



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

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“PENN ASSISTED CARE”

68 Main Street, Pennsburg, PA 18073

MONTGOMERY COUNTY



33 BED PERSONAL CARE HOME

OFFERED EXCLUSIVELY... \$ 1,600,000

www.PrestigeGroupSeniorHousing.com

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PENN ASSISTED CARE

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PENN ASSISTED CARE EXECUTIVE SUMMARY

Prestige Group Is Proud To Present The Exclusive Offering Of “Penn Assisted Care”

68 Main Street, Pennsburg, PA 18073

Penn Assisted Care is a 33 bed licensed purpose built personal care home.

The facility is all private pay with a historically strong census.

Totally reconstructed in 2008 after a fire destroyed the previous building, the facility is completely ADA compliant and meets or exceeds all building requirements.

The lower level, which is partially below grade has four bedrooms and one bathroom. This level also contains a crawl space and original excavated basement area which houses the washers, dryers and some of the mechanical systems.

The main level consists of an office, two living rooms, two dining rooms, kitchen, sitting area, seven bedrooms and two bathrooms.

The second floor has six bedrooms, two bathrooms and sitting room.

The third floor is being used for employee housing. It contains a three bedroom, two bath apartment and a one bedroom, one bath efficiency apartment.

The facility is very well maintained with no deferred maintenance issues and is located in a mostly residential neighborhood.

Penn Assisted Care represents a true turn-key opportunity for a new buyer.

The upside potential of this facility lies in the possibility of converting the third floor, currently being used for employee apartments, to licensed rooms. Converting the apartments to another five or six bedrooms and living spaces could be done relatively easily. This could yield another 10-12 beds for a total capacity of 43-45 beds.

PENN ASSISTED CARE PROPERTY OVERVIEW

IMPROVEMENTS

Gross Building Area:	9,610+/- square feet
Site Size:	9,300+/- square feet
Dimensions:	59+/-' Frontage on Main St. (Front) 66+/-' Frontage on Church St. (Rear)
Site Shape:	Irregular
Year Built:	Reconstructed in 2008 after a fire destroyed the previous improvement. Part of the foundation is original.
Stories:	3— Lower, Main & Second Levels are Licensed for Personal Care Home Third Floor is Currently Occupied as Employee Apartments
Foundation:	Stone and Concrete Block
Framing:	2' X 6' Exterior Framing
Windows:	Vinyl Clad Double-hung Insulated with Screens
# Bedrooms:	17 Bedrooms <ul style="list-style-type: none"> • 4 - Lower Level • 7 - Main Level • 6 - Second Floor
# Bathrooms:	5 Bathrooms <ul style="list-style-type: none"> • 1 - Basement • 2 - Main Level • 2 - Second Floor
Building Shape:	Irregular—Trapezoidal
Basement:	Crawl Space
Roof:	Asphalt Shingle, Rubber Membrane, Aluminum Gutters and Downspouts
Exterior Walls:	Vinyl Siding
Floor Covering:	Laminate, Ceramic, Carpet
Interior Walls:	Drywall
Ceiling:	Drywall
HVAC:	Gas Fired, Multiple Zoned Heat & Central Air* *Third Floor has Wall Mounted Heating and A/C Unit and Supplemental Baseboard Heat
Electric:	Two 220 Amp Service & One 100 Amp Service
Water:	Public
Sewer:	Public
Fire Suppression:	Wet Sprinkler—State of the Art Smoke and Heat Detectors
Security System:	8 Camera Internal and External Surveillance System
Kitchen:	Commercial Full Service
Dining Room:	Two on Main Level
Laundry Area:	Yes
Exterior Spaces:	Composite Deck and Small Grassy Areas on Sides
Other Amenities:	Office & Sitting Area on Main Level Sitting Area on Second Level
Zoning:	RC — Residential Commercial District - (Legal Non-Conforming Use)

PENN ASSISTED CARE INCOME AND EXPENSES

PENN ASSISTED CARE				
PROFIT & LOSS	Jan-Dec 2014	Jan-Dec 2015	Jan-Dec 2016	Jan-Apr 26, 2017
INCOME				
Base Fee	\$ 603,309.00	\$ 601,494.83	\$ 649,197.24	\$ 216,852.61
Personal Care Services	\$ -	\$ 6,102.45	\$ (350.00)	\$ -
Total Income	\$ 603,309.00	\$ 607,597.28	\$ 648,847.24	\$ 216,852.61
EXPENSES				
Water	\$ -	\$ 588.50	\$ 539.00	\$ 343.00
Storage Expense	\$ 1,200.00	\$ 600.00	\$ -	\$ -
Office Supplies	\$ 1,536.00	\$ 2,643.84	\$ 1,902.56	\$ 944.40
Office Expenses	\$ -	\$ 1,828.93	\$ 1150.31.00	\$ 126.00
Taxes	\$ 24,719.00	\$ 952.38	\$ 102.00	\$ -
Postage / Delivery	\$ 501.00	\$ 367.43	\$ 161.41	\$ 69.50
Resident Refunds	\$ -	\$ 5,050.46	\$ -	\$ -
Food	\$ -	\$ 56,505.13	\$ 52,950.65	\$ 16,596.48
Trash Disposal	\$ 2,200.00	\$ 2,865.11	\$ 2,982.91	\$ 1,120.91
Home Supplies / Services	\$ 89,980.00	\$ 21,836.95	\$ 9,419.88	\$ 4,552.81
Miscellaneous Expense	\$ -	\$ 400.00	\$ 200.00	\$ -
Advertising & Promotion	\$ 83.00	\$ 765.00	\$ 6,339.80	\$ -
Automobile Expense				
Registration / Tags	\$ 83.00	\$ 36.00	\$ 36.00	\$ -
Repairs		\$ 407.90	\$ 155.71	\$ -
Car Payment		\$ 1,459.32	\$ 2,918.64	\$ 972.88
Fuel		\$ 1,713.77	\$ 3,800.28	\$ 957.92
Automobile / Other		\$ 5,244.27	\$ -	\$ -
Bank Service Charges	\$ 587.00	\$ 562.53	\$ 1,134.64	\$ 352.04
Business Licenses & Permits	\$ -	\$ 20.00	\$ -	\$ -
Computer & Internet	\$ -	\$ 303.68	\$ 291.92	\$ -
Dues & Subscriptions	\$ -	\$ 119.94	\$ 513.88	\$ 94.36
Gifts	\$ -	\$ 584.58	\$ -	\$ 90.10
Groundskeeping	\$ -	\$ 868.90	\$ 2,437.20	\$ 1,248.90
Insurance	\$ 23,152.00	\$ 26,484.95	\$ 20,869.90	\$ 9,047.53
Meals & Entertaining	\$ -	\$ 450.50	\$ -	\$ -
Payroll Expense				
Taxes		\$ 17,761.75	\$ -	\$ -
940		\$ (185.26)	\$ 658.14	\$ 498.69
941		\$ 51,397.36	\$ 22,897.38	\$ 7,125.98
PA UC		\$ 4,189.18	\$ 4,453.09	\$ 2,960.47
Hourly Wages	\$ 261,083.00	\$ 110,967.14	\$ 263,856.70	\$ 83,474.60
Reimbursements		\$ 162.08	\$ 2,001.33	\$ 469.52
Salary	\$ -	\$ 16,510.19	\$ 35,595.35	\$ 9,675.24
Payroll Fees		\$ 447.40	\$ 1,078.45	\$ 346.50
Fringe Benefits	\$ 100.00	\$ -	\$ -	\$ -
Professional Fees				
Consulting	\$ -	\$ -	\$ 575.00	\$ -
Accounting	\$ -	\$ 7,406.80	\$ 1,000.00	\$ -
Bookkeeping	\$ -	\$ 6,375.00	\$ 14,025.00	\$ 4,335.00
Legal	\$ 4,030.00	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 3,317.00	\$ 7,209.81	\$ 15,165.36	\$ 8,823.58
Security	\$ -	\$ -	\$ 1,296.00	\$ 1,376.58
Spending Cash	\$ -	\$ -	\$ (120.00)	\$ (1,020.00)
Telephone / Landline	\$ -	\$ 527.88	\$ 1,007.12	\$ 359.95
Training	\$ 1,484.00	\$ 1,387.00	\$ 1,013.00	\$ 450.00
Travel Expense	\$ -	\$ 929.08	\$ (16.84)	\$ -
Utilities	\$ 22,604.00			
Gas	\$ -	\$ 4,303.13	\$ 3,289.78	\$ 1,519.35
Cable / Internet	\$ -	\$ 3,059.95	\$ 2,586.51	\$ 901.10
Sewer	\$ -	\$ 2,027.48	\$ 2,014.70	\$ 358.40
Electric	\$ -	\$ 11,792.57	\$ 9,352.76	\$ 2,384.31
Total Expenses	\$ 436,659.00	\$ 378,928.61	\$ 488,485.21	\$ 160,556.10
Net Ordinary Income	\$ 166,650.00	\$ 228,668.67	\$ 160,362.03	\$ 56,296.51
NET OPERATING INCOME	\$ 166,650.00	\$ 228,668.67	\$ 160,362.03	\$ 56,296.51

PENN ASSISTED CARE MONTHLY RENT ROLL

JULY 2017			
Floor	Room #	Rent	Type
First	1	\$ 1,800.00	Semi
First	1	1,800.00	Semi
First	2	1,800.00	Semi
First	2	1,800.00	Semi
First	3	2,000.00	Semi
First	3	1,800.00	Semi
First	4	1,800.00	Semi
First	4	—	Vacant
First	5	2,219.35	Semi
First	5	1,800.00	Semi
First	6	2,000.00	Semi
First	6	1,600.00	Semi
First	7	1,350.00	Semi
First	7	2,150.00	Semi
Second	20	3,000.00	Semi
Second	21	1,725.00	Semi
Second	21	1,239.00	Semi
Second	22	1,550.00	Semi
Second	22	1,675.00	Semi
Second	23	1,675.00	Semi
Second	23	1,600.00	Semi
Second	24	3,000.00	Private Room
Second	24	—	
Second	25	1,550.00	Semi
Second	25	1,675.00	Semi
Lower	90	1,550.00	Semi
Lower	90	1,200.00	Semi
Lower	91	3,000.00	Private Room
Lower	91	—	
Lower	92	1,600.00	Semi
Lower	92	1,180.30	Semi
Lower	93	1,550.00	Semi
Lower	93	1,675.00	Semi
TOTAL	—	\$54,363.65	

PENN ASSISTED CARE PHOTOGRAPHS



PENN ASSISTED CARE PHOTOGRAPHS



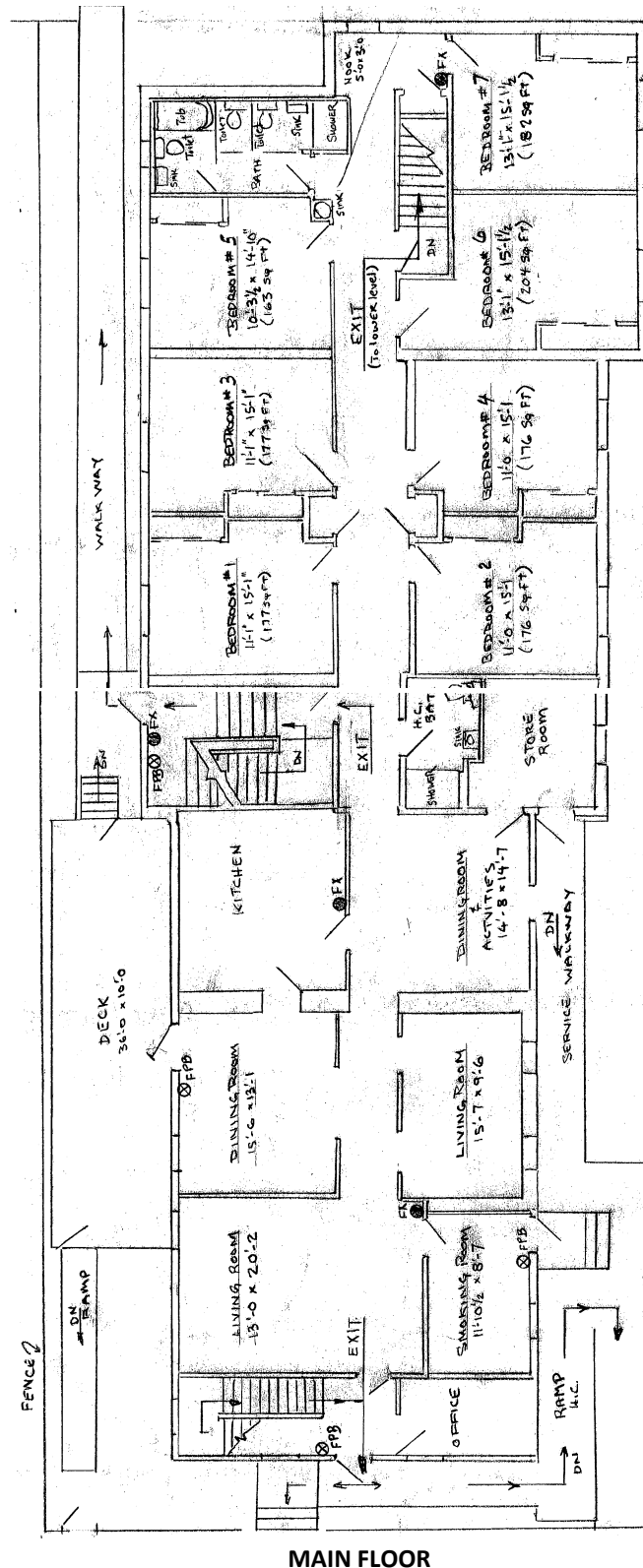
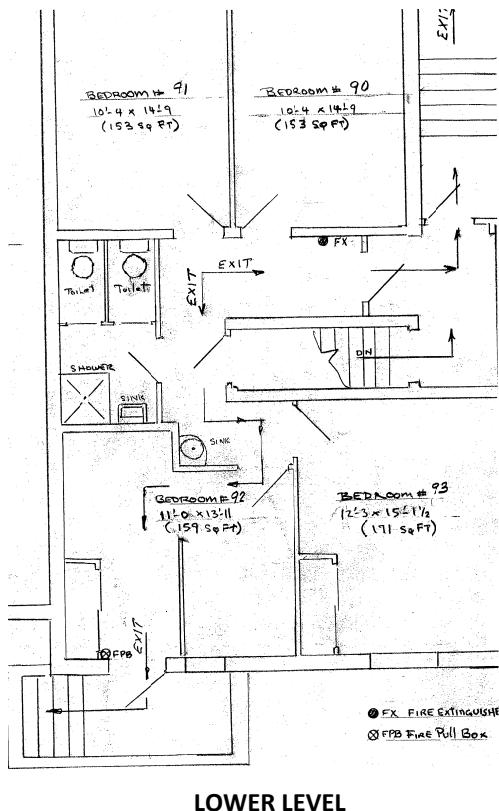
PENN ASSISTED CARE PHOTOGRAPHS



PENN ASSISTED CARE FLOOR PLANS

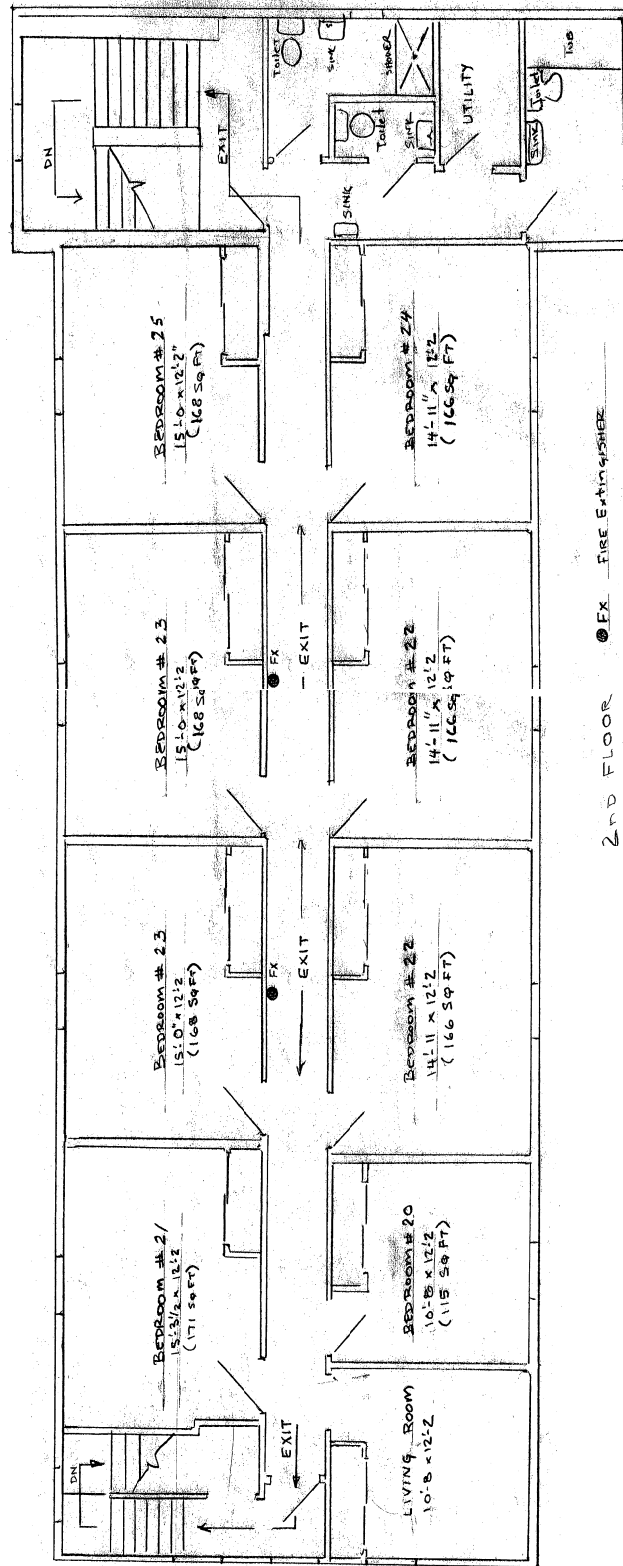
FLOOR PLANS

1. The main floor, lower level and second floor are licensed as a personal care home under PA Code 2600 for a capacity of 33 beds.
2. The third floor is currently occupied as employee apartments and is not licensed under PA Code 2600. It is owner's speculation that the third floor can be converted with relative ease into another ten to twelve beds and a total capacity of 43-45 beds. This would require minor renovation and licensing by the department of Public Welfare.

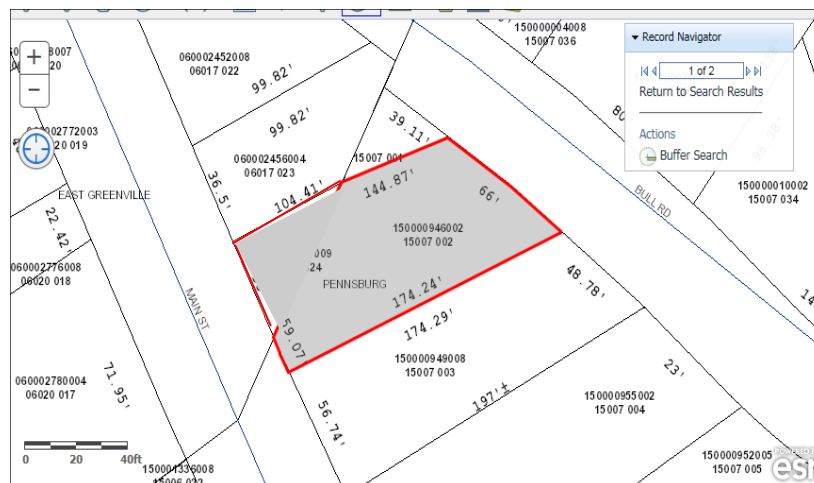
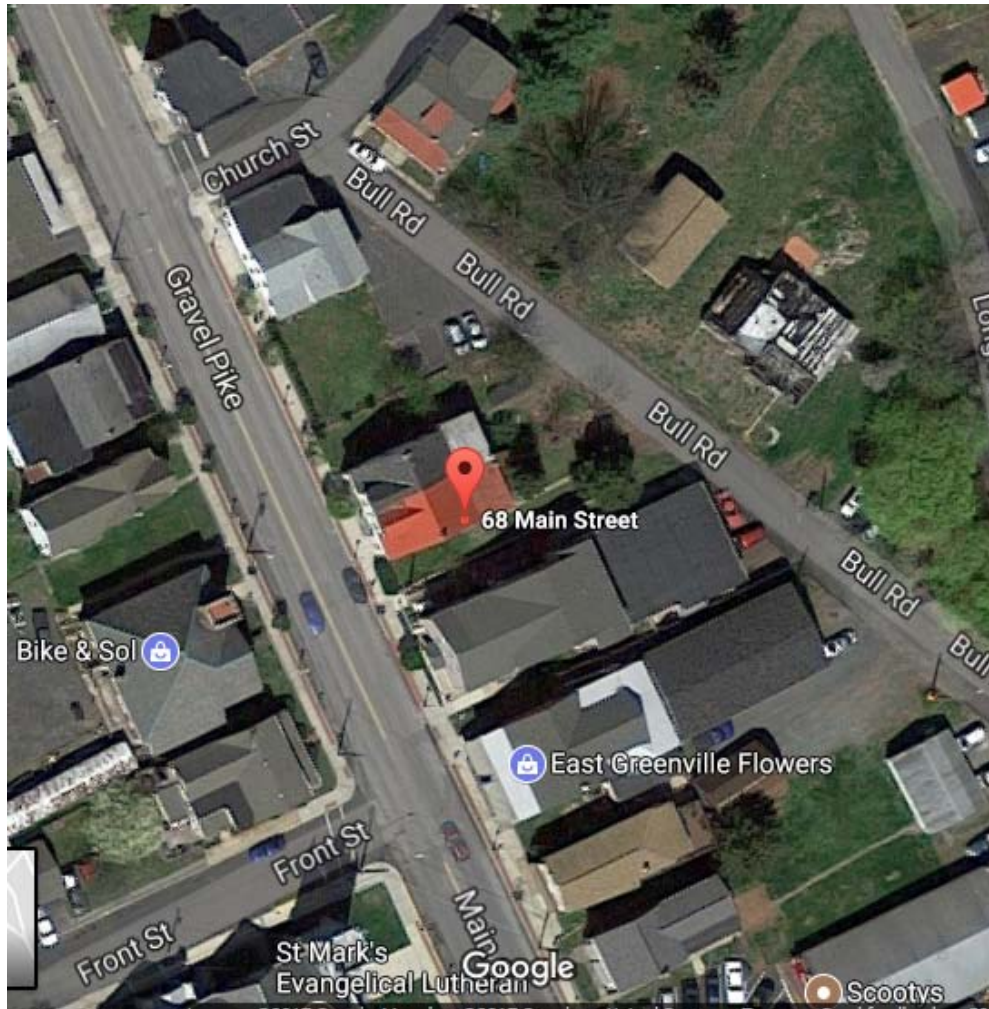


PENN ASSISTED CARE FLOOR PLANS

SECOND FLOOR



PENN ASSISTED CARE AERIAL AND TAX MAP



PENN ASSISTED CARE AREA OVERVIEW

Penn Assisted Care is located in Pennsburg, PA.

Pennsburg is a borough located in Montgomery County. It is located in the eastern part of the state. It is approximately 40 miles northwest of Philadelphia and 5 miles southwest of Quakertown.

It is part of a strip of small towns that run together along Route 29; Red Hill, Pennsburg and East Greenville. The towns are collectively called “Upper Perk.”

Pennsburg is centrally located to five different hospitals and many community outreach, civil service and supports coordinating organizations.

Montgomery County, also known as Montco, is the third most populous county in Pennsylvania, after Philadelphia and Allegheny counties. It is a suburban county northwest of Philadelphia. Montgomery County is a very diverse county. It ranges from farm and open lands to densely populated areas.

Montgomery County is included in the Philadelphia-Camden-Wilmington, NJ-DE-MD Metropolitan Statistical Area.

Montgomery County is the 51st wealthiest county in the country. Being a suburb of Philadelphia, many residents work in the city. However, Montgomery County is also a major employment center which attracts thousands of workers all over the region.

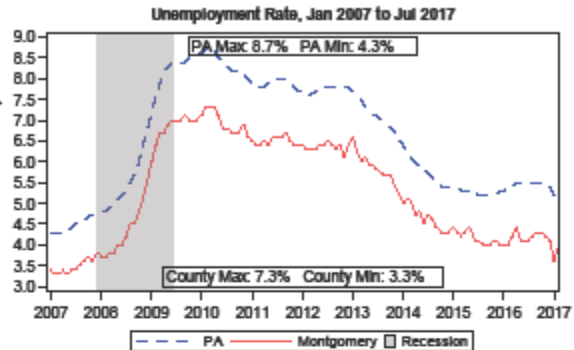
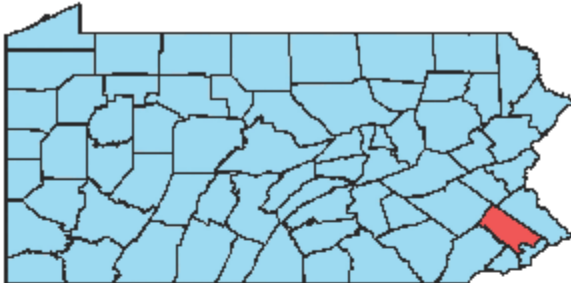
Having a strong job base and taxes that are generated by those jobs have resulted in Montgomery County receiving Standard and Poor’s highest credit rating of “AAA”. Fewer than 30 counties in the United States receive such a high rating.



PENN ASSISTED CARE AREA OVERVIEW

Montgomery County Profile

August 2017



2015 Population		
Demographic	County	PA
Total Population	812,970	12,779,559
Female	418,082	6,534,215
Male	394,888	6,245,344
Population by Race		
White	80.7%	81.6%
Black	8.9%	11.0%
Other	10.4%	7.4%
Hispanic Origin (all races)	4.6%	6.4%
Population by Age		
Ages 0 to 17	22.2%	21.3%
Ages 18 to 24	7.9%	9.7%
Ages 25 to 34	12.4%	12.6%
Ages 35 to 44	12.8%	12.0%
Ages 45 to 54	15.2%	14.4%
Ages 55 to 64	13.4%	13.6%
Ages 65 to 74	8.3%	8.6%
Ages 75 and Older	7.8%	7.7%
Median Age	41.3	40.7

Source: U.S. Census 5 Year Estimate 2011-2015 (Tables: DP05 and B01001)

2015 Veterans	County	PA
Total Veterans	45,744	870,770
Median Veteran Income	\$41,221	\$34,110
Median Non-Veteran Income	\$38,576	\$26,783
Veteran Unemployment Rate	7.7%	7.2%

Source: U.S. Census 5 Year Estimate 2011-2015 (Table: S2101)

Online Job Postings	County	PA
July 2017	17,260	201,316
July 2016	18,837	211,783
Annual Volume Change	-1,577	-10,467
Annual Percent Change	-8.4%	-4.9%

Source: The Conference Board Help Wanted OnLine™

Income	County	PA
Per Capita Personal Income	\$71,306	\$49,745
Total Personal Income	\$58,418,435	\$636,857,158
Median Household Income	\$80,675	\$53,599
Median Family Income	\$100,138	\$68,158

Note: Total Personal Income is displayed in thousands.
Note: Median Incomes are in 2015 adjusted dollars.
Source: Personal Incomes - Bureau of Economic Analysis (BEA) - 2015
Source: Median Incomes - U.S. Census 2011-2015 (Tables: B19013 & B19113)

Local Area Unemployment Statistics		
Jul 2017	County	PA
Unemployment Rate	3.7%	5.0%
Labor Force	449,100	6,456,000
Employed	432,400	6,132,000
Unemployed	16,800	324,000

Notes: Current month's data are preliminary. Data are Seasonally Adjusted.

Unemployment Compensation Exhaustees				
Jul 2016 to Jun 2017	Volume		Percent of Total	
Pre-UC Industry	County	PA	County	PA
Natural Resources & Mining	10	2,310	0.0%	2.0%
Construction	350	11,280	7.0%	11.0%
Manufacturing	530	15,080	11.0%	14.5%
Trade, Transportation & Utilities	940	19,790	19.0%	19.0%
Information	160	1,720	3.5%	1.5%
Financial Activities	420	5,340	8.5%	5.0%
Professional & Business Services	1,200	18,950	24.5%	18.5%
Education & Health Services	760	15,660	15.5%	15.0%
Leisure & Hospitality	290	6,970	6.0%	7.0%
Other Services	130	2,800	2.5%	2.5%
Government	50	1,140	1.0%	1.0%
Info Not Available	50	1,960	1.0%	2.0%
Total	4,890	103,000	100%	100%

Note: Percentages less than 0.5% will be displayed as 0.0%.
Source: Pennsylvania Unemployment Compensation System

Top 10 Employers by Employment in Q4 of 2016	
Merck Sharp & Dohme Corporation	
Abington Memorial Hospital	
Main Line Hospitals Inc	
State Government	
Giant Food Stores LLC	
United Parcel Service Inc	
SmithKline Beecham Corporation	
Montgomery County	
SEI Investments Company	
Federal Government	

Source: Quarterly Census of Employment and Wages

Center for Workforce Information & Analysis

PENN ASSISTED CARE AREA OVERVIEW



Top 50 Employers

Montgomery County

4th Quarter, 2016

Combined Government Ownerships

Rank	Employer	Rank	Employer
1	Merck Sharp & Dohme Corporation	26	Bayada Home Health Care Inc
2	Abington Memorial Hospital	27	McNeil-PPC Inc
3	Main Line Hospitals Inc	28	Target Corporation
4	State Government	29	Comcast Cablevision Corp (PA)
5	Giant Food Stores LLC	30	IMS Health Incorporated
6	United Parcel Service Inc	31	Abington School District
7	SmithKline Beecham Corporation	32	Montgomery County Community College
8	Montgomery County	33	Janssen Research & Development LLC
9	SEI Investments Company	34	ACME Markets Inc
10	Federal Government	35	Pharmaceutical Research Association Inc
11	North Penn School District	36	ABM Janitorial Services Mid-Atlantic
12	Wal-Mart Associates Inc	37	Macy's Retail Holdings Inc
13	Hatfield Quality Meats Inc	38	Susquehanna International Group LLP
14	Albert Einstein Medical Center	39	Aetna Life Insurance Company
15	PeopleShare Industrial LLC	40	Aerotek Inc
16	Holy Redeemer Health System	41	Wyeth Holdings LLC
17	Lockheed Martin Corp	42	Home Depot USA Inc
18	Wawa Inc	43	AlliedBarton Security Services LLC
19	Lower Merion School District	44	Acts Retirement-Life Communities
20	Philadelphia Freedom Valley YMCA	45	Norristown Area School District
21	SarahCare Home Health Agency	46	ADP Inc
22	Wegmans Food Markets Inc	47	Moss Rehab Hospital
23	Quest Diagnostics Incorporated	48	Souderton Area School District
24	JBS Souderton Inc	49	Spring Ford Area School District
25	Prudential Insurance Co of America	50	Nationwide Mutual Insurance Co

Source: Quarterly Census of Employment and Wages

Center for Workforce Information & Analysis

(877) 4WF-DATA • www.workstats.dli.pa.gov • workforceinfo@pa.gov

July 2017



PENN ASSISTED CARE CERTIFICATE OF COMPLIANCE

	pennsylvania DEPARTMENT OF HUMAN SERVICES	CERTIFICATE OF COMPLIANCE
This certificate is hereby granted to <u>PENN ASSISTED CARE LLC</u> <small>LEGAL ENTITY</small>		
To operate <u>PENN ASSISTED CARE</u> <small>NAME OF FACILITY OR AGENCY</small>		
Located at <u>68 MAIN STREET, PENNSBURG, PA 18073</u> <small>(COMPLETE ADDRESS OF FACILITY OR AGENCY)</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>		<small>ADDRESS OF SATELLITE SITE</small>
To provide <u>Personal Care Homes</u> <small>TYPE OF SERVICE(S) TO BE PROVIDED</small>		
The total number of persons which may be cared for at one time may not exceed <u>33</u> or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. <small>(MAXIMUM CAPACITY)</small>		
Restrictions: _____		
This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations		
<u>55 Pa.Code Chapter 2600: Personal Care Homes</u> <small>(MANUAL NUMBER AND TITLE OF REGULATIONS)</small>		
and shall remain in effect from <u>May 28, 2017</u> until <u>May 28, 2018</u> unless sooner revoked for non-compliance with applicable laws and regulations.		
No: 139050		
 <small>ISSUING OFFICER</small>		 <small>DIRECTOR</small>
<small>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.</small>		
<small>HS 628 - 12/16</small>		



PENN ASSISTED CARE DEMOGRAPHICS









PEOPLE	18073	Pennsylvania
Population		
<i>i</i> Population estimates, July 1, 2016, (V2016)	7,465	12,784,227
<i>i</i> Population estimates base, April 1, 2010, (V2016)	6,464	12,702,857
<i>i</i> Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	15.5%	0.6
<i>i</i> Population, Census, April 1, 2010	6,464	12,702,37
Age and Sex		
<i>i</i> Persons under 5 years, percent, July 1, 2016, (V2016)	X	5.6%
<i>i</i> Persons under 5 years, percent, April 1, 2010	6.8%	5.7%
<i>i</i> Persons under 18 years, percent, July 1, 2016, (V2016)	X	20.9%
<i>i</i> Persons under 18 years, percent, April 1, 2010	24.8%	22.0%
<i>i</i> Persons 65 years and over, percent, July 1, 2016, (V2016)	X	17.4%
<i>i</i> Persons 65 years and over, percent, April 1, 2010	15.4%	15.4%
<i>i</i> Female persons, percent, July 1, 2016, (V2016)	X	51.0%
<i>i</i> Female persons, percent, April 1, 2010	50.0%	51.3%
Race and Hispanic Origin		
<i>i</i> White alone, percent, July 1, 2016, (V2016) (a)	X	82.4%
<i>i</i> White alone, percent, April 1, 2010 (a)	95.7%	81.9%
<i>i</i> Black or African American alone, percent, July 1, 2016, (V2016) (a)	X	11.8%
<i>i</i> Black or African American alone, percent, April 1, 2010 (a)	1.5%	10.8%
<i>i</i> American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	X	0.4%
<i>i</i> American Indian and Alaska Native alone, percent, April 1, 2010 (a)	Z	0.2%
<i>i</i> Asian alone, percent, July 1, 2016, (V2016) (a)	X	3.5%
<i>i</i> Asian alone, percent, April 1, 2010 (a)	1.5%	2.7%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	X	0.1%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	0.1%	Z
<i>i</i> Two or More Races, percent, July 1, 2016, (V2016)	X	1.9%
<i>i</i> Two or More Races, percent, April 1, 2010	0.7%	1.9%
<i>i</i> Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	X	7.0%
<i>i</i> Hispanic or Latino, percent, April 1, 2010 (b)	1.8%	5.7%
<i>i</i> White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	X	77.0%
<i>i</i> White alone, not Hispanic or Latino, percent, April 1, 2010	94.7%	79.5%
Population Characteristics		
<i>i</i> Veterans, 2011-2015	355	870,770
<i>i</i> Foreign born persons, percent, 2011-2015	0.7%	6.3%
Housing		
<i>i</i> Housing units, July 1, 2016, (V2016)	X	5,612,002
<i>i</i> Housing units, April 1, 2010	2,424	5,567,315

PENN ASSISTED CARE DEMOGRAPHICS

	18073	Pennsylvania
<i>i</i> Median selected monthly owner costs -without a mortgage, 2011-2015	\$579	\$498
<i>i</i> Median gross rent, 2011-2015	\$1,114	\$840
<i>i</i> Building permits, 2016	X	23,303
Families & Living Arrangements		
<i>i</i> Households, 2011-2015	2,571	4,958,859
<i>i</i> Persons per household, 2011-2015	2.69	2.49
<i>i</i> Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	95.1%	88.0%
<i>i</i> Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	0.7%	10.6%
Education		
<i>i</i> High school graduate or higher, percent of persons age 25 years+, 2011-2015	94.6%	89.2%
<i>i</i> Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	36.0%	28.6%
Health		
<i>i</i> With a disability, under age 65 years, percent, 2011-2015	4.9%	9.5%
<i>i</i> Persons without health insurance, under age 65 years, percent	5.2%	7.5%
Economy		
<i>i</i> In civilian labor force, total, percent of population age 16 years+, 2011-2015	69.6%	62.8%
<i>i</i> In civilian labor force, female, percent of population age 16 years+, 2011-2015	66.9%	58.3%
<i>i</i> Total accommodation and food services sales, 2012 (\$1,000) (c)	3,477	23,504,192
<i>i</i> Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	D	96,329,248
<i>i</i> Total manufacturers shipments, 2012 (\$1,000) (c)	D	231,396,178
<i>i</i> Total merchant wholesaler sales, 2012 (\$1,000) (c)	D	191,170,147
<i>i</i> Total retail sales, 2012 (\$1,000) (c)	52,405	178,794,945
<i>i</i> Total retail sales per capita, 2012 (c)	\$7,859	\$14,008
Transportation		
<i>i</i> Mean travel time to work (minutes), workers age 16 years+, 2011-2015	27.8	26.3
Income & Poverty		
<i>i</i> Median household income (in 2015 dollars), 2011-2015	\$81,295	\$53,599
<i>i</i> Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$35,136	\$29,291
<i>i</i> Persons in poverty, percent	4.6%	13.2%
BUSINESSES		
Businesses		
<i>i</i> Total employer establishments, 2015	X	299,695 ¹
<i>i</i> Total employment, 2015	X	5,306,896 ¹
<i>i</i> Total annual payroll, 2015 (\$1,000)	X	257,626,942 ¹
<i>i</i> Total employment, percent change, 2014-2015	X	1.0% ¹
<i>i</i> Total nonemployer establishments, 2015	X	811,890
<i>i</i> All firms, 2012	389	975,453
<i>i</i> Men-owned firms, 2012	205	579,400


PENN ASSISTED CARE DEMOGRAPHICS


18073 Pennsylvania

 Women-owned firms, 2012	159	304,803
 Minority-owned firms, 2012	F	131,512
 Nonminority-owned firms, 2012	367	818,858
 Veteran-owned firms, 2012	33	97,969
 Nonveteran-owned firms, 2012	339	837,792
GEOGRAPHY		
geography		
 Population per square mile, 2010	319.4	283.9
 Land area in square miles, 2010	20.24	44,742.70
 FIPS Code	4209179064	42

Value Notes

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

Fact Notes

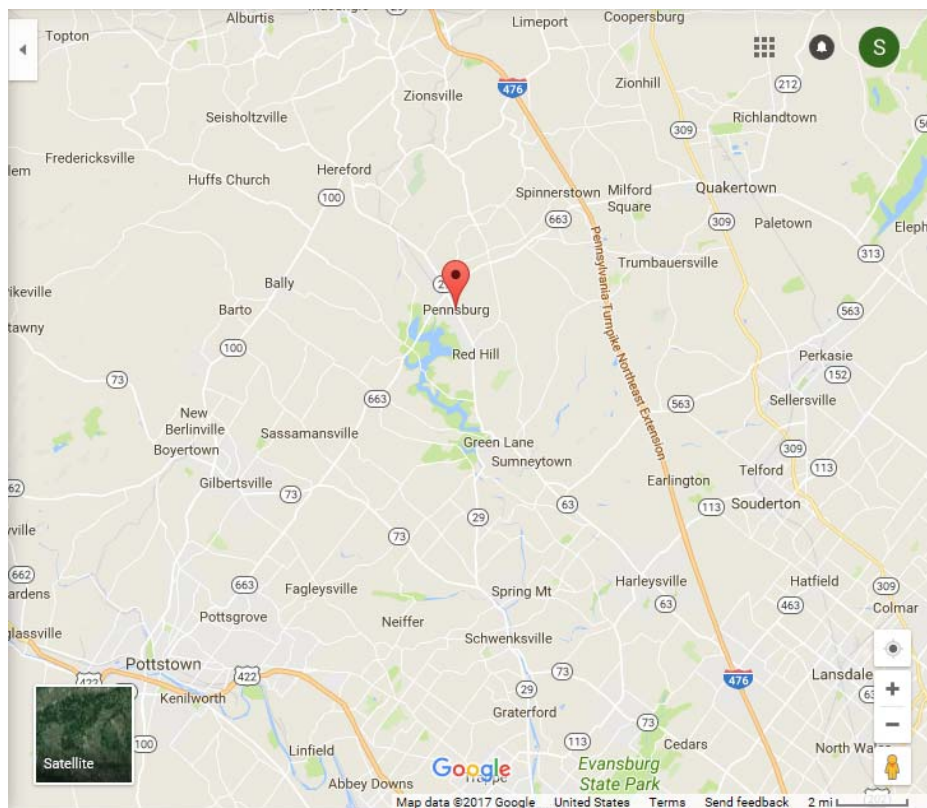
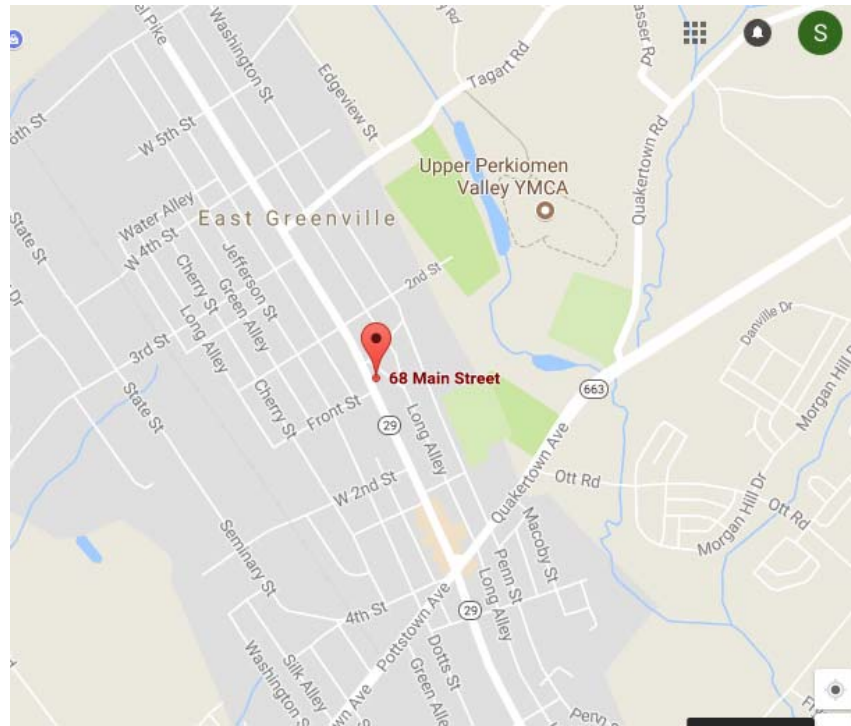
- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

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 data or few observations were available to compute an estimate, or 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.

PENN ASSISTED CARE MAPS



PENN ASSISTED CARE CONFIDENTIALITY AND DISCLAIMER

**PROPERTY ADDRESS:
68 MAIN STREET, PENNSBURG, PA 18073**

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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)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number

