



*Specializing in Senior Housing  
& Health Care Facilities*



**CALL FOR OFFERS**  
October 17, 2016



Marketing Memorandum

**Weston Senior Living Portfolio**

Portfolio in Delaware and Pennsylvania

## PROPERTY:

**FOR MORE INFORMATION ABOUT THIS PROPERTY COMPLETE THIS FORM.**

**E-MAIL TO: INFO@PRESTIGEGROUP.COM OR FAX TO: 610.902.0800**

This Offering Memorandum has been prepared by Prestige Group and, does not purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by the Prestige Group, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige Group or the Owners, and therefore are subject to variation. No representation is made by Prestige Group or Owners as to the accuracy or completeness of the information contained herein. Although the information contained herein is believed to be correct, Owners, Prestige Group and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise due diligence in verifying all such information. Further Prestige Group, Owners and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offer 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 for the purchase of the property has been fully executed, delivered and approved by the Owners and its legal counsel, and any conditions to the Owner's obligations have been satisfied or waived. Prestige Group is not authorized to make any representations or agreements on behalf of Owners.

This Memorandum and its contents, except such information, which is a matter of public record or is provided in sources available to the public are of a confidential nature. By accepting the Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to photocopy, email or duplicate it, (III) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you, if necessary, for your confidentiality) without the prior written authorization of the Owners or Prestige Group (IV) 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 Group and (V) to return it to Prestige Group immediately upon request of Prestige Group or Owners.

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(s) 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 agree that they and 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.

ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Name (Print)

\_\_\_\_\_  
Buyer's Mailing Address (Print)

\_\_\_\_\_  
Buyer's Office Number

\_\_\_\_\_  
Buyer's fax Number

\_\_\_\_\_  
Buyer's Company (Print)

\_\_\_\_\_  
Buyer's E-mail Address (Print)

\_\_\_\_\_  
Buyer's Cell Number

## Table of Contents

SECTION 1 ..... INVESTMENT OVERVIEW

SECTION 2 ..... PORTFOLIO FINANCIAL ANALYSIS

SECTION 3 ..... ASSET SUMMARIES



*Specializing in Senior Housing  
& Health Care Facilities*

Richard Natow  
President  
Office: 610.902.3900 ext. 111  
Cell: 610.348.7400  
Email: [RNatow@PrestigeGroup.com](mailto:RNatow@PrestigeGroup.com)

Jim Baranello  
Vice President  
Office: 610.902.3900 ext. 106  
Cell: 484.995.6114  
Email: [JBaranello@PrestigeGroup.com](mailto:JBaranello@PrestigeGroup.com)

[www.PrestigeGroupSeniorHousing.com](http://www.PrestigeGroupSeniorHousing.com)

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





## INVESTMENT OVERVIEW

**The  
PRESTIGE  
GROUP**

*Specializing in Senior Housing  
& Health Care Facilities*

## Portfolio Highlights

- The Portfolio consists of five Seniors Housing facilities and two Skilled Nursing facilities, located in Pennsylvania and Delaware
- The Portfolio combines for 454 total beds; the five Seniors Housing facilities combine for 311 total beds, while the two Skilled Nursing facilities combine for 143 beds (only 69 of which are licensed for Skilled Nursing)
- Several of the campuses offer expansion opportunities

## Financial Overview

### 2016 Projection

#### Consolidated

- The owner's 2016 budget shows the portfolio generating \$19,973,265 in revenue on expense of \$15,300,589 for an EBITDAR of \$4,672,677 and EBITDAR margin of 23.39%
- The analysis incorporated the current occupancy levels at each facility, which show the portfolio operating at an average occupancy of 78%, with 354 of 454 beds occupied

## Valuation

The Prestige Group is marketing the seven operational facilities comprising Weston Senior Living Centers with an Ask Price of \$38,000,000, a price point representative of a price per bed of \$83,700 and projected 2016 capitalization rate of 12.30%. In addition to these seven buildings, Prestige Group is marketing a 20.882 acre development site at an ask price of \$2,500,000, and a 41-bed vacant facility for \$1,500,000.



WESTON FINANCIAL OVERVIEW	
CATEGORY	2016 PROJECTION
REVENUE	\$19,973,265
EXPENSE	\$15,300,589
EBITDAR	\$4,672,677
MARGIN	23.39%
OCCUPANCY	78%

WESTON PRICING SUMMARY	
ASK PRICE	\$38,000,000
TOTAL OPERATIONAL BEDS	454
PRICE PER BED	\$83,700
PROJECTED 2016 EBITDAR	\$4,672,677
CAPITALIZATION RATE	12.30%



## PORTFOLIO FINANCIAL ANALYSIS

**The  
PRESTIGE  
GROUP**

*Specializing in Senior Housing  
& Health Care Facilities*

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



# PORTFOLIO FINANCIAL ANALYSIS

## Weston Senior Living Portfolio

WESTON PERSONAL CARE HOMES: FINANCIAL ANALYSIS						
CARE TYPE	SULLIVAN TRAIL	HILLCREST	PINEBROOK	EMMAUS	NORTHAMPTON	CONSOLIDATED
ASSISTED LIVING	--	--	51	--	--	51
IND LIVING	--	--	5	--	--	5
PERSONAL CARE	38	61	--	36	46	181
MENTAL IMPAIRMENT	18	--	--	--	--	18
OCCUPIED BEDS	56	61	56	36	46	255
AVAILABLE BEDS	57	66	68	60	60	311
OCCUPANCY	98%	92%	82%	60%	77%	82%
REVENUE						
	SULLIVAN TRAIL	HILLCREST	PINEBROOK	EMMAUS	NORTHAMPTON	CONSOLIDATED
ROOM & BOARD	\$1,710,503	\$1,348,000	\$2,292,256	\$1,437,500	\$1,495,000	\$9,283,259
ANCILLARY	\$153,800	\$227,600	\$129,000	\$160,890	\$294,600	\$965,890
OTHER REVENUE	\$53,400	\$43,200	\$56,880	\$44,674	\$53,540	\$251,694
TOTAL REVENUE	\$1,917,703	\$1,618,800	\$2,478,136	\$1,643,064	\$1,843,140	\$9,500,843
EXPENSE						
	SULLIVAN TRAIL	HILLCREST	PINEBROOK	EMMAUS	NORTHAMPTON	CONSOLIDATED
ACTIVITIES & SOCIAL SERVICES	\$47,400	\$36,700	\$56,300	\$35,535	\$36,000	\$211,935
BENEFITS & PAYROLL TAXES	\$191,474	\$172,292	\$337,194	\$205,361	\$137,318	\$1,043,638
DIETARY	\$180,400	\$177,200	\$238,694	\$160,300	\$160,320	\$916,914
GENERAL & ADMINISTRATIVE	\$164,709	\$133,652	\$188,179	\$146,098	\$158,204	\$790,843
INSURANCE	\$43,200	\$72,000	\$18,600	\$23,100	\$40,400	\$197,300
LAUNDRY & HOUSEKEEPING	\$53,200	\$62,060	\$92,776	\$45,824	\$43,260	\$297,120
NURSING	\$516,465	\$285,780	\$454,880	\$307,560	\$324,140	\$1,888,825
PLANT OPS & MAINTENANCE	\$75,105	\$103,800	\$109,460	\$71,020	\$55,270	\$414,655
PROPERTY TAXES	\$94,800	\$72,000	\$72,000	\$50,400	\$61,200	\$350,400
UTILITIES	\$63,240	\$127,800	\$74,556	\$66,480	\$96,000	\$428,076
MANAGEMENT FEE	\$95,895	\$80,940	\$123,907	\$92,153	\$92,157	\$475,042
TOTAL EXPENSE	\$1,525,879	\$1,324,224	\$1,766,545	\$1,193,831	\$1,204,269	\$7,014,748
EBITDAR	\$391,824	\$294,576	\$711,591	\$449,233	\$638,871	\$2,486,095
MARGIN	20.43%	18.20%	28.71%	27.34%	34.66%	26.17%

INVESTMENT  
OVERVIEW

PORTFOLIO FINANCIAL  
ANALYSIS

ASSET  
SUMMARIES

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

# PORTFOLIO FINANCIAL ANALYSIS

## Weston Senior Living Portfolio

WESTON SKILLED NURSING FINANCIAL ANALYSIS			
CARE TYPE	HIGHFIELD	WESTON	CONSOLIDATED
SNF	22	44	66
PR	18	--	18
COTTAGES	15	--	15
OCCUPIED BEDS	55	44	99
AVAILABLE BEDS	99	44	143
OCCUPANCY	56%	100%	68%
REVENUE			
	HIGHFIELD	WESTON	CONSOLIDATED
MEDICAID	\$611,200	\$1,668,000	\$2,479,200
MEDICARE	\$2,575,000	\$1,330,235	\$3,913,235
PRIVATE	\$750,000	\$1,512,000	\$2,262,000
MANAGED CARE	\$3,600	\$71,807	\$75,407
ASSISTED LIVING	\$780,000	\$0	\$780,000
COTTAGES	\$240,000	\$0	\$240,000
ANCILLARY	\$313,500	\$340,587	\$654,087
OTHER REVENUE	\$74,400	\$5,907	\$80,307
TOTAL REVENUE	\$5,547,700	\$4,924,722	\$10,472,422
EXPENSE			
	HIGHFIELD	WESTON	CONSOLIDATED
ACTIVITIES & SOCIAL SERVICES	\$134,400	\$73,200	\$207,600
BAD DEBT	\$0	\$9,600	\$9,600
BENEFITS & PAYROLL TAXES	\$544,440	\$266,820	\$811,260
DIETARY	\$300,600	\$279,000	\$579,600
GENERAL & ADMINISTRATIVE	\$431,400	\$416,845	\$848,245
INSURANCE	\$30,000	\$24,000	\$54,000
LAUNDRY & HOUSEKEEPING	\$169,600	\$175,840	\$345,640
NURSING	\$1,459,800	\$1,297,600	\$2,747,400
PLANT OPS & MAINTENANCE	\$231,500	\$138,000	\$369,500
PROPERTY TAXES	\$36,000	\$60,000	\$96,000
THERAPY & ANCILLARY	\$781,680	\$521,279	\$1,353,175
UTILITIES	\$234,000	\$106,200	\$340,200
MANAGEMENT FEE	\$277,385	\$246,236	\$523,621
TOTAL EXPENSE	\$4,631,221	\$3,654,620	\$8,285,841
EBITDA	\$916,479	\$1,270,103	\$2,186,582
MARGIN	16.52%	25.79%	20.88%



INVESTMENT  
OVERVIEW

PORTFOLIO FINANCIAL  
ANALYSIS

ASSET  
SUMMARIES

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



## ASSET SUMMARIES



*Specializing in Senior Housing  
& Health Care Facilities*

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

## Weston Senior Living Center at Highfield



### PROPERTY DETAILS

Western Senior Living Center at Highfield is an independent living, rest residential, and skilled nursing facility located in Wilmington, DE. The closest short term acute care hospital is the 180-bed St. Francis Hospital, 3.1 miles away, in Wilmington, DE.

Address	4800 Lancaster Pike, Wilmington, DE 19807
Licensed Beds	99
Occupancy	56%
Year Built	Rest Residential (1910/1922/1957/1999)

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	186,697
% Residents > Age 65	15.4%
Median Household Income	\$55,243

### RENT COMPARABLES

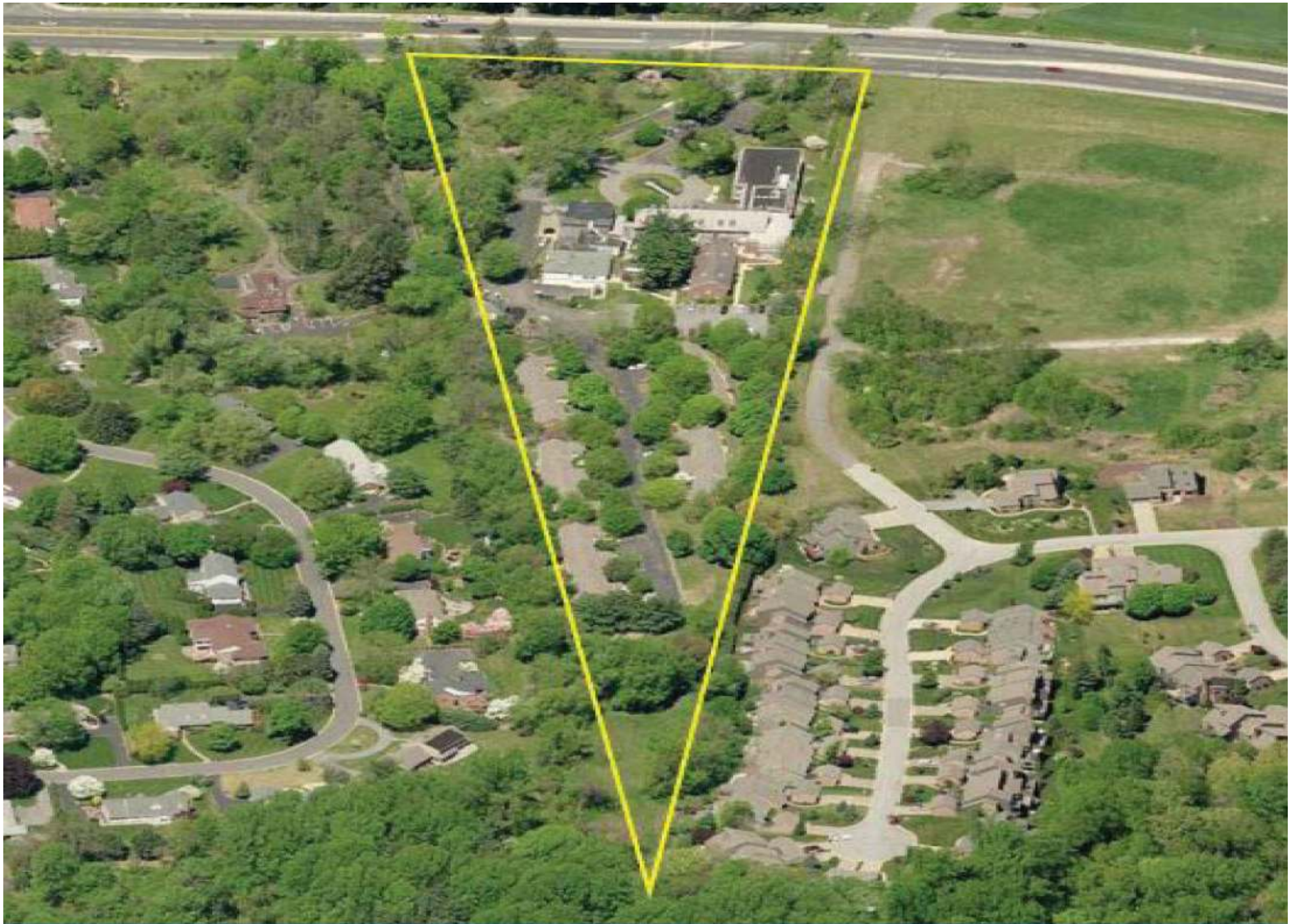
PROPERTY NAME	ADDRESS	CITY	STATE	DISTANCE (MILES)	BEDS/UNITS	OCCUPANCY	DAILY/MONTHLY RATE
Stonegates	4031 Kennett Pike	Greenville	DE	3.0	SN: 49 BEDS	80%	PRIVATE: \$365
Brookdale Hockessin	6677 Lancaster Pike	Hockessin	DE	3.4	AL: 54 UNITS	80%	\$5,210
The Summit at Hockessin	5850 Limestone Road	Hockessin	DE	7.0	AL: 41 UNITS IL: 92 UNITS	65% (opened in June)	AL: \$3,720 - \$5,160 IL: \$4,350

### PROPERTY HIGHLIGHTS

- 25-bed rehabilitation unit, 31 rest residential apartments, and 20 independent living cottages
- Rest residential and skilled nursing facilities contain a total of 27,155 square feet
- Independent living cottages contain a total of 21,682 square feet
- Located on 9.67 acres of land







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



## Weston Senior Living at Emmaus



### PROPERTY DETAILS

Weston Senior Living at Emmaus is a personal care facility located in Emmaus, PA. The closest short term acute care hospital is the 914-bed Lehigh Valley Hospital, 3.8 miles away, in Allentown, PA.

Address	659 Broad Street, Emmaus, PA 18049
Licensed Beds	80
Occupancy	60%
Year Built	1922

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	127,542
% Residents > Age 65	16.9%
Median Household Income	\$58,255

### PROPERTY HIGHLIGHTS

- 2-2.5 story facility measuring approximately 22,589 square feet
- Located on 0.71 acres of land
- Offers private, semi-private, and couples suite



### RENT COMPARABLES

PROPERTY NAME	ADDRESS	CITY	STATE	YEAR BUILT	DISTANCE (MILES)	UNITS	OCCUPANCY	RATE
DevonHouse of Allentown	1930 Bevin Drive	Allentown	PA	2003	2.1	80	100%	\$3,655 - \$5,015
Mountain View	2232 29th Street SW	Allentown	PA	1987	2.4	13	85%	\$2,995 - \$3,395
The Oaks at Woodland Terrace	1283 S Cedar Crest Blvd	Allentown	PA	1995	3.6	22	80%	\$1,970 - \$4,770



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



## Weston Rehab and Nursing Center



### PROPERTY DETAILS

Weston Rehab and Nursing Center is a skilled nursing facility located in Hellertown, PA. The closest short term acute care hospital is the 548-bed St. Luke's Hospital-Bethlehem Campus, 5.4 miles away, in Bethlehem, PA.

Address	1896 Leithsville Road, Hellertown, PA 18055
Beds	44
Occupancy	100%

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	80,462
% Residents > Age 65	15.2%
Median Household Income	\$49,999

### RENT COMPARABLES

PROPERTY NAME	ADDRESS	CITY	STATE	DISTANCE (MILES)	BEDS	OCCUPANCY	PRIVATE RATE	MEDICAID RATE
Moravian Village of Bethlehem	634 East Broad Street	Bethlehem	PA	5.4	118	87%	\$195	\$179
Blough Health Care Center	316 East Market Street	Bethlehem	PA	5.5	44	55%	\$234	N/A
Holy Family Manor	1200 Spring Street	Bethlehem	PA	7.2	208	93%	\$305	\$195

### PROPERTY HIGHLIGHTS

- Located on two parcels totaling approximately 15 acres
- 18,445 square feet
- Recently renovated
- Expansion opportunity on excess land







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



## Weston Senior Living at Hillcrest



### PROPERTY DETAILS

Weston Senior Living at Hillcrest is a personal care facility located in Stroudsburg, PA. The closest short term acute care hospital is the 235-bed Pocono Medical Center, 11.2 miles away, in East Stroudsburg, PA.

Address	6000 Running Valley Road, Stroudsburg, PA 18360
Beds	66
Occupancy	92%
Year Built	1900s/1970s/1980s

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	29,207
% Residents > Age 65	15.3%
Median Household Income	\$66,425

### RENT COMPARABLES

PROPERTY NAME	ADDRESS	CITY	STATE	DISTANCE (MILES)	UNITS	OCCUPANCY	MONTHLY RATE
Walden III	325 North Broadway	Wind Gap	PA	11.8	77	90%	\$2,280 - \$2,590
Renee's Countryside Farm	1305 Church Road	Palmerton	PA	16.1	24	60%	\$1,800 - \$2,700

### PROPERTY HIGHLIGHTS

- Located on 18.26 acres of land with 47,863 square feet of gross building area
- Private and semi-private rooms with an attached, complete bathroom
- Each room has individual temperature control and emergency call buttons in bedroom and bath
- On-site beauty/barber shop
- Oil hot water heat and thru wall electric cooling units
- Concrete floors and stone foundation walls, wood frame, vinyl siding over wood sheathing, concrete and wood floors
- Expansion opportunity on excess land







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



## Weston Senior Living at Northampton



### PROPERTY DETAILS

Weston Senior Living at Northampton is a personal care facility located in Northampton, PA. The closest short term acute care hospital is the 195-bed, 6.3 miles away, in Bethlehem, PA.

Address	1001 Washington Avenue, Northampton, PA 18067
Licensed Beds	60
Occupancy	77%
Year Built	1994

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	121,047
% Residents > Age 65	16.1%
Median Household Income	\$51,388

### PROPERTY HIGHLIGHTS

- Located on 0.61 acres of land in a residential neighborhood with easy access to shopping, banking and community centers.
- 23,085 square feet
- Emergency call systems and barber and beauty services are



### RENT COMPARABLES

PROPERTY NAME	ADDRESS	CITY	STATE	DISTANCE (MILES)	UNITS	OCCUPANCY	MONTHLY RATE
Sacred Heart Senior Living by the Creek	802 East 21st Street	Northampton	PA	1.3	156	85%	\$3,080 - \$4,500
Whitehall Manor	1177 6th Street	Whitehall	PA	3.7	170	90%	\$1,995 - \$5,194
Atria Bethlehem	1745 West Macada Road	Bethlehem	PA	5.9	94	80%	\$4,300 - \$8,000



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



## Weston Senior Living at Pinebrook



### PROPERTY DETAILS

Weston Senior Living at Pinebrook is an assisted living and independent living facility located in Orwigsburg, PA. The closest short term acute care hospital is the 190-bed Schuylkill Medical Center-South Jackson Street, 9.4 miles away, in Pottsville, PA.

Address	2 Woodbridge Road, Orwigsburg, PA 17961
Licensed Beds	68
Occupancy	82%
Year Built	1997

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	12,884
% Residents > Age 65	19.5%
Median Household Income	\$57,568

### PROPERTY HIGHLIGHTS

- Located on 2.93 acres of land, overlooking a pond, with 32,924 square feet of gross building area
- All units have 24-hour emergency call system with central monitoring
- Heat pump in common areas and PTACs in resident units, building is sprinklered and contains smoke detectors
- Concrete slab foundation, wood frame construction, gable roof, brick veneer exterior finish, carpet and vinyl tile floor coverings
- Expansion opportunity on excess land



### RENT COMPARABLES

PROPERTY NAME	ADDRESS	CITY	STATE	DISTANCE (MILES)	UNITS	OCCUPANCY	MONTHLY RATE
Providence Place Senior Living	2200 1st Avenue	Pottsville	PA	11.4	148	96%	AL: \$3,510+ IL: \$2,790+





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

## Weston Senior Living Center at Sullivan Trail



### PROPERTY DETAILS

Weston Senior Living Center at Sullivan Trail is a memory care and personal care facility located in Easton, PA. The closest short term acute care hospital is the 221-bed Easton Hospital, 4.5 miles away, in Easton, PA.

Address	2222 Sullivan Trail, Easton, PA 18040
Licensed Beds	57
Occupancy	98%

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	114,656
% Residents > Age 65	16.8%
Median Household Income	\$57,207

### PROPERTY HIGHLIGHTS

- Located on 2.32 acres of land
- Subject is a three-story facility with 38,839 square feet
- 0.03-acre parcel included in outline of aerial adjacent to the subject at the corner of Village Road and Brookside Court is intended for future development of independent living
- Corporate offices are currently located on the first floor of the building and offer potential rental space and added cash flow



RENT COMPARABLES							
PROPERTY NAME	ADDRESS	CITY	STATE	DISTANCE (MILES)	UNITS	OCCUPANCY	MONTHLY RATE
The Easton Home	1022 Northampton Street	Easton	PA	3.4	AL: 33 MC: 20	AL: 90% MC: 100%	AL: \$4,200 - \$4,980 MC: \$5,760 - \$5,940
Abington Manor at Morgan Hill	215 Cedar Park Blvd	Easton	PA	5.1	AL: 54 MC: 37	N/A	AL: \$2,950 - \$5,500
Country Meadows of Bethlehem	4035 Green Pond Road	Bethlehem	PA	0.2	AL: 178 MC: 26	AL: 90% MC: 95%	AL: \$3,372 - \$5,945 MC: \$4,543 - \$8,107





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



## Wesley Enhanced Living of Brodheadsville



### PROPERTY DETAILS

Wesley Enhanced Living of Brodheadsville is a memory care and personal care facility located in Brodheadsville, PA. The closest short term acute care hospital is the 60-bed Palmerton Hospital, 16 miles away, in Palmerton, PA.

Address	1111 Weir Lake Road, Brodheadsville, PA 18322
Licensed Beds	41
Occupancy	Vacant
Year Built	1985

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	23,622
% Residents > Age 65	15.1%
Median Household Income	\$60,957

### PROPERTY HIGHLIGHTS

- A two-story masonry and wood frame building located on 11.82 acres of land
- 11,528 square feet of gross building area with an additional 4,224 square foot residential apartment building built in 1978
- All units have 24-hour emergency call system with central monitoring
- Heat pump in common areas and PTACs in resident units, building is sprinklered and contains smoke detectors
- Expansion opportunity on excess land



### RENT COMPARABLES

PROPERTY NAME	ADDRESS	CITY	STATE	DISTANCE (MILES)	UNITS	OCCUPANCY	MONTHLY RATE
Renee's Countryside Farm	1305 Church Road	Palmerton	PA	8.5	PC: 24	62%	PC: \$2,550
Walden III	325 North Broadway	Wind Gap	PA	10.1	PC: 77	98%	PC: \$2,280 - \$2,590
Country Meadows of Bethlehem	4035 Green Pond Road	Bethlehem	PA	24.8	MC: 29 PC: 178	97%	MC: \$4,679 - \$6,578 PC: \$4,762 - \$5,902





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



## Weston Development Opportunity

### PROPERTY DETAILS

Weston Development Opportunity is located on 20+ acres of land in Macungie, PA. The closest short term acute care hospital is the 942-bed Lehigh Valley Hospital, 6.2 miles away, in Allentown, PA.

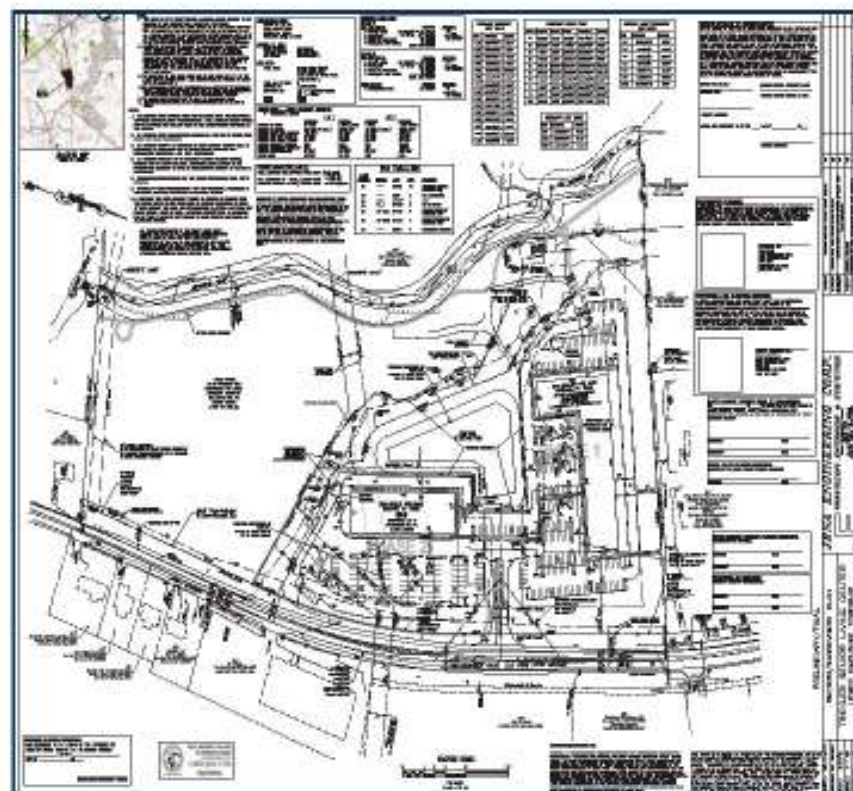
Address	1500 Trexlertown Road, Macungie, PA 18062
Acreage	20.882
Zoning	C (Commercial)
Tax Parcel	546446119243 (Lehigh County)

### PROPERTY HIGHLIGHTS

- Proposed mixed-use, two-lot development
- Lot 1: Life care center (may include a Nursing Home, Multi-Family Apartment Dwellings, Assisted Living, and certain limited support facilities intended specifically to serve the needs of the residents) on 15.93 acres
- Lots 2: 18,400 square foot strip retail center on 3.32 acres

### MARKET OVERVIEW

Demographics within 5 Mile Radius (2015)	
Population	76,191
% Residents > Age 65	17.2%
Median Household Income	\$75,689



### SALES COMPARABLES

ADDRESS	CITY	STATE	DISTANCE (MILES)	DATE OF SALE	ACRES	ZONING	PRICE
14036 Kutztown Road	Fleetwood	PA	15.6	12/16/2015	18.85	COMMERCIAL	\$250,000
570 Shelly Road	Harleysville	PA	22.3	10/10/2013	29.55	COMMERCIAL	\$530,000
Christian Springs Road	Nazareth	PA	23.2	11/9/2015	29.62	COMMERCIAL	\$3,760,000





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





*Specializing in Senior Housing  
& Health Care Facilities*

**Richard Natow**  
President  
Office: 610.902.3900 ext. 111  
Cell: 610.348.7400  
Email: [RNatow@PrestigeGroup.com](mailto:RNatow@PrestigeGroup.com)

**Jim Baranello**  
Vice President  
Office: 610.902.3900 ext. 106  
Cell: 484.995.6114  
Email: [JBaranello@PrestigeGroup.com](mailto:JBaranello@PrestigeGroup.com)

[www.PrestigeGroupSeniorHousing.com](http://www.PrestigeGroupSeniorHousing.com)