



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

Joe Shallow, Vice President

JShallow@PrestigeGroup.com • 610.701.1133 Cell

610.902.3900 x123 or 800.866.5876

THE VINEYARD PERSONAL CARE HOME

MANOR TOWNSHIP • LANCASTER COUNTY

3030 Columbia Avenue, Lancaster, PA 17603



WELL MAINTAINED

42 Beds

Turn-Key Opportunity

EXCLUSIVELY OFFERED \$1,425,000

PrestigeGroupSeniorHousing.com

PrestigeGroup.com

THE VINEYARD PCH
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THE VINEYARD PCH EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“The Vineyard PCH”

3030 Columbia Avenue, Lancaster, PA 17603

MANOR TOWNSHIP

LANCASTER COUNTY

The Vineyard PCH is a well maintained personal care home. It is a 3 story building with the charm and grandeur of a building built in the early 20th century. It us a converted Victorian home that boasts an expansive fully covered front porch.

The property was constructed in phases. The improvements are well maintained, with replacements having been made as needed.

It is set on almost two wooded acres.

It has been privately owned and operated by the current ownership since 2008.

The Vineyard PCH provides assisted living care for resident with mental and or physical disabilities.

It is licensed for 42 beds.

It has 21 bedrooms and 10 full bathrooms and 2 half bathrooms.

The residents of The Vineyard PCH are all SSI, therefore, payments are made on a timely basis.

The Vineyards enjoys a historically strong census.

The facility has obtained a \$100,000 grant from the Commonwealth of Pennsylvania to be used for improvements to the facility.

The main floor of the main building is administrative offices, kitchen, dining area and sitting/library area. The second floor is primarily resident units. The back of the building includes a lower level of resident rooms. The basement includes a fitness area, lounge area and billiards area.

This is a great turn-key opportunity for an owner operator as there is a completely modern and renovated living suite with three bedrooms on the third floor.

THE VINEYARD PCH PROPERTY OVERVIEW

IMPROVEMENTS

Site Size:	1.9+/- Acres
Site Shape:	Square
Building Size:	8,386 +/-sf
Year Built:	1900 approx.
Stories:	3
Foundation:	Concrete Block
# Bedrooms:	21
# Bathrooms:	10 Full Baths / 2 Half Baths
HVAC:	PTAC
Electric:	Updated 2019
Exterior:	Brick and Vinyl Siding
Roof:	Main Building — Slate Addition: Flat Rubber (Installed 2019)
Foundation:	Concrete Block
Flooring:	Vinyl Tile and Carpet Throughout
Water and Sewer:	Public
Kitchen:	Commercial
Dining Area:	Two Dining Areas
Sprinkler/Security:	All Units have 24 Hour Monitored Emergency Call System with Central Monitoring. Sprinklered with Smoke Detectors
Generator:	Yes
Parking:	25 Spots
Additional Areas:	Large Garage Used for Storage
Zoning:	GC — General Commercial
Hospital Nearby:	Lancaster General Hospital — 5 Miles

THE VINEYARD PCH INCOME AND EXPENSES

JULY 2020 - JUNE 2021

INCOME	
Rent Rebate Deposit	6,145.60
Resident Rent	625,812.83
Contribution Support	1,275.00
Total Income	633,233.43
EXPENSES	
Bank Service Charges	161.85
Contract Labor	1,604.50
Food Service	31,410.64
Office Supplies	3,582.11
Postage & Delivery	239.55
Prescriptions	460.10
Professional Fees	8,149.20
Rent Rebate to Resident	7,705.60
Repairs & Maintenance	35,318.02
Resident Activities	7,616.94
Resident Monthly Spending Money	20,220.00
Resident Refund	5,454.90
Salaries & Wages	147,346.00
Supplies	19,880.77
Taxes: Payroll	21,835.90
Telephone	2,177.00
Training	3,124.00
Charitable Contributions	279.00
Dues & Subscriptions	500.00
Property Insurance	7,606.15
Workers Comp	5,542.50
Cable TV	3,690.36
Electric	3,889.23
Oil	6,065.31
Pest Control	1,633.50
Sewer	1,444.66
Trash Removal	2,469.92
Water	1,339.93
Total Expenses	350,747.64
NET OPERATING INCOME	282,485.79*

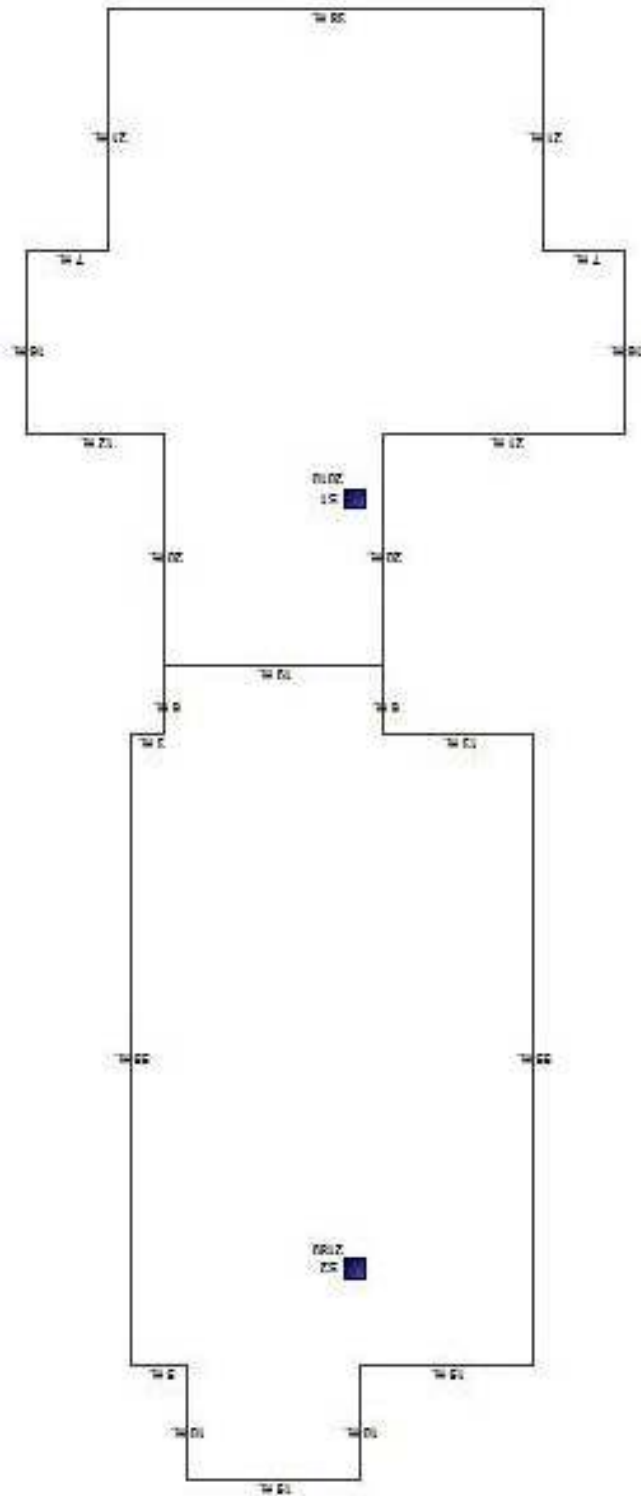
* The Net Operating Income does not reflect current owners mortgage/rent payments.

THE VINEYARD PCH RENT ROLL

RESIDENT	MONTHLY
1	\$1,168.30
2	\$1,168.30
3	\$1,242.00
4	\$1,168.30
5	\$1,168.30
6	\$1,168.30
7	\$1,800.00
8	\$1,148.30
9	\$1,168.30
10	\$1,500.00
11	\$1,300.00
12	\$1,168.30
13	\$1,168.30
14	\$1,168.30
15	\$1,168.30
16	\$1,148.30
17	\$1,168.30
18	\$1,168.30
19	\$1,168.30
20	\$1,168.30
21	\$1,168.30
22	\$1,168.30
23	\$1,168.30
24	\$1,107.30
25	\$1,168.30
26	\$1,148.30
27	\$1,168.30
28	\$1,168.30
29	\$1,168.30
30	\$1,168.30
31	\$1,168.30
32	\$1,168.30
33	\$1,168.30
34	\$1,168.30
35	\$1,168.30
TOTAL	\$41,938.30



THE VINEYARD PCH BUILDING PLAN



THE VINEYARD PCH
AERIAL VIEW



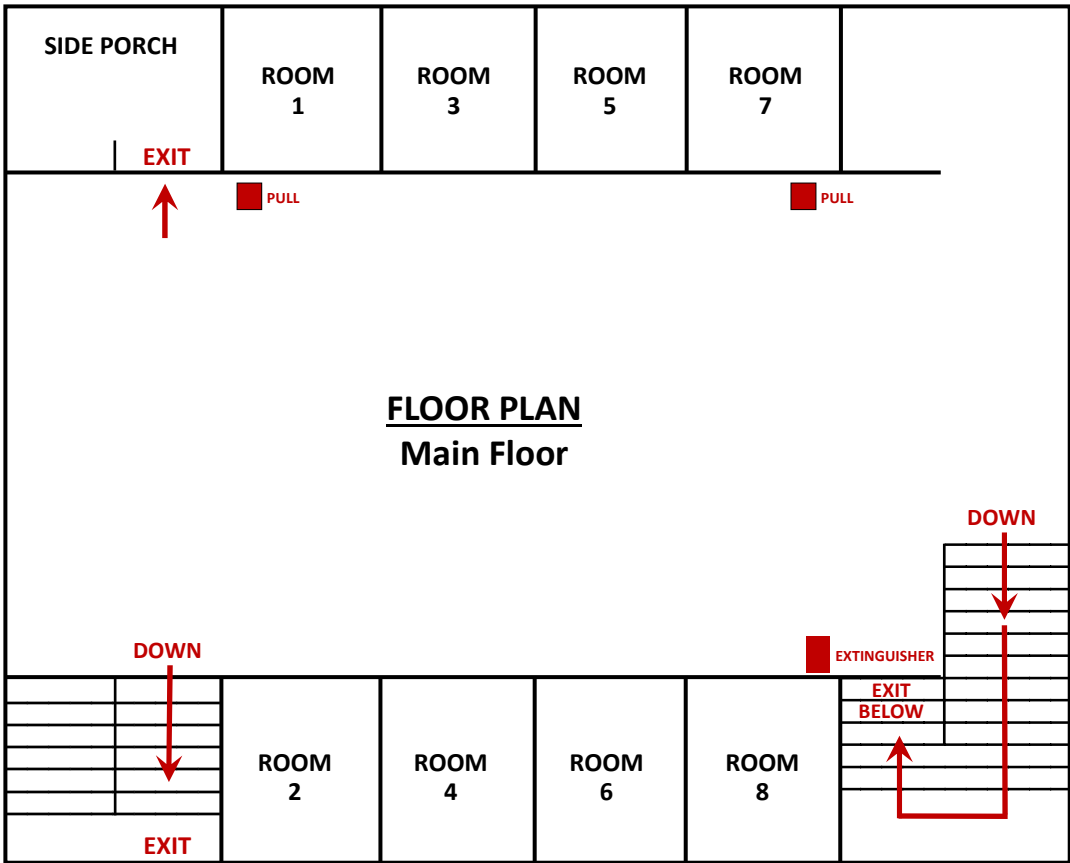
THE VINEYARD PCH PHOTOGRAPHS



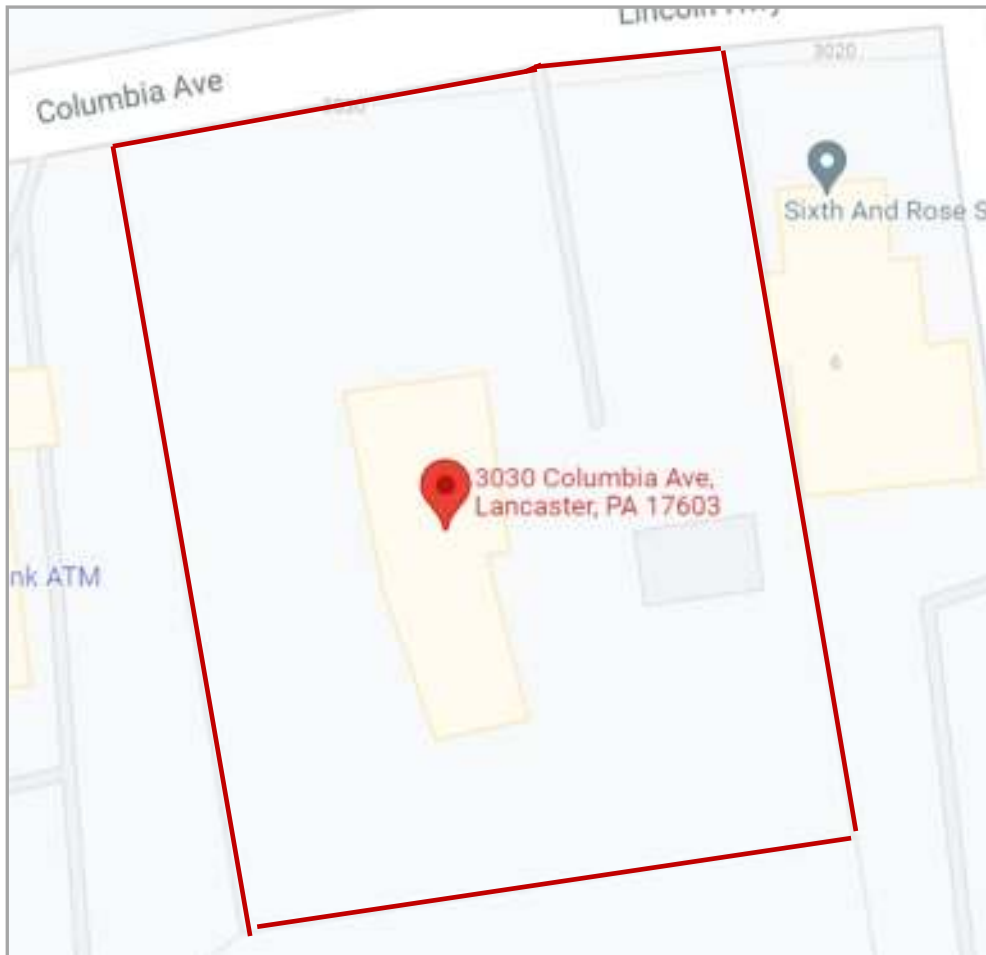
THE VINEYARD PCH PHOTOGRAPHS



THE VINEYARD PCH FLOOR PLAN



THE VINEYARD PCH TAX MAP



THE VINEYARD PCH

SENIOR POPULATION DEMOGRAPHICS

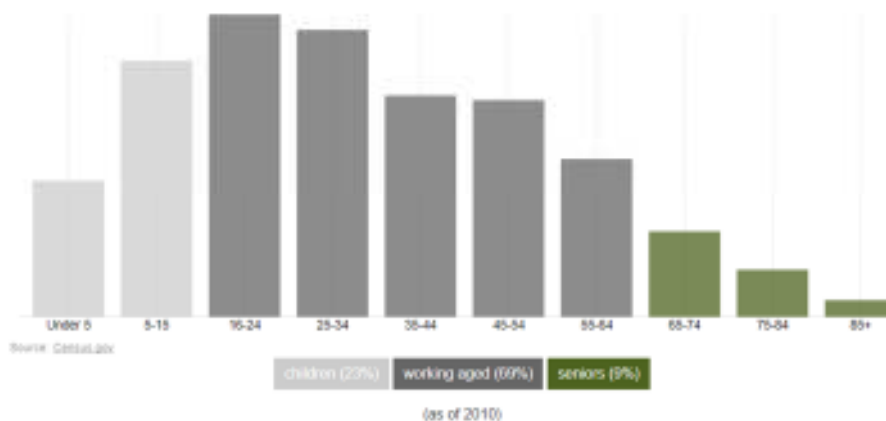
Key Senior Statistics



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

-  **9%** of the population of Lancaster, PA are seniors Source: Census.gov
-  **35%** of those seniors living in Lancaster, PA are living alone Source: Census.gov
-  **11%** of Lancaster senior households have an annual income of less than \$10k and **38%** less than \$20k Source: Census.gov/ACS
-  **22%** of Lancaster, PA residents 60 and over received food stamps in the last year Source: Census.gov/ACS
-  The average Social Security Income in Lancaster is **\$14,486/year** Source: Census.gov/ACS
-  The median household income for a Lancaster senior is **\$26,120** Source: Census.gov/ACS
-  Compared to other states, Pennsylvania ranks **39th** for Long Term Care and **25th** for America's Health Rankings Source: AmericasHealthRankings.org
-  There are **795** working seniors in Lancaster Source: Census.gov/ACS
-  **18%** of the seniors in Lancaster are veterans Source: Census.gov/ACS

Population by Age

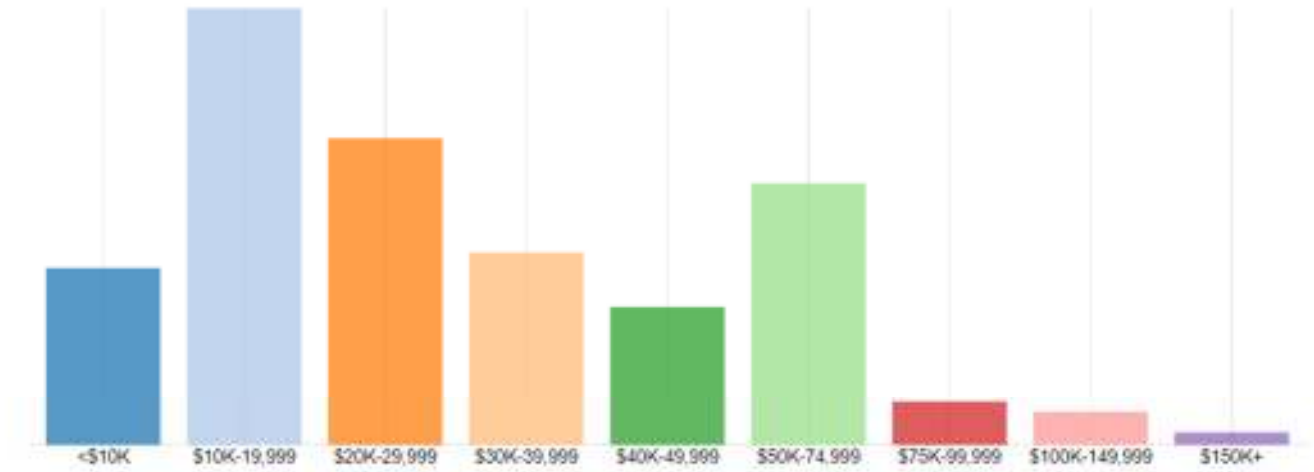


THE VINEYARD PCH

SENIOR POPULATION DEMOGRAPHICS

Annual Income for Senior Households

57% of senior households in Lancaster earn less than \$30,000 per year, while 3% earn more than \$100K/year



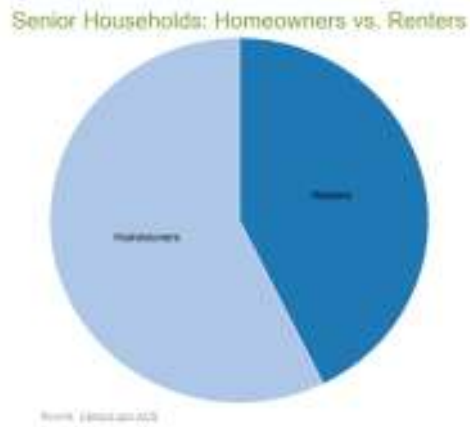
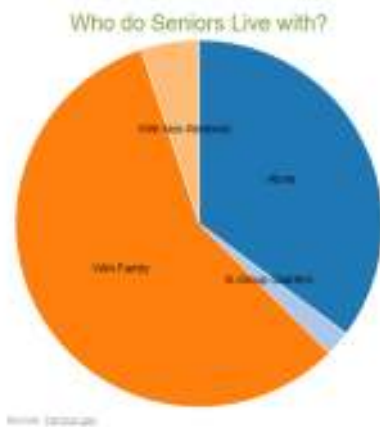
Source: Census.gov ACS

Only those where the head of household is 65 or over are included. As an example, an elderly widow and her children's income would be counted if her children choose to live with her. However, if she chooses to live with her children, neither would be counted.

Also, keep in mind the distinction between household and individual income. A married couple over the age of 65 that is still working and earning \$30,000 per year each would have a household income of \$60,000.

The average Social Security income per household receiving the benefit in Lancaster is **\$14,486**

Source: Census.gov ACS



THE VINEYARD PCH AREA INFORMATION

Lancaster is a city in South Central Pennsylvania. It is located in Lancaster County and serves as the county seat. It is one of the oldest inland towns in the United States. As of the 2020 census, there was a population of 58,039. It is the eighth largest city in population among Pennsylvania's cities. The Lancaster metropolitan area population is 552,984, making it the 104th-largest metropolitan area in the U.S. and second-largest in the South Central Pennsylvania area.

The city's primary industries include healthcare, tourism, public administration, manufacturing, and both professional and semi-professional services. Lancaster is best known for being the hub of Pennsylvania's Amish Country.

The city is located about 34 miles southeast of Harrisburg, 70 miles west of Philadelphia, 55 miles north-northeast of Baltimore and 87 miles northeast of Washington, D.C.

The city of Lancaster and Lancaster County are easily accessible though public local and intercity bus transit, Amtrak, Lancaster Airport as well as a hub for automobile traffic with many major roadways passing through or around the city and county. These routes include: US 30, US 222, PA 283, PA 72 and PA 272.



Lancaster City has been in the process of recreating itself, particularly since 2005, with a growth of specialty shops, boutiques, bars, clubs, and reinvestment in downtown institutions and locations. In 2005 the creation of "Gallery Row" solidified the status of Lancaster as an arts destination. The art community continues to thrive and expand.

There are also plans to convert areas of unused brownfields grounds into mixed-use development and playing fields.

The County of Lancaster is a popular tourist destination, with the Amish community a major attraction, in addition to shopping, arts and outdoor activities.

*According to Lancaster's 2018 Comprehensive Annual
Financial report, the top employers in the city are:*

#	Employer	# of Employees
1	Lancaster General Hospital	8,802
2	Dart Container	1,961
3	County of Lancaster	1,907
4	Nordstrom, Inc.	Data Not Available
5	Masonic Villages	1,685
6	School District of Lancaster	1,662
7	LSC Communications (formerly RR Donnelley)	Data Not Available

Lancaster City Top Employers

THE VINEYARD PCH MAPS



THE VINEYARD PCH

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 3030 COLUMBIA AVE., LANCASTER, PA 17603

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 "publically 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)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number