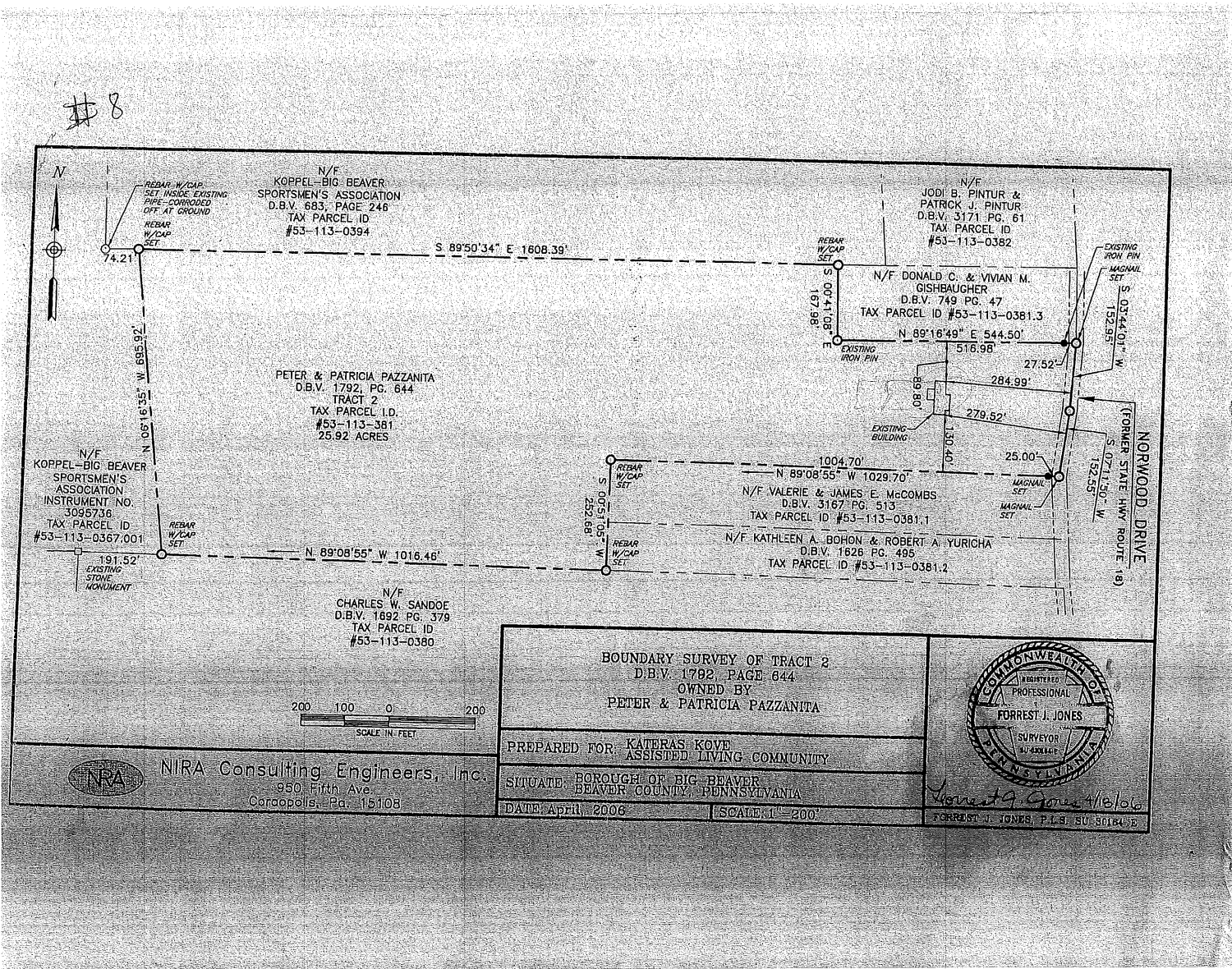


# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY SITE MAP





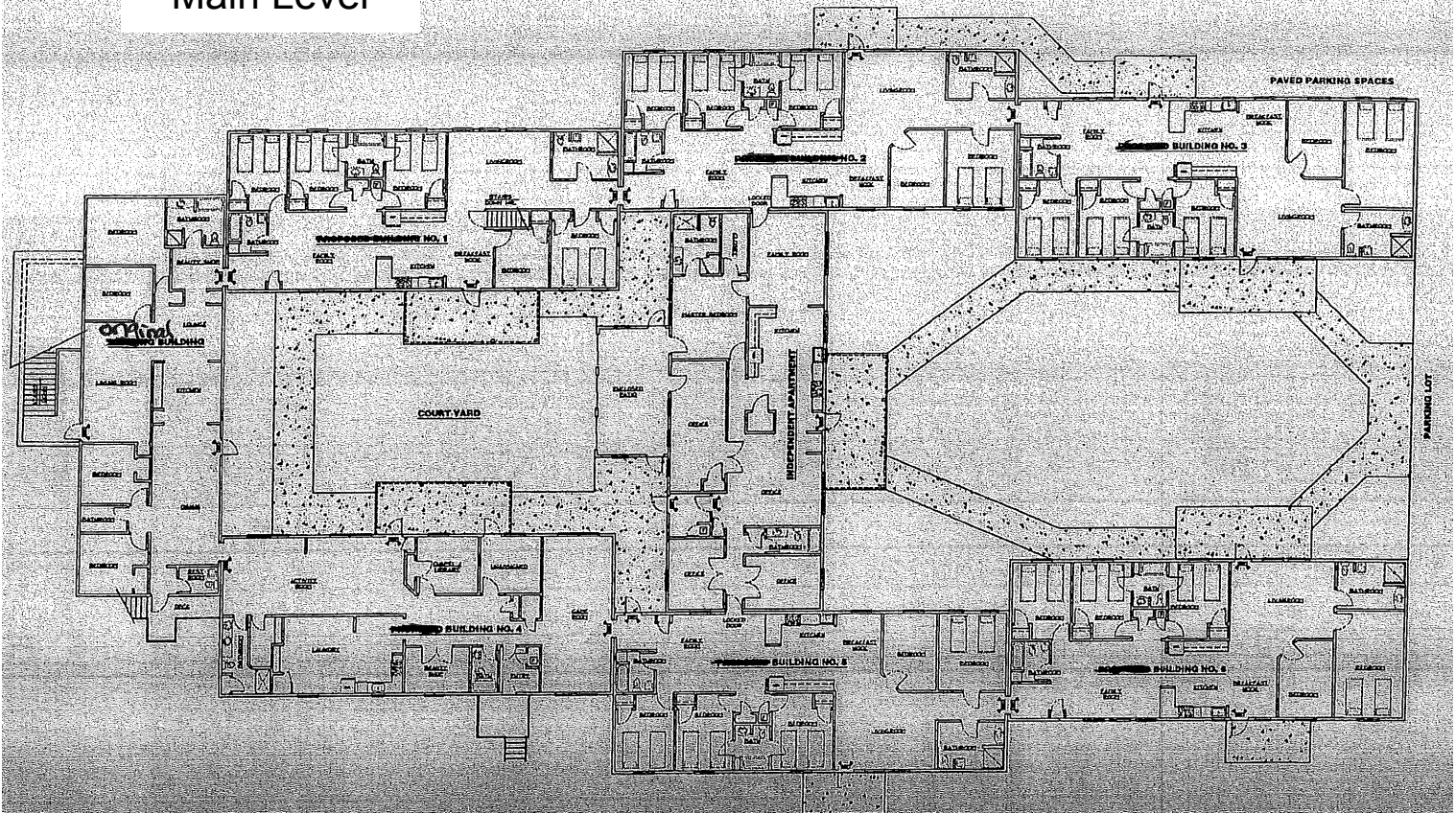
# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY SITE PLAN



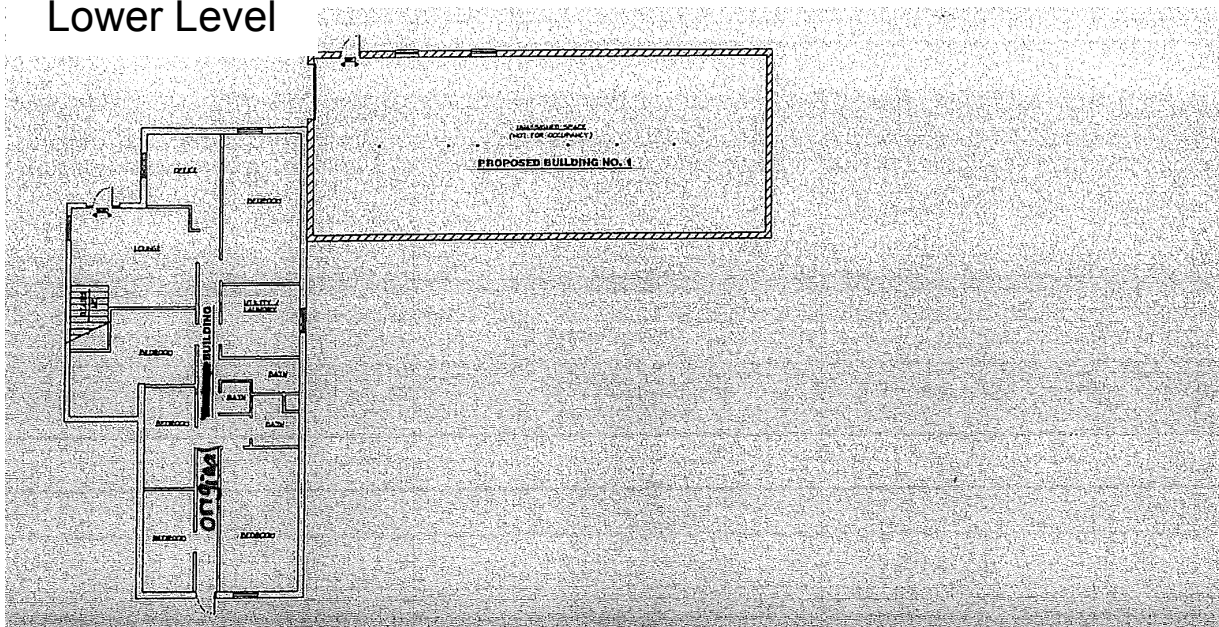


# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY FLOOR PLAN

Main Level



Lower Level





# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## AREA OVERVIEW

### About Beaver County

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominate feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.

The County was once dominated by heavy steel industries but, since the downfall of steel, newer smaller manufacturing and service industries are locating in the area. Primarily a suburban, bedroom life style, much of the county is abundant in open space, parks, and scenic vistas. The County's four public parks along with Raccoon State Park and numerous community parks provide a wide range of active and passive recreational opportunities. Much of the residential life style is in single family homes situated on spacious lots, and many of the older river communities are being transforming into pedestrian friendly environments reminiscent of the small friendly, home style communities.



With the City of Pittsburgh within a short driving distance, County residents enjoy the amenities of big city cultural, recreational, and educational amenities yet avoid the crowded congested life style. The Steelers, Pirates, and Penguins provide major sports for the area, while the opera, ballet, symphony, and many other organizations and events provide area residents with a wide range of entertainment options.

Historically, the County was formed in March 1880 from portions of Washington and Allegheny Counties. In the mid 1800,s a portion of north Beaver County was incorporated to form part of what is now Lawrence County. Fort Macintosh in Beaver and Legionville in Harmony Township and Ambridge are two early sites in the settling of the west. Many other historical sites are scattered throughout the area.

The County consists of 15 public school districts, a countywide Vocational Technical School, a two year community college, the Beaver Campus of Penn State University, and Geneva College. There are also numerous private and parochial schools in the area. Along with nearby major universities such as University of Pittsburgh, Duquesne University, Carnegie Mellon, Robert Morris University and Carlow College, all located in Allegheny County and less than one hour drive from the County, area residents are provided with extensive educational facilities with which to pursue their growth and careers.

The County is served by Heritage Valley Health Systems at the Beaver Medical Center which is a teaching hospital, and Sewickley as well as Aliquippa Community Hospital. Also major health care is available at UPMC facilities located throughout western Pennsylvania where medical research is also conducted.

The County's Motto, "Divided by its Rivers, United by its People" truly reflect the County's heritage of a good place to live, work and play.

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## AREA OVERVIEW

**Beaver County** is highly accessible as it is serviced by major highways:

I-76 (Pennsylvania Turnpike)  
I-376  
US-30 (Lincoln Highway)  
PA Route 18  
PA Route 51  
PA Route 65  
PA Route 68  
PA Route 151  
PA Route 168  
PA Route 351



The County is served by Beaver County Airport and Zelienople Municipal Airport.

Public Transportation is provided by the Beaver County Transit Authority.

### **ECONOMIC DEVELOPMENT**

The Beaver County Corporation for Economic Development (CED) is a non-profit corporation and is a Commonwealth of Pennsylvania certified economic development organization. CED is the lead economic development agency for Beaver County, undertaking a variety of activities that support its mission. The organization is governed by a public-private partnership that includes business leaders, community leaders and the Beaver County Commissioners.

CED's mission is to encourage job creation and private investment in Beaver County by assisting in or undertaking the development of sites and structures in strategic locations, providing financing for qualifying companies and assisting in or undertaking special initiative that have a significant community impact.

#### **CED's strategy in carrying out its mission is to:**

- Act as a facilitator, implementing special programs, making referrals and providing information support for projects and activities
- Act as a conduit, providing access to financial incentives available from others
- Act as a direct investor, providing financial incentives through CED's resources



# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY AREA OVERVIEW



FISCAL YEAR 2016 REVIEW OF ACTIVITIES

## 2016 Completed Projects

CED activities are focused on efforts to encourage diversified job creation and private investment. The listing below provides a summary of the projects in which CED participated or involved CED developments during the 2016 fiscal year.

PROJECT NAME	LOCATION	NEW/RETAINED JOBS	PROJECT COST X\$1000
Shell Appalachia, LLC	Potter Township	600	\$3,000,000
Bridgewater Crossing	Bridgewater	Not Available	Not Available
Center One Buffalo	Beaver Falls	50	Not Available
AuCom Motor Control Systems	New Sewickley	7	Not Available
J.T. Thorpe & Son, Inc.	Ambridge	130	\$2,900
Standard Horse Nail, LLC	New Brighton	4	\$290
Middleton Rail Assistance Grant	Alliquippa	Speculative investment	\$633
Creskide Springs, LLC	New Brighton	8	\$1,050
Beaver Station	Beaver	2	\$2,650
<b>FY 2016 TOTALS</b>		<b>801</b>	<b>\$3,007,523</b>

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## CERTIFICATE OF COMPLIANCE



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

### CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to KATERA'S KOVE, INC.  
LEGAL ENTITY  
To operate KATERA'S KOVE PERSONAL CARE AND SECURED DEMENTIA COMMUNIT  
(NAME OF FACILITY OR AGENCY)  
Located at 599 NORWOOD DRIVE, WAMPUM, PA 16157  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

<u>ADDRESS OF SATELLITE SITE</u>	<u>ADDRESS OF SATELLITE SITE</u>
<u>ADDRESS OF SATELLITE SITE</u>	<u>ADDRESS OF SATELLITE SITE</u>
<u>ADDRESS OF SATELLITE SITE</u>	<u>ADDRESS OF SATELLITE SITE</u>

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 79  
(MAXIMUM CAPACITY)  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.  
Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 29  
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  
(CITATION NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from August 3, 2016 until August 3, 2017,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **401720**

Robert E. Robinson  
ISSUING OFFICER

[Signature]  
DEPUTY SECRETARY

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

HS 628 - 12/14

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY DEMOGRAPHICS



([www.census.gov/glossary/](http://www.census.gov/glossary/)) | FAQs ([link.census.gov](http://link.census.gov))

Search

U.S. Census Quick Facts

## QuickFacts

### Beaver County, Pennsylvania

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

All Topics	BEAVER COUNTY, PENNSYLVANIA	PENNSYLVANIA
<b>People</b>		
<b>Population</b>		
Population estimates, July 1, 2016, (V2016)	167,428	12,784,227
Population estimates, July 1, 2015, (V2015)	168,871	12,802,503
Population estimates base, April 1, 2010, (V2015)	170,539	12,702,857
Population estimates base, April 1, 2010, (V2015)	170,539	12,702,887
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	-1.8%	0.6%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	-1.0%	0.8%
Population, Census, April 1, 2010	170,539	12,702,379
<b>Age and Sex</b>		
Persons under 5 years, percent, July 1, 2015, (V2015)	5.1%	5.6%
Persons under 5 years, percent, April 1, 2010	5.3%	5.7%
Persons under 18 years, percent, July 1, 2015, (V2015)	19.6%	21.0%
Persons under 18 years, percent, April 1, 2010	20.5%	22.0%
Persons 65 years and over, percent, July 1, 2015, (V2015)	20.1%	17.0%
Persons 65 years and over, percent, April 1, 2010	18.8%	15.4%
Female persons, percent, July 1, 2015, (V2015)	51.6%	51.1%
Female persons, percent, April 1, 2010	51.8%	51.3%
<b>Race and Hispanic Origin</b>		
White alone, percent, July 1, 2015, (V2015) (a)	91.0%	82.6%
White alone, percent, April 1, 2010 (a)	91.2%	81.9%
Black or African American alone, percent, July 1, 2015, (V2015) (a)	6.4%	11.7%
Black or African American alone, percent, April 1, 2010 (a)	6.3%	10.8%
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	0.1%	0.4%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.1%	0.2%
Asian alone, percent, July 1, 2015, (V2015) (a)	0.5%	3.4%
Asian alone, percent, April 1, 2010 (a)	0.4%	2.7%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	Z	0.1%
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	Z	Z
Two or More Races, percent, July 1, 2015, (V2015)	1.9%	1.9%
Two or More Races, percent, April 1, 2010	1.7%	1.9%
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	1.5%	6.8%
Hispanic or Latino, percent, April 1, 2010 (b)	1.2%	5.7%
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	89.8%	77.4%
White alone, not Hispanic or Latino, percent, April 1, 2010	90.4%	79.5%
<b>Population Characteristics</b>		
Veterans, 2011-2015	14,588	870,770
Foreign born persons, percent, 2011-2015	1.8%	6.3%
<b>Housing</b>		
Housing units, July 1, 2015, (V2015)	78,327	5,602,813
Housing units, April 1, 2010	78,211	5,567,315
Owner-occupied housing unit rate, 2011-2015	73.0%	69.2%
Median value of owner-occupied housing units, 2011-2015	\$120,100	\$166,000
Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,165	\$1,425
Median selected monthly owner costs -without a mortgage, 2011-2015	\$461	\$498
Median gross rent, 2011-2015	\$845	\$840
Building permits, 2015	104	22,654
<b>Families and Living Arrangements</b>		
Households, 2011-2015	70,079	4,958,858
Persons per household, 2011-2015	2.38	2.48
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	89.4%	88.0%
Language other than English spoken at home, percent of persons age 5	2.8%	10.6%



# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## DEMOGRAPHICS

years+, 2011-2015

### Education

High school graduate or higher, percent of persons age 25 years+, 2011-2015	91.7%	89.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	22.8%	28.6%

### Health

With a disability, under age 65 years, percent, 2011-2015	10.4%	9.5%
Persons without health insurance, under age 65 years, percent	△ 5.5%	△ 7.5%

### Economy

In civilian labor force, total, percent of population age 16 years+, 2011-2015	61.9%	62.8%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	56.8%	58.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	191,785	23,504,192
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	779,616	96,329,248
Total manufacturers shipments, 2012 (\$1,000) (c)	4,615,008	231,396,178
Total merchant wholesaler sales, 2012 (\$1,000) (c)	1,179,512	191,170,147
Total retail sales, 2012 (\$1,000) (c)	1,590,246	178,794,945
Total retail sales per capita, 2012 (c)	\$9,341	\$14,008

### Transportation

Mean travel time to work (minutes), workers age 16 years+, 2011-2015	25.0	26.3
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### Income and Poverty

Median household income (in 2015 dollars), 2011-2015	\$50,581	\$53,599
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$27,233	\$29,291
Persons in poverty, percent	△ 13.1%	△ 13.2%

### Businesses

Total employer establishments, 2015	3,380	299,695 <sup>1</sup>
Total employment, 2015	49,345	5,306,896 <sup>1</sup>
Total annual payroll, 2015 (\$1,000)	1,901,090	257,626,942 <sup>1</sup>
Total employment, percent change, 2014-2015	-2.5%	1.0% <sup>1</sup>
Total nonemployer establishments, 2014	8,601	799,663
All firms, 2012	11,951	975,453
Men-owned firms, 2012	7,488	579,400
Women-owned firms, 2012	3,383	304,803
Minority-owned firms, 2012	450	131,512
Nonminority-owned firms, 2012	11,025	818,858
Veteran-owned firms, 2012	1,309	97,969
Nonveteran-owned firms, 2012	9,981	837,792

### Geography

Population per square mile, 2010	392.3	283.9
Land area in square miles, 2010	434.71	44,742.70
FIPS Code	42007	42

1. Includes data not distributed by county.

△ 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., V2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.

(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

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

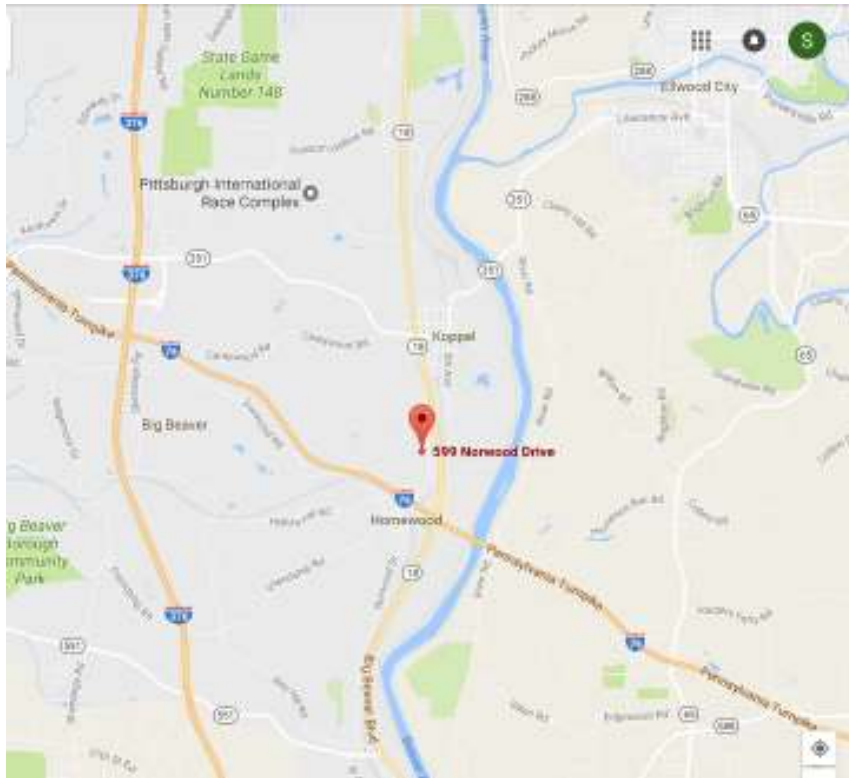
S Suppressed; does not meet publication standards

X Not applicable

Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health 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.

# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY MAPS



# KATERA'S KOVE PCH & SECURED DEMENTIA COMMUNITY

## CONFIDENTIALITY AND DISCLAIMER

**PROPERTY ADDRESS:** 599 Norwood Drive, Wampum, PA 16157

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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 "publically 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

\_\_\_\_\_  
Buyer's Fax Number