



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

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TABOR MANOR

PERSONAL CARE FACILITY

6730 Tabor Avenue

PHILADELPHIA, PA 19111

51 BEDS



Well Maintained — Turn-Key Opportunity

Ideal Northeast Philadelphia Location

EXCLUSIVELY OFFERED \$3,500,000

PrestigeGroupSeniorHousing.com

PrestigeGroup.com

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TABOR MANOR EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“Tabor Manor”

**6730 Tabor Avenue
PHILADELPHIA, PENNSYLVANIA 19111**

Tabor Manor is a 51 bed personal care facility. It is located in Northeast Philadelphia in the Lawndale neighborhood.

The facility was purpose built in 1957 and has been in continuous operation as a personal care facility since then.

The current owner has owned and privately managed the facility since 2002.

Tabor Manor enjoys a historically strong census and maintains a waiting for new residents. Ownership receives several weekly calls for availability.

The majority of the residents of Tabor Manor are SSI.

Tabor Manor is situated between two large, upscale facilities. This makes Tabor Manor a great location for it's resident base.

The facility is well maintained and clean with no deferred maintenance.

Tabor Manor is located in the Lawndale neighborhood of the Northeast Philadelphia area. It is at the southwest corner of Tabor Avenue and Knorr Street.

The area is well served by public transportation and the local highway system. Public transportation consists of SEPTA (Southeastern Pennsylvania Public Transportation Authority), surface bus lines along Rising Sun and Cottman Avenues. Within one mile of the facility, there is commuter rail service to Center City Philadelphia and suburbs. Access to the region's highway system is excellent.

The general neighborhood consists of well maintained residential detached and semi-detached homes with small apartments scattered throughout. The residential atmosphere of the area enhances the competitive appeal of Tabor Manor as it provides a quiet and convenient setting for prospective clients.

Tabor Manor is an excellent opportunity for an operator looking for a turn-key facility with an excellent reputation and historically strong census.

TABOR MANOR PROPERTY OVERVIEW

IMPROVEMENTS

Site Size:	16,430+/- square feet
Site Shape:	Rectangular
Building Size:	10,215 +/-sf
Year Built:	1957
Stories:	2
# Bedrooms:	19 Bedrooms
# Bathrooms:	10
Air Conditioning:	Through Wall AC Units
Heating:	Two "Crown" Hot Water Heating Boilers (3 Zones)
Electric:	200 Amp Service
Exterior:	Brick with Metal Awnings at Pedestrian Entries off All Streets
Roof:	Flat - Rubber Membrane System
Flooring:	Primarily Vinyl Throughout
Water and Sewer:	Public
Kitchen:	Commercial
Dining Area:	Yes
Basement:	Mechanical, Commercial Kitchen, Laundry and Storage
Fire Alarm :	Hardwired for Smoke and Fire Protection Fully Sprinklered
Zoning:	RSA -3 Residential District Legal Non-conforming Use
Hospital Nearby:	Jeanes Campus —Temple University Hospital 1.6 Miles 8 Minutes Einstein Medical Center—Elkins Park 2.3 Miles 10 Minutes

TABOR MANOR INCOME AND EXPENSES

INCOME	Annualized 2021	
	Jan-Dec 20	Jan - Dec 21
Rental Income	832,819	837,890
PA State Subsidy	81,008	-
EIDL Advance	10,000	-
PPP Income	42,100	-
Hazard Pay Grant	9,315	-
Total Income	975,242	837,890
EXPENSES		
Computer Expense	6,470	530
Payroll	230,522	237,133
Advertising	499	-
Bank Service Charges	1,474	1,440
Contributions	115	-
Food	132,792	117,125
Insurance	12,000	8,228
Licenses and Permits	169	61
Linens & Laundry	2,400	2,400
Meals & Entertainment	5,345	13,779
Miscellaneous	502	363
Office Supplies	1,465	2,076
Pharmacy Expense	180	158
Postage and Delivery	-	41
Professional Fees	14,405	12,087
Real Estate Taxes	18,812	18,811
Repairs & Maintenance	41,127	25,291
Security System	1,321	294
Supplies	23,454	25,635
Trash Removal	2,964	2,914
Utilities (electric, gas, phone, water)	29,200	46,782
Total Expenses	525,216	515,148
NET ORDINARY INCOME	450,026	322,742

TABOR MANOR RENT ROLL

Residents	Monthly Rent	Residents	Monthly Rent
1	1,242	26	1,550
2	850	27	709
3	1,242	28	1,233
4	4,000	29	1,233
5	1,350	30	1,233
6	1,233	31	1,250
7	1,233	32	1,233
8	1,253	33	1,120
9	1,253	34	1,150
10	1,253	35	1,387
11	1,233	36	1,100
12	1,233	37	1,233
13	1,253	38	1,242
14	3,021	40	1,350
15	1,250	41	1,233
16	1,233	42	1,233
17	1,233	43	1,233
18	1,011	44	1,242
19	1,253	45	690
20	1,253	46	1,233
21	1,168	47	1,233
22	1,233	48	1,233
23	1,253	49	1,233
24	1,233	50	1,242
25	709	51	709
			64,025

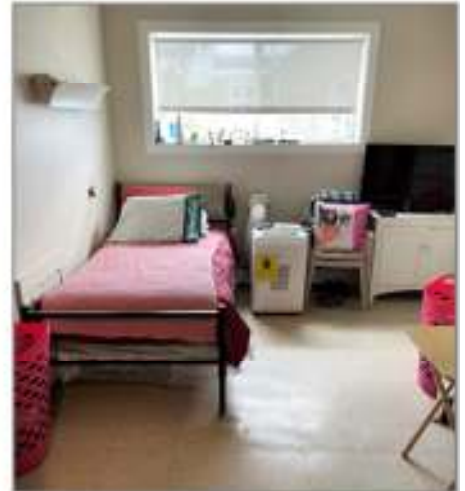
TABOR MANOR AERIAL VIEW



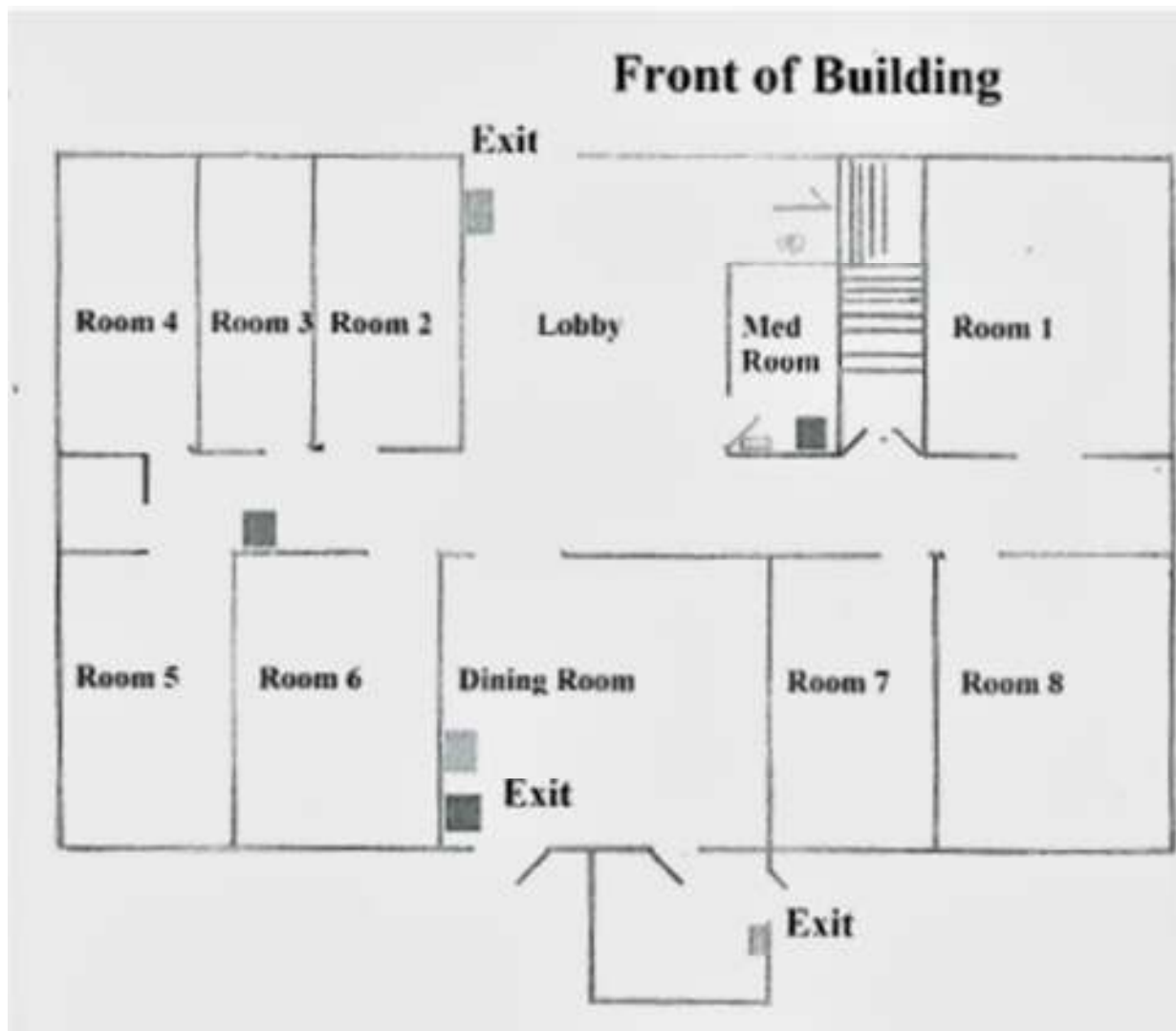
TABOR MANOR TAX MAP



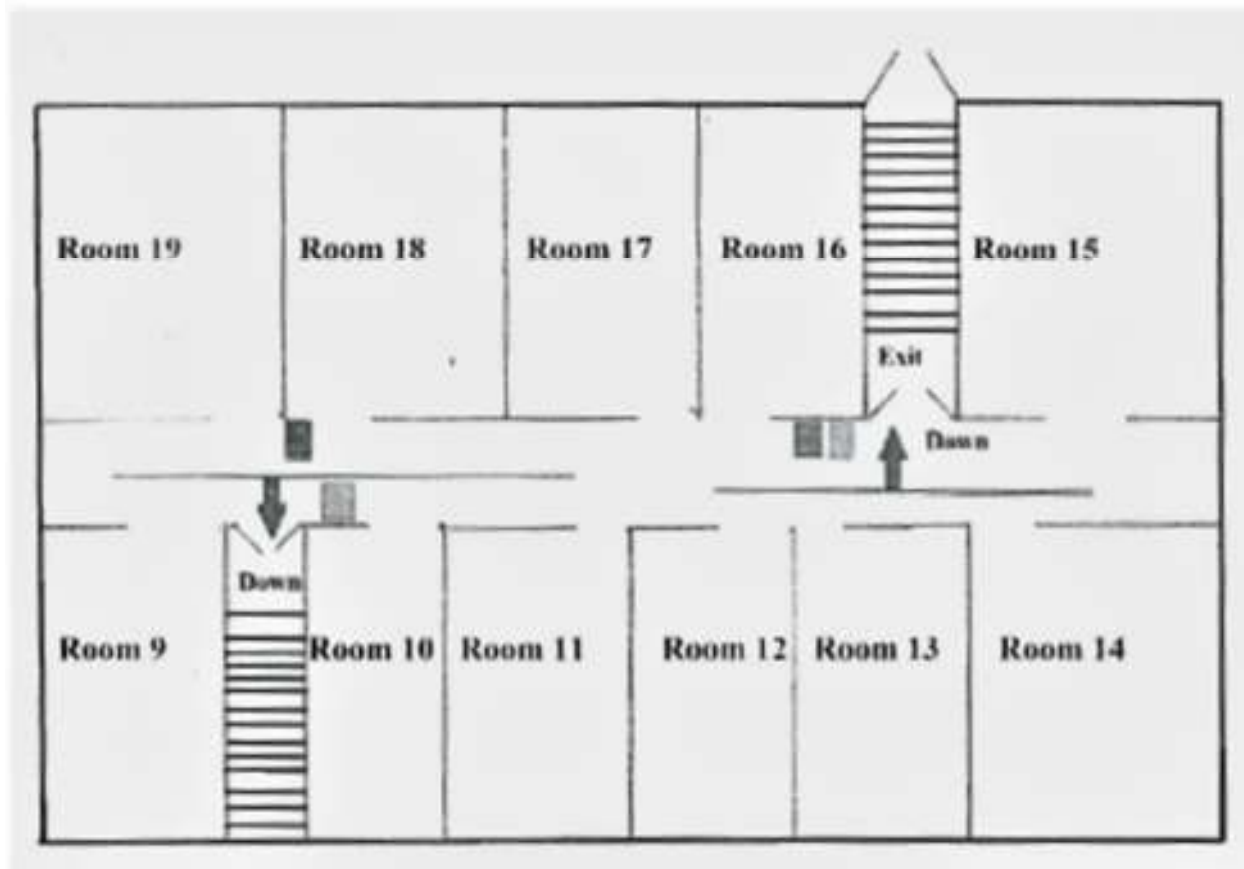
TABOR MANOR PHOTOGRAPHS



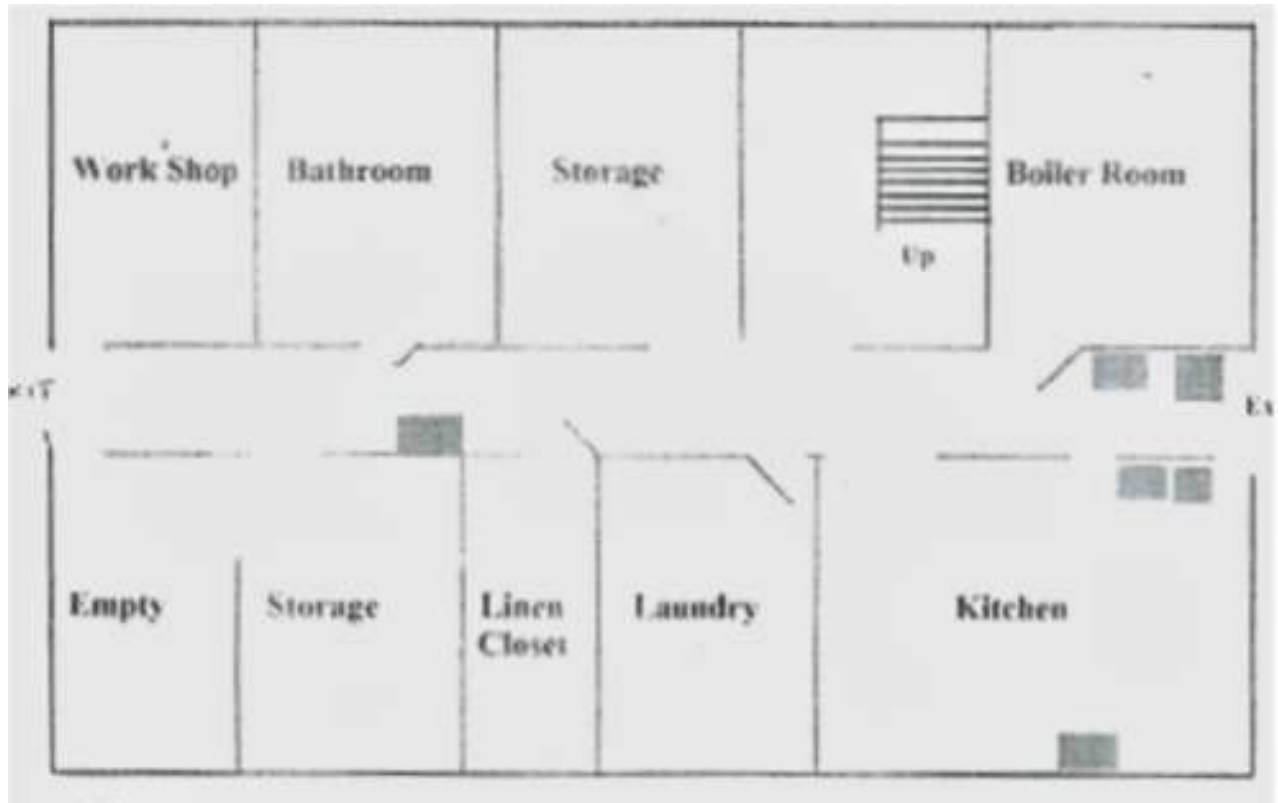
TABOR MANOR FLOOR PLANS — 1ST FLOOR



TABOR MANOR FLOOR PLANS — 2ND FLOOR



TABOR MANOR FLOOR PLANS — BASEMENT



TABOR MANOR DEMOGRAPHICS



TABOR MANOR DEMOGRAPHICS

ECONOMY

Median household income in Philadelphia, PA is \$47,474. In 2019, the place with the highest median household income in Philadelphia, PA was Census Tract 387 with a value of \$143,646, followed by Census Tract 386 and Census Tract 367, with respective values of \$133,036 and \$132,545.

Males in Pennsylvania have an average income that is 131 times higher than the average income of females, which is \$54,144. The income inequality in Pennsylvania (measured using the Gini index) is 0.466, which is lower than than the national average. The economy of Philadelphia, PA employs 725k people. The largest industries in

Philadelphia, PA are Health Care & Social Assistance (156,667 people), Educational Services (73,669 people), and Retail Trade (65,893 people), and the highest paying industries are Management of Companies & Enterprises (\$81,034), Professional, Scientific, & Technical Services (\$68,750), and Public Administration (\$61,050).

Employment by Industries

725k
2019 VALUE
+17,804

1.51%
1 YEAR GROWTH
+ 33%

From 2018 to 2019, employment in Philadelphia, PA grew at a rate of 1.51%, from 714k employees to 725k employees.

The most common employment sectors for those who live in Philadelphia, PA, are Health Care & Social Assistance (156,667 people), Educational Services (73,669 people), and Retail Trade (65,893 people). This chart shows the share breakdown of the primary industries for residents of Philadelphia, PA, though some of these residents may live in Philadelphia, PA and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from the [Census Bureau ACS 1-year Estimate](#)



TABOR MANOR DEMOGRAPHICS

HEALTH

91.9% of the population of Philadelphia, PA has health coverage, with 39% on employee plans, 31.2% on Medicaid, 9.09% on Medicare, 12% on non-group plans, and 0.696% on military or VA plans.

Per capita personal health care spending in Pennsylvania was \$9,258 in 2014. This is a 4.29%

increase from the previous year (\$8,877).

Primary care physicians in Philadelphia County, PA see 1388 patients per year on average, which represents a 4.21% decrease from the previous year (1449 patients). Compare this to dentists who see 1233 patients per year, and mental health providers who see 367 patients per year.

Comparing across all counties in the state, Huntingdon County has the highest prevalence of diabetes (20.6%). Additionally, Armstrong County has the highest prevalence of adult obesity (44%).

Health Care Spending

Data is only available at the state level. Showing data for Pennsylvania.

\$9,258

TOTAL PER CAPITA SPENDING ON PERSONAL HEALTH CARE IN PENNSYLVANIA

\$4,634

PER ENROLLEE PRIVATE HEALTH INSURANCE SPENDING ON PERSONAL HEALTH CARE

\$9,407

PER ENROLLEE MEDICAID SPENDING ON PERSONAL HEALTH CARE

\$11,243

PER ENROLLEE MEDICARE SPENDING ON PERSONAL HEALTH CARE

Between 2013 and 2014, all personal health care spending per capita in Pennsylvania (including private, Medicare, and Medicaid) grew 4.29%, from \$8,877 to \$9,258.

The following chart shows how this spending changed over time in comparison to Medicaid, Medicare, and private insurance spending, per enrollee.

Data from [the Centers for Medicare and Medicaid Services \(CMS\) National Health Expenditure Data](#).

Health Care Coverage

8.12%

UNINSURED

39%

EMPLOYER COVERAGE

31.2%

MEDICAID

9.09%

MEDICARE

12%

NON-GROUP

0.696%

MILITARY OR VA

Between 2018 and 2019, the percent of uninsured citizens in Philadelphia, PA grew by 9.49% from 7.41% to 8.12%.

The following chart shows how the percent of uninsured individuals in Philadelphia, PA changed over time compared with the percent of individuals enrolled in various types of health insurance.

Data from [the Census Bureau ACS 1-year Estimates](#).

TABOR MANOR DEMOGRAPHICS

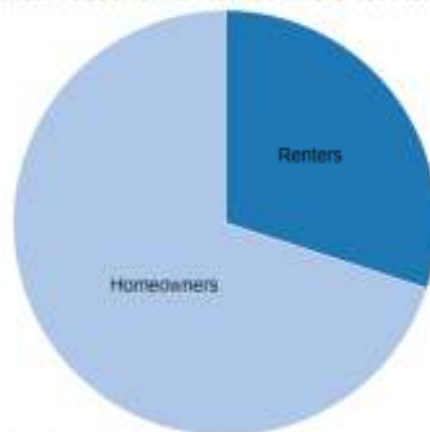
Key Senior Statistics



Use these key statistics to learn more about Philadelphia, PA seniors.

- 12% of the population of Philadelphia, PA are seniors Source: Census.gov
- 34% of those seniors living in Philadelphia, PA are living alone Source: Census.gov
- 13% of Philadelphia senior households have an annual income of less than \$10k and 39% less than \$20k Source: Census.gov ACS
- 30% of Philadelphia, PA residents 60 and over received food stamps in the last year Source: Census.gov ACS
- The average Social Security Income in Philadelphia is **\$14,766/year** Source: Census.gov ACS
- The median household income for a Philadelphia senior is **\$25,782** Source: Census.gov ACS
- Compared to other states, Pennsylvania ranks **39th** for Long Term Care and **25th** for America's Health Rankings Source: America's Health Rankings.org
- There are **23,132** working seniors in Philadelphia Source: Census.gov ACS
- 18% of the seniors in Philadelphia are veterans Source: Census.gov ACS

Senior Households: Homeowners vs. Renters



TABOR MANOR DEMOGRAPHICS

There are 62,506 seniors living alone in Philadelphia. Of these, 70% are female.

Source: Census.gov

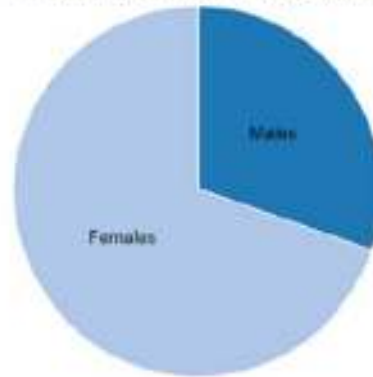
Seniors Living Alone

Percent Living Alone



Source: Census.gov

Gender of Seniors Living Alone



Source: Census.gov

56% of males 65 and older are married compared with 27% of females.
46% of females are widowed compared with 18% of males.

Source: Census.gov

TABOR MANOR LICENSE



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to MANOR PERSONAL CARE INC
ORGANIZATION

To operate TABOR MANOR
NAME OF FACILITY OR RESIDENCY

Located at 6750 TABOR AVENUE, PHILADELPHIA, PA 19111
COMPLETE ADDRESS OF FACILITY OR RESIDENCY

ADDRESS OF SERVICE PROVIDER LOCATION

ADDRESS OF SERVICE PROVIDER LOCATION

ADDRESS OF SERVICE PROVIDER LOCATION

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

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 2800: Personal Care Homes
REGULATORY AUTHORITY

and shall remain in effect from November 30, 2021 until November 30, 2022
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **116980**

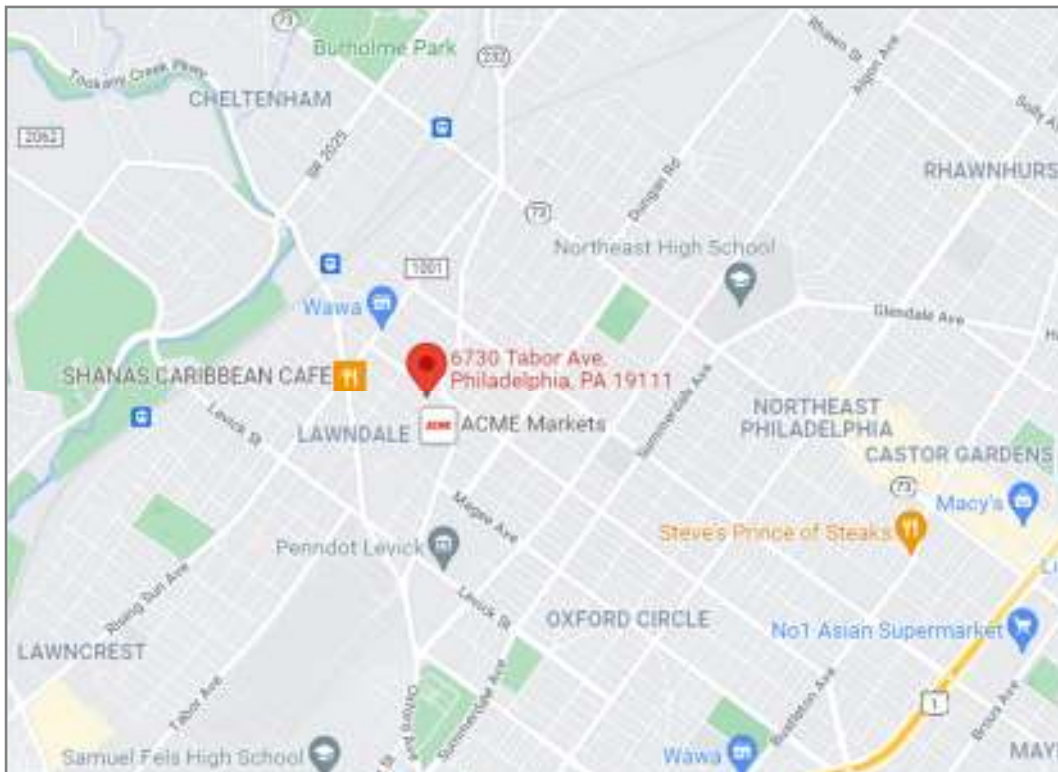

LOCAL OFFICE


DEPUTY SECRETARY

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

HS 628 - 01/21

TABOR MANOR MAPS



TABOR MANOR

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 6730 TABOR AVENUE, PHILADELPHIA, PENNSYLVANIA 19111

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 _____, 2022, 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