



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

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## **BUTLER STREET SENIOR LIVING FACILITY**

3251 Butler Street  
DAUPHIN COUNTY  
HARRISBURG, PENNSYLVANIA

**86 BED PERSONAL CARE HOME & MEMORY CARE**



**METICULOUSLY MAINTAINED • PRIVATE PAY**

***Value Add Turn Around  
Turn-Key Opportunity  
In Highly Desirable Central Pennsylvania***

***PrestigeGroupSeniorHousing.com  
PrestigeGroup.com***

# BUTLER STREET SENIOR LIVING

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# **BUTLER STREET SENIOR LIVING**

## **EXECUTIVE SUMMARY**

*Prestige Group Is Proud To Present This Exclusive Offering*

### **“Butler Street Senior Living”**

**3251 Butler Street  
HARRISBURG, PENNSYLVANIA 17103  
Dauphin County**

Butler Street Senior Living is an 86 bed assisted living and memory care facility that provides a turn-key opportunity with tremendous upside potential for a new owner.

This modern facility was completely renovated in 2018. Situated in Harrisburg, Pennsylvania, within a residential neighborhood, the property has 69 assisted living beds and a secure memory care unit with 17 beds.

The extensive outdoor areas, gardens and open space enhance the quality of life for the residents.

Harrisburg, Pennsylvania, the state capital is a strong senior marketplace. It has a high occupancy rate among the assisted living and memory care facilities. The proximity to a well developed transportation infrastructure and large population areas make the facility an easy commute for family members.

The ownership of Butler Street Senior Living are out of town and this has led to passive management. New ownership will have the opportunity to refocus management and operations for a successful future.

## BUTLER STREET SENIOR LIVING PROPERTY OVERVIEW

Site Size:	14.7+/- Acres (9.168 + 5.498)
Site Shape:	Irregular
Building Size:	42,200+/-sf
Stories:	3
# Units:	68 (57 Assisted Living & 11 Memory Care)
# Beds	86 (69 Assisted Living & 17 Memory Care)
# Bathrooms:	68
Exterior:	Concrete Masonry & Brick
Roof:	EPDM over insulation & shingles
Air Conditioning:	Central / Electric
Heating:	Natural Gas Other – Electric PTAC Units in Resident Rooms
Water and Sewer:	Public
Water Heater:	Gas
Elevator:	1 – OTIS 3,500 lb. capacity
Kitchen:	Commercial Quality
Dining Areas:	Senior Living Area Memory Care Bistro Café
Laundry:	Commercial On-Site
Generator:	Yes
Room Monitors:	Yes
Security System:	Yes (connected to Monitoring Service)
Sprinkler System:	Yes
Fire Alarm:	Yes (connected to Fire Dept / Monitoring Service)
Other Areas:	Library, Beauty/Barber Salon, TV Room, Activities Room, Lounge, Outdoor Patios, Nurses Stations, Administrative Offices
Hospitals Nearby:	UPMC Harrisburg — 3.2 Miles

## BUTLER STREET SENIOR LIVING INCOME AND EXPENSES

Financials Available Upon Request

# BUTLER STREET SENIOR LIVING

## RENT ROLL

### Memory Care

Type	Apt #	Rate
Studio	001	\$6,175
Studio	002	\$7,300
Studio	003	\$5,530
Studio	004	\$0
Studio	005	\$6,100
Shared	006A	\$4,625
Shared	006B	\$0
Shared	007A	\$0
Shared	007B	\$0
Shared	008A	\$4,595
Shared	008B	\$0
Shared	009A	\$0
Shared	009B	\$0
Shared	010A	\$6,100
Shared	010B	\$1,500
Studio	011	\$6,530

**MC TOTAL** **\$48,455**

### Personal Care

Type	Apt #	Rate
Shared	101A	\$6,285
Shared	101B	\$0
Studio	102	\$3,025
Studio	103	\$4,095
Studio	104	\$0
Studio	105	\$0
Studio	106	\$4,065
Studio	107	\$3,325
1BR	108	\$0
Studio	109	\$3,435
Studio	110	\$6,495
Studio	111	\$0
1BR	112	\$3,375
Studio	113	\$0
1BR	114	\$2,925
Studio	115	\$3,727
Studio	116	\$3,525
Studio	117	\$0
Studio	118	\$4,525
Studio	119	\$0
Studio	120	\$2,738
Studio	121	\$0.00
Studio	122	\$6,595
Studio	123	\$4,130
Studio	124	\$0
Studio	125	\$3,225
Studio	126	\$3,225
Studio	127	\$5,485
Shared	201A	\$0
Shared	201B	\$0
Studio	202	\$0
Studio	203	\$0
Studio	204	\$0

Type	Apt #	Rate
Studio	205	\$0
Studio	206	\$0
Studio	207	\$0
1BR	208	\$4,060
Studio	209	\$0
Studio	210	\$0
Shared	211A	\$0
Shared	211B	\$0
Shared	212A	\$5,250
Shared	212B	\$0
Shared	213A	\$5,380
Shared	213B	\$1,530
Shared	214A	\$0
Shared	214B	\$0
Studio	215	\$4,140
1BR	216	\$4,535
Studio	217	\$0
Studio	218	\$0
Studio	219	\$0
Studio	220	\$0
Shared	221	\$0
Shared	222A	\$0
Shared	222B	\$0
Studio	223	\$0
Studio	224	\$0
Studio	225	\$0
Studio	226	\$0
Studio	227	\$0
Studio	228	\$0
1BR	229	\$0
Studio	230	\$0
Studio	231	\$0

**PC TOTAL** **\$99,095**

**TOTAL RENT** **\$147,550**

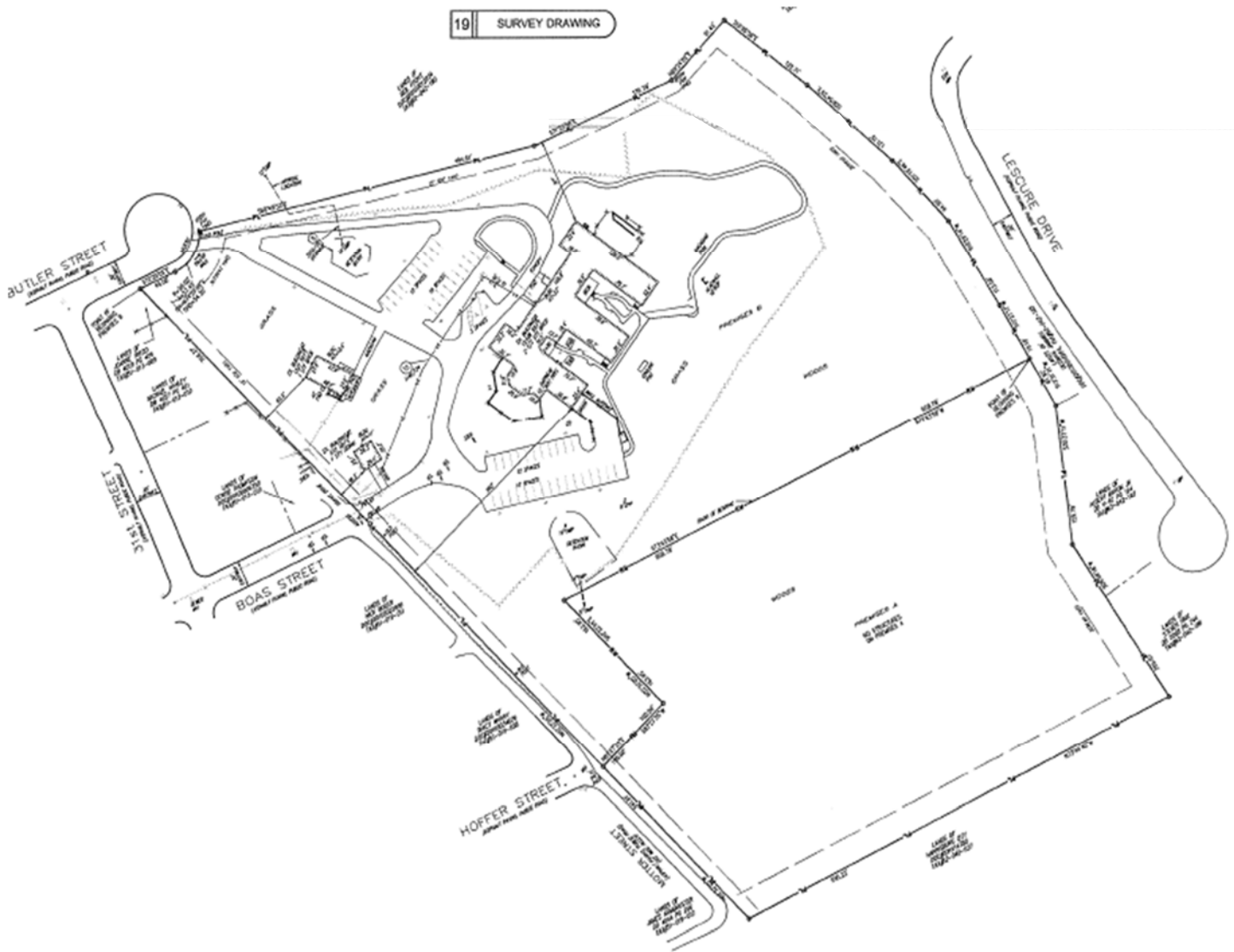
DECEMBER 2022



# BUTLER STREET SENIOR LIVING TAX MAP AND AERIAL VIEW

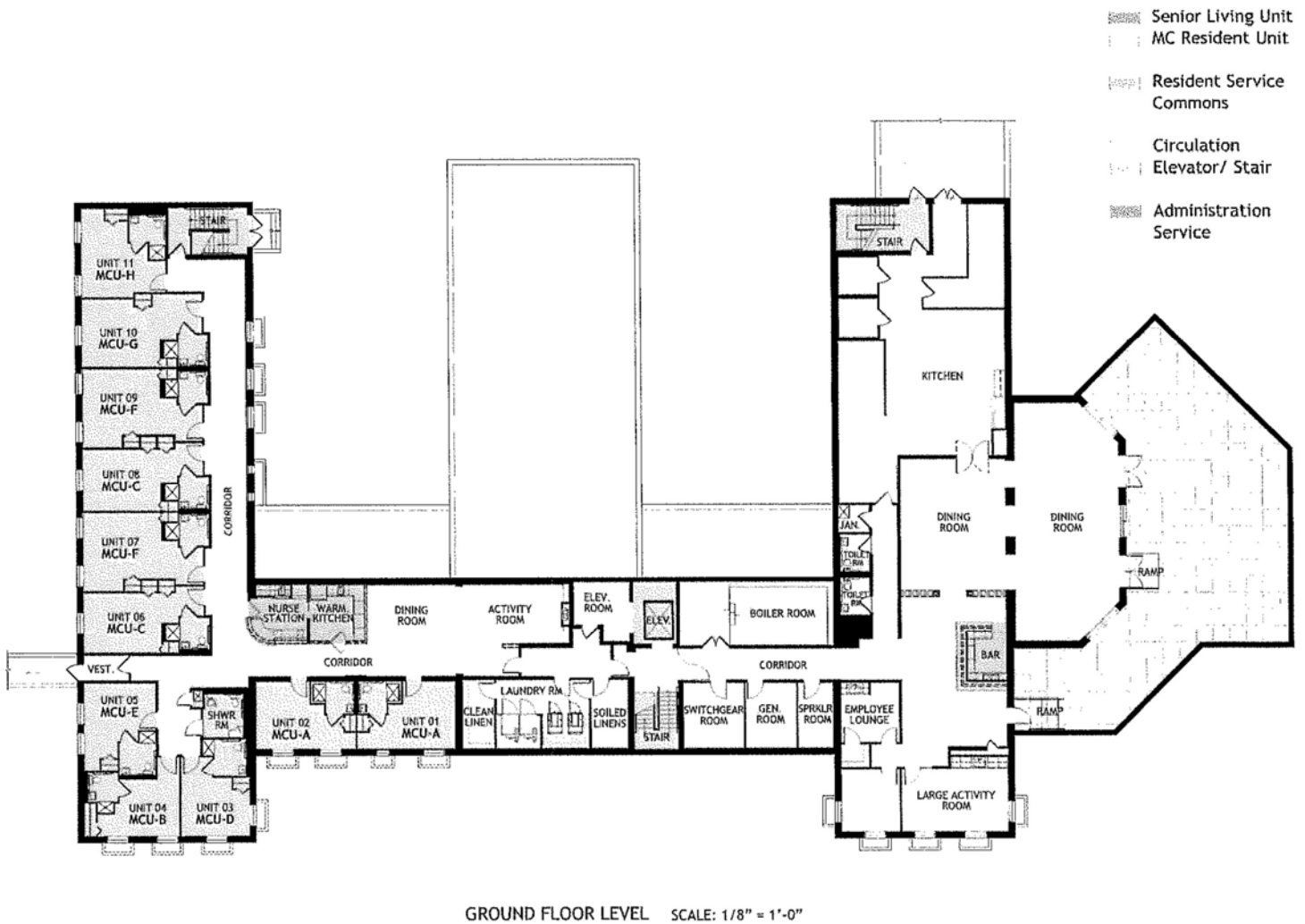


# BUTLER STREET SENIOR LIVING SURVEY









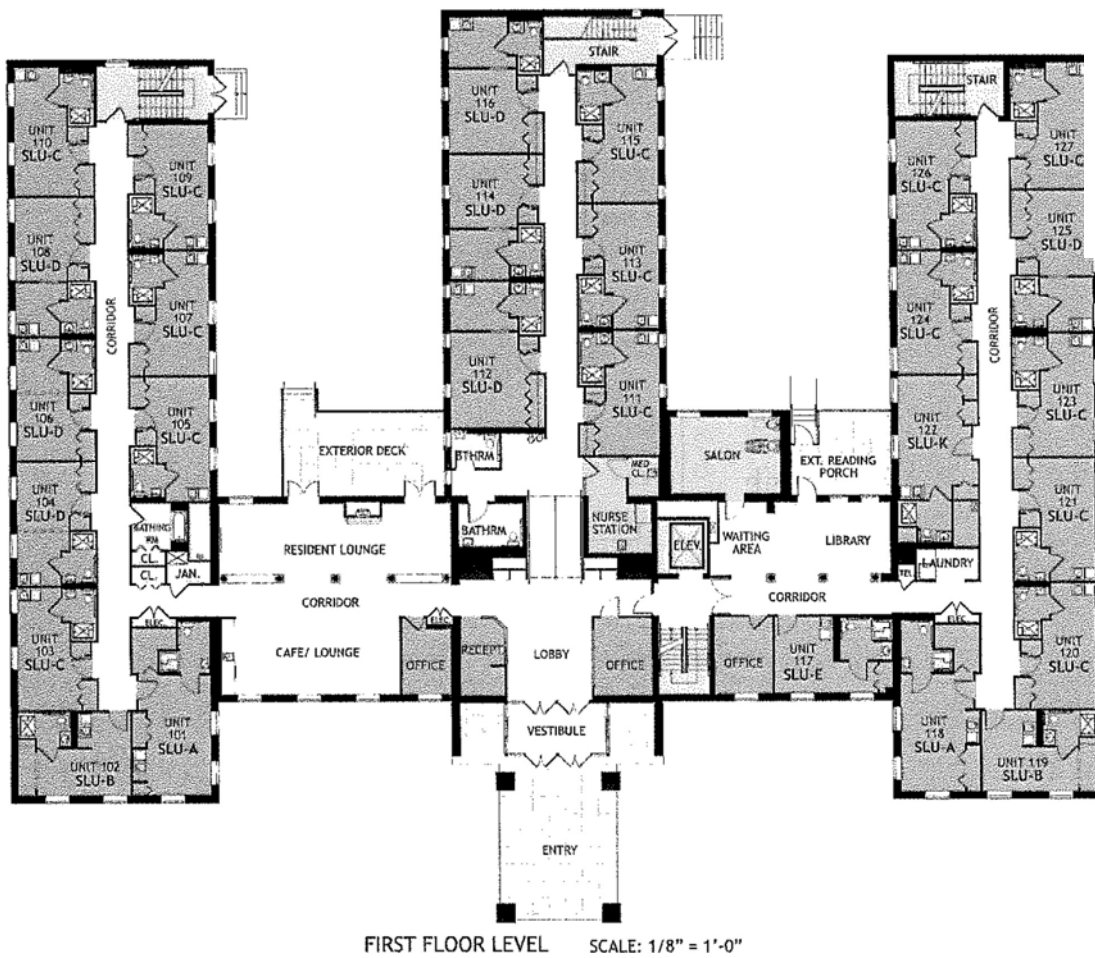


# BUTLER STREET SENIOR LIVING FLOOR PLANS









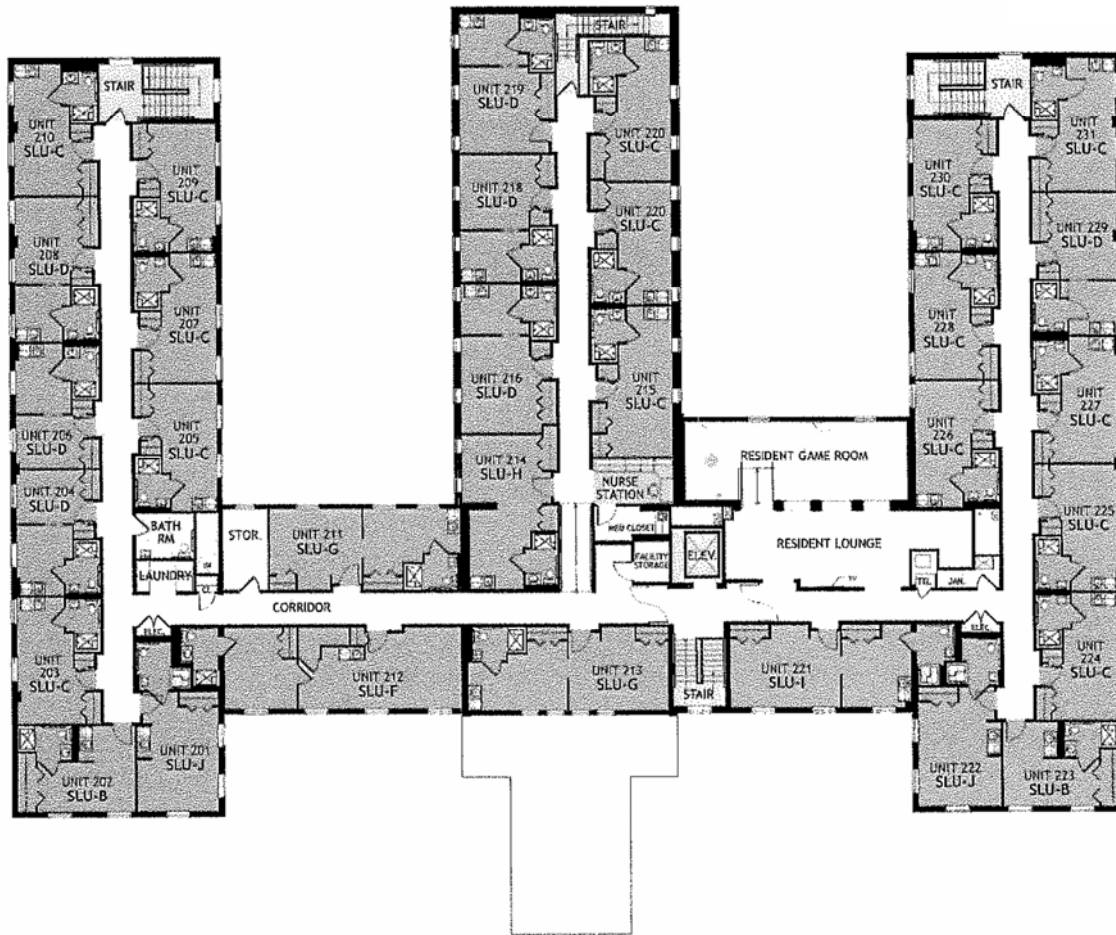
# BUTLER STREET SENIOR LIVING FLOOR PLANS

-  Senior Living Unit
-  MC Resident Unit
-  Resident Service Commons
-  Circulation
-  Elevator/ Stair
-  Administration Service



# BUTLER STREET SENIOR LIVING FLOOR PLANS

-  Senior Living Unit
-  MC Resident Unit
-  Resident Service Commons
-  Circulation
-  Elevator/ Stair
-  Administration Service



SECOND FLOOR LEVEL SCALE: 1/8" = 1'-0"

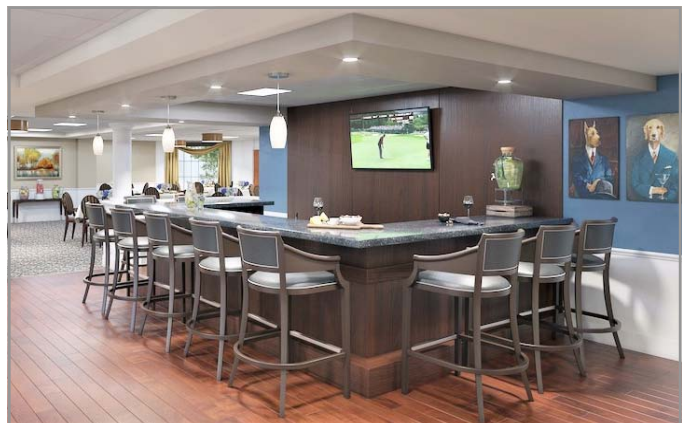


## BUTLER STREET SENIOR LIVING PHOTOGRAPHS

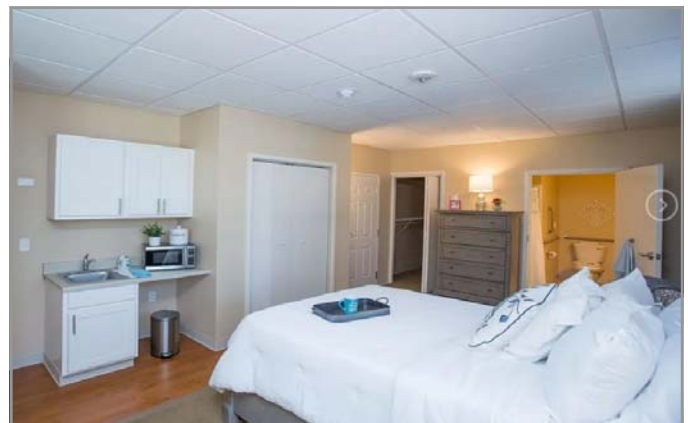




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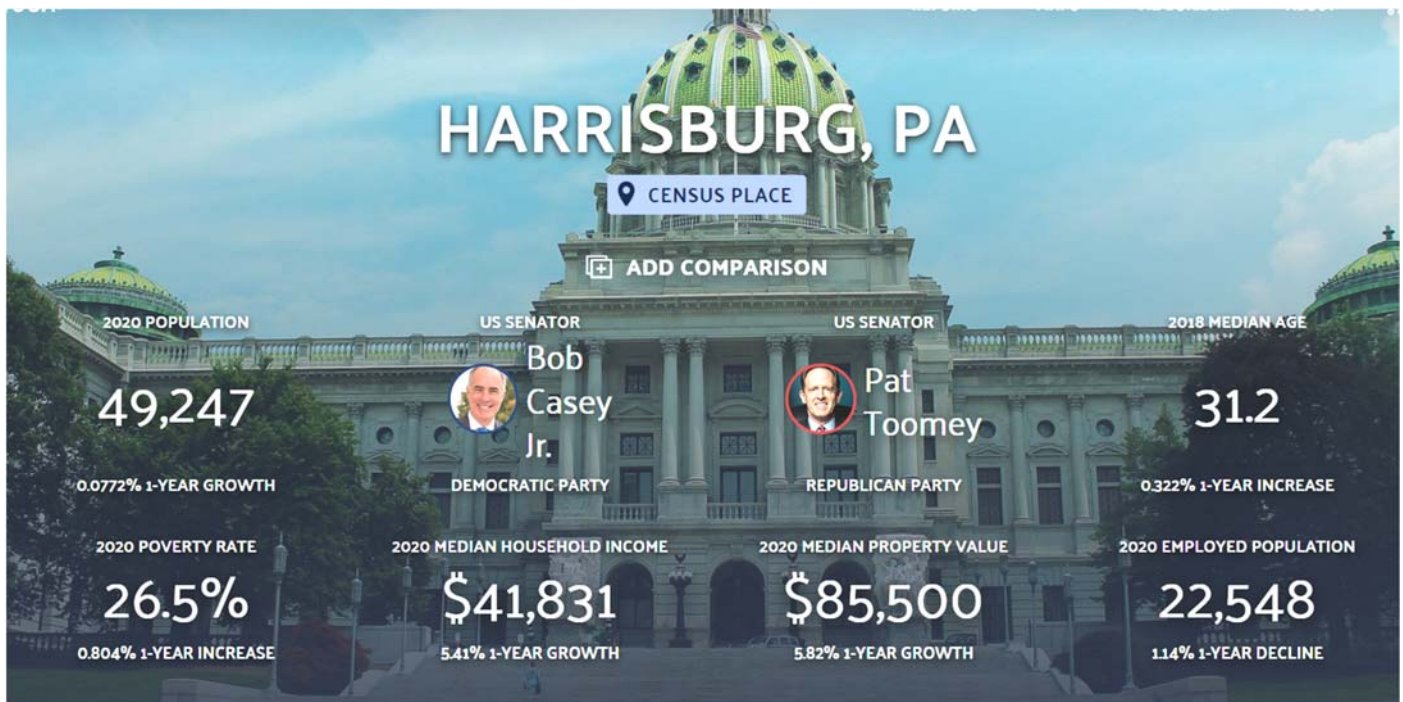


# BUTLER STREET SENIOR LIVING PHOTOGRAPHS





## BUTLER STREET SENIOR LIVING DEMOGRAPHICS



In 2020, Harrisburg, PA had a population of 49.2k people with a median age of 31.2 and a median household income of \$41,831. Between 2019 and 2020 the population of Harrisburg, PA grew from 49,209 to 49,247, a 0.0772% increase and its median household income grew from \$39,685 to \$41,831, a 5.41% increase.

The 5 largest ethnic groups in Harrisburg, PA are Black or African American (Non-Hispanic) (45.9%), White (Non-Hispanic) (24.4%), White (Hispanic) (9.89%), Black or African American (Hispanic) (5.83%), and Other (Hispanic) (5.12%).

None of the households in Harrisburg, PA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

94.5% of the residents in Harrisburg, PA are U.S. citizens.

Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

PrestigeGroupSeniorHousing.com



Premier Senior Housing & Health Care Broker

# BUTLER STREET SENIOR LIVING

## DEMOGRAPHICS

### Economy

The economy of Harrisburg, PA employs 22.5k people. The largest industries in Harrisburg, PA are Health Care & Social Assistance (3,799 people), Retail Trade (2,400 people), and Accommodation & Food Services (2,149 people), and the highest

paying industries are Utilities (\$132,917), Public Administration (\$49,552), and Agriculture, Forestry, Fishing & Hunting, & Mining (\$46,538). Males in Pennsylvania have an average income that is 1.34 times higher than the

average income of females, which is \$54,196. The income inequality in Pennsylvania (measured using the Gini index) is 0.466, which is lower than the national average.

### Employment by Industries

22.5k

2020 VALUE  
± 1,314

-1.14%

1 YEAR DECLINE  
± 7.8%

From 2019 to 2020, employment in Harrisburg, PA declined at a rate of -1.14%, from 22.8k employees to 22.5k employees.

The most common employment sectors for those who live in Harrisburg, PA, are Health Care & Social Assistance (3,799 people), Retail Trade (2,400 people), and Accommodation & Food Services (2,149 people). This chart shows the share breakdown of the primary industries for residents of Harrisburg, PA, though some of these residents may live in Harrisburg, PA and work somewhere else. Census data is tagged to a residential address, not a work address.



Sources: Wikipedia, , DATA USA, Census.gov

# BUTLER STREET SENIOR LIVING

## DEMOGRAPHICS

### Health

90.8% of the population of Harrisburg, PA has health coverage, with 36.7% on employee plans, 36.9% on Medicaid, 7.11% on Medicare, 9.61% on non-group plans, and 0.421% 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 Dauphin County, PA see 930 patients per year on average,

which represents a 0.541% increase from the previous year (925 patients). Compare this to dentists who see 1271 patients per year, and mental health providers who see 419 patients per year.

### Patient to Clinician Ratios

Data is only available at the country level. Showing data for Dauphin County, PA.

Patient to Primary Care Physician Ratio

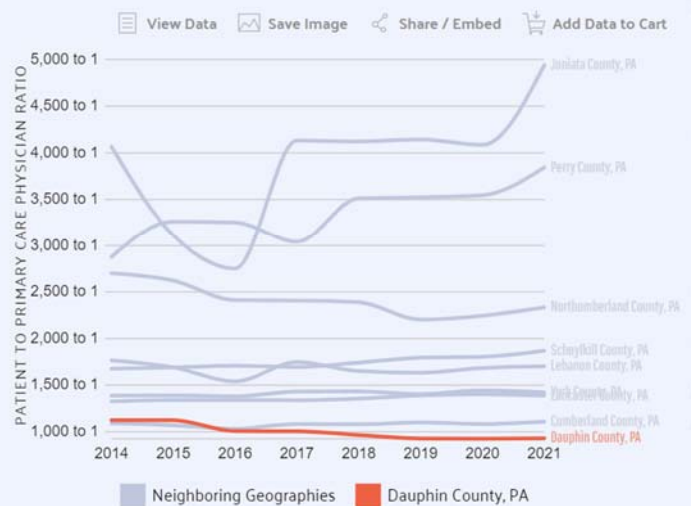
930 to 1

PATIENT TO PRIMARY CARE PHYSICIAN RATIO IN DAUPHIN COUNTY, PA

Primary care physicians in Dauphin County, PA see an average of 930 patients per year. This represents a 0.541% increase from the previous year (925 patients).

The following chart shows how the number of patients seen by primary care physicians has been changing over time in Dauphin County, PA in comparison to its neighboring geographies.

Data from [the County Health Rankings & Roadmaps County Health Rankings](#).



Sources; Wikipedia, DATA USA, Census.gov

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# BUTLER STREET SENIOR LIVING

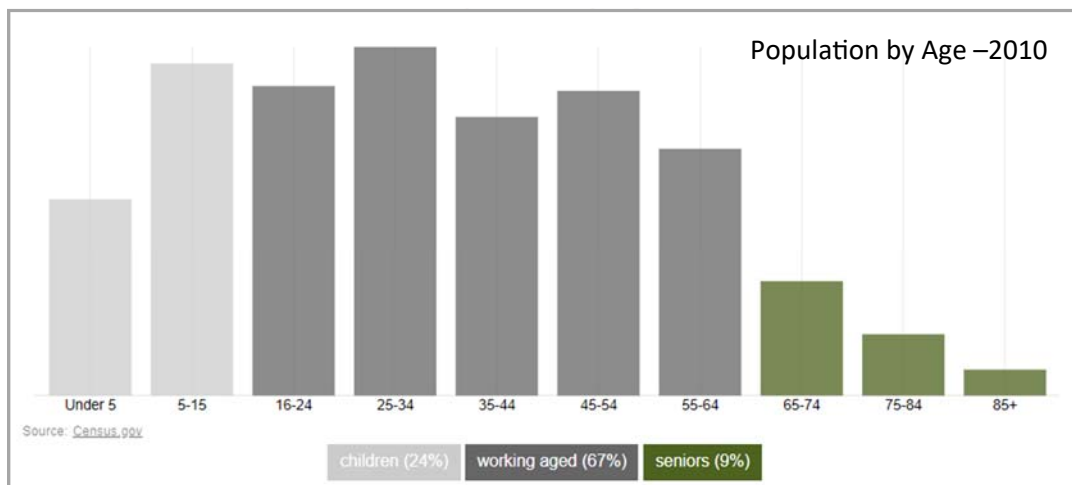
## DEMOGRAPHICS

### Key Senior Statistics



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

-  **9%** of the population of Harrisburg, PA are seniors Source: [Census.gov](https://www.census.gov)
-  **41%** of those seniors living in Harrisburg, PA are living alone Source: [Census.gov](https://www.census.gov)
-  **16%** of Harrisburg senior households have an annual income of less than \$10k and **39%** less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)
-  **24%** of Harrisburg, PA residents 60 and over received food stamps in the last year Source: [Census.gov ACS](https://www.census.gov/acs)
-  The average Social Security Income in Harrisburg is **\$12,745/year** Source: [Census.gov ACS](https://www.census.gov/acs)
-  The median household income for a Harrisburg senior is **\$27,141** Source: [Census.gov ACS](https://www.census.gov/acs)
-  Compared to other states, Pennsylvania ranks **39th** for Long Term Care and **25th** for America's Health Rankings Source: [AmericasHealthRankings.org](https://www.americashealthrankings.org)
-  There are **700** working seniors in Harrisburg Source: [Census.gov ACS](https://www.census.gov/acs)
-  **17%** of the seniors in Harrisburg are veterans Source: [Census.gov ACS](https://www.census.gov/acs)



Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

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

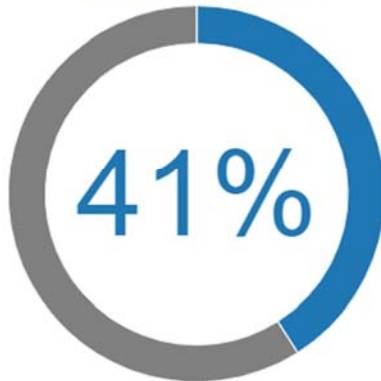


Premier Senior Housing & Health Care Broker

# BUTLER STREET SENIOR LIVING DEMOGRAPHICS

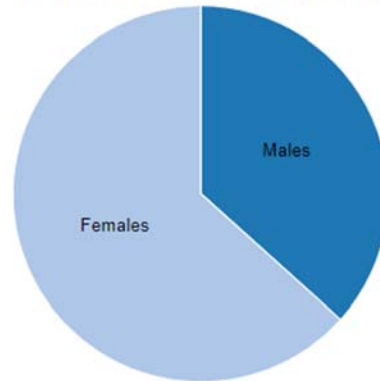
## Seniors Living Alone

Percent Living Alone



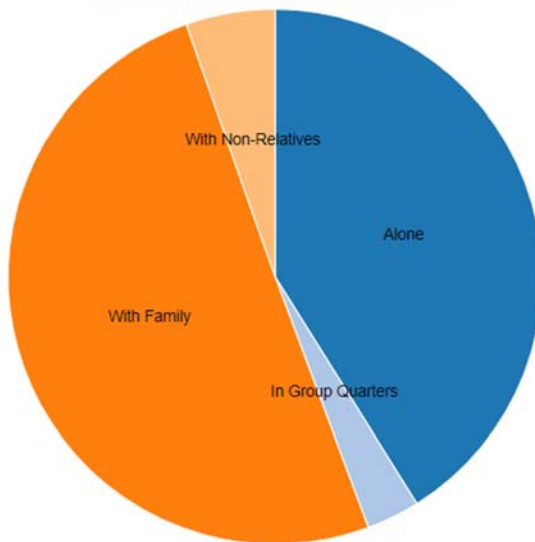
Source: [Census.gov](https://www.census.gov)

Gender of Seniors Living Alone



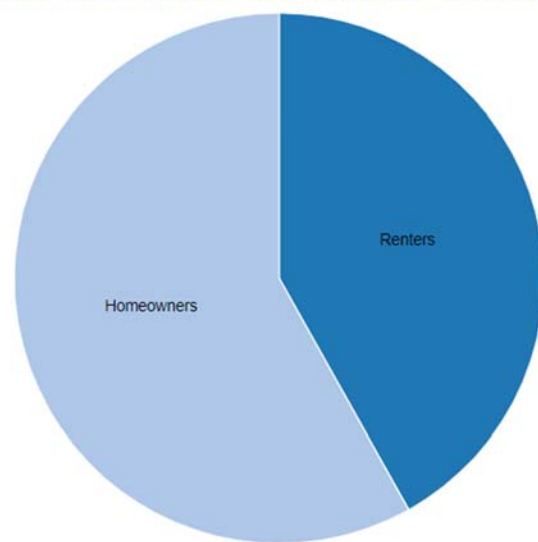
Source: [Census.gov](https://www.census.gov)

## Who do Seniors Live with?



Source: [Census.gov](https://www.census.gov)

## Senior Households: Homeowners vs. Renters



Source: [Census.gov ACS](https://www.census.gov)

Sources: Wikipedia, , DATA USA, Census.gov

## BUTLER STREET SENIOR LIVING AREA INFORMATION

**Harrisburg** is the capital city of the Commonwealth of Pennsylvania, United States, and the county seat of Dauphin County. With a population of 50,135 as of the 2021 census, Harrisburg is the 9th largest city and 15th largest municipality in Pennsylvania.

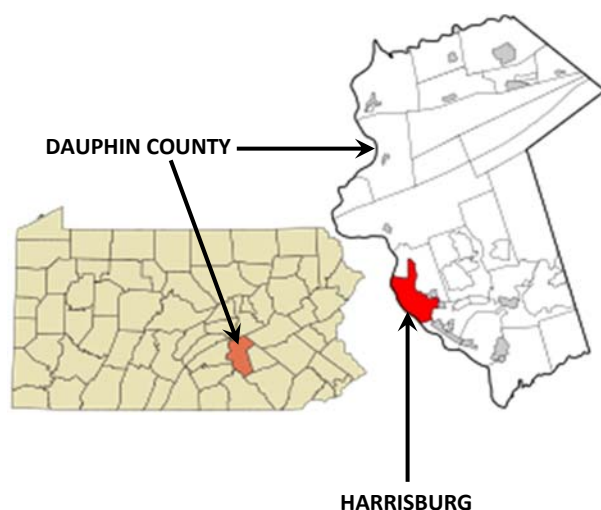
Harrisburg is situated on the east bank of the Susquehanna River. It is the larger principal city of the Harrisburg–Carlisle metropolitan statistical area, also known as the Susquehanna Valley, which had a population of 591,712 as of 2020, making it the fourth most populous metropolitan area in Pennsylvania after the Philadelphia, Pittsburgh, and Lehigh Valley metropolitan areas.

In 2010, Forbes rated Harrisburg as the second-best place in the U.S. to raise a family. Despite the city's past financial troubles, in 2010 The Daily Beast website ranked 20 metropolitan areas across the country as being recession-proof, and the Harrisburg region was ranked seventh. The financial stability of the region is in part due to the high concentration of state and federal government agencies.

Harrisburg is located 83 miles (134 km) southwest of Allentown, Pennsylvania's third-largest city, and 107 miles (172 km) northwest of Philadelphia, Pennsylvania's largest city.



**Dauphin County** is a county in the Commonwealth of Pennsylvania. As of the 2020 census, the population was 286,401. The county seat and the largest city is Harrisburg, Pennsylvania's state capital and ninth largest city. The county was created ("erected") on March 4, 1785, from part of Lancaster County and was named after Louis Joseph, Dauphin of France, the first son of King Louis XVI.



Dauphin County is included in the Harrisburg–Carlisle Metropolitan Statistical Area.

According to the U.S. Census Bureau, the county has a total area of 558 square miles (1,450 km<sup>2</sup>), of which 525 square miles (1,360 km<sup>2</sup>) is land and 33 square miles (85 km<sup>2</sup>) (5.9%) is water. The county is bound to its western border by the Susquehanna River (with the exception of a small peninsula next to Duncannon). The area code is 717 with an overlay of 223.

Sources; Wikipedia, West End Alliance, DATA USA, Census.gov



## BUTLER STREET SENIOR LIVING AREA INFORMATION



**Harrisburg** is the metropolitan center for some 400 communities. Its economy and more than 45,000 businesses are diversified with a large representation of service-related industries, especially health-care and a growing technological and biotechnology industry to accompany the dominant government field inherent to being the state's capital. National and international firms with major operations include Ahold Delhaize, ArcelorMittal Steel, HP Inc., IBM, Hershey Foods, Harsco Corporation, Ollie's Bargain Outlet, Rite Aid Corporation, Tyco Electronics, Gannett Fleming, and Volvo Construction Equipment.

The largest employers, the federal and state governments, provide stability to the economy. The region's extensive transportation infrastructure has allowed it to become a prominent center for trade, warehousing, and distribution.

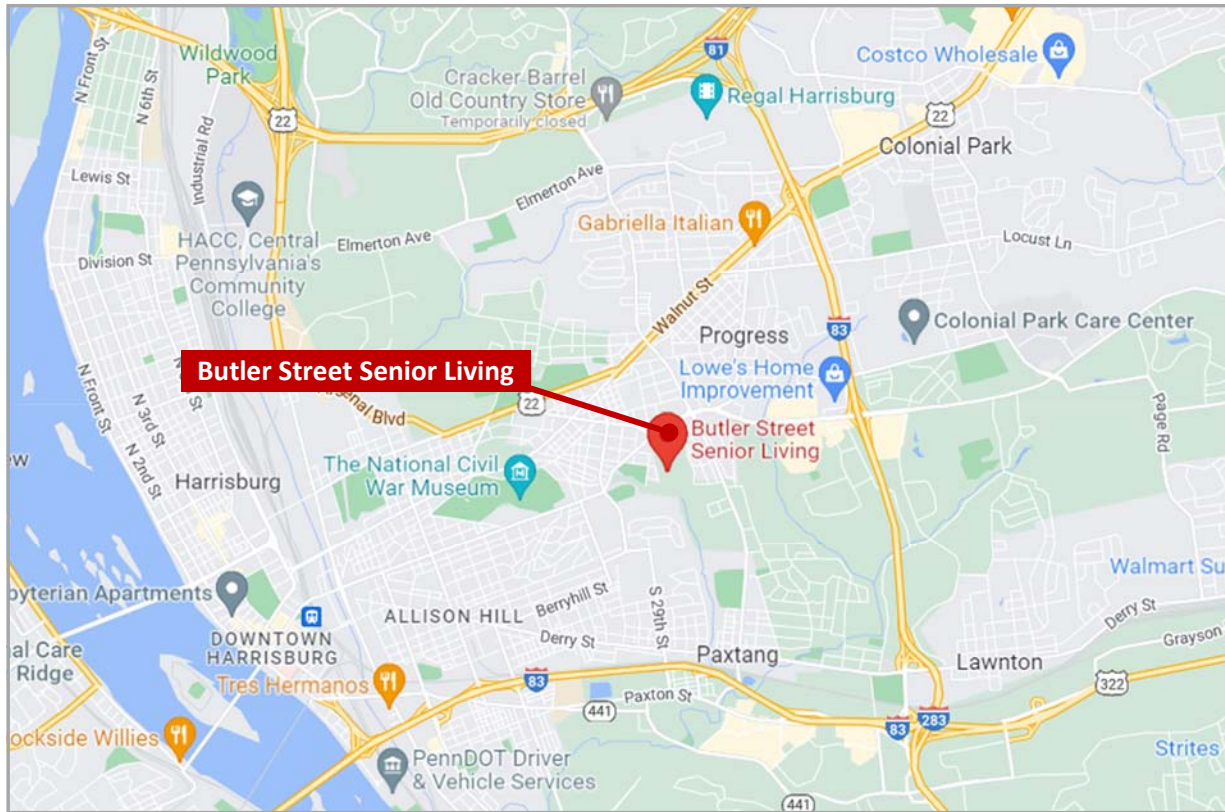
### TOP AREA EMPLOYERS

According to the Region Economic Development Corporation, the top employers in the [region](#) are:

#	Employer	# of Employees	Industry
1	<a href="#">Commonwealth of Pennsylvania</a>	21,885	<a href="#">Government</a>
2	<a href="#">United States Federal government</a> , including the <a href="#">military</a>	18,000	<a href="#">Government</a>
3	<a href="#">Giant Food Stores</a>	8,902	<a href="#">Grocery store</a>
4	<a href="#">Penn State Hershey Medical Center</a>	8,849	<a href="#">Hospital</a> , <a href="#">Medical research</a>
5	<a href="#">Hershey Entertainment and Resorts</a> , including <a href="#">Hersheypark</a>	7,500	<a href="#">Entertainment and amusement parks</a>
6	<a href="#">The Hershey Company</a>	6,500	<a href="#">Food manufacturer</a>
7	<a href="#">Wal-Mart Stores, Inc.</a>	6,090	<a href="#">Retail store chain</a>
8	<a href="#">Highmark</a>	5,200	<a href="#">Health insurance</a>
9	<a href="#">TE Connectivity</a>	4,700	<a href="#">Electronic component manufacturer</a>
10	<a href="#">UPMC Pinnacle</a> , including <a href="#">Harrisburg Hospital</a> and <a href="#">Polyclinic Medical Center</a>	3,997	<a href="#">Health-care and hospital system</a>

Sources; Wikipedia, West End Alliance, DATA USA, Census.gov

# BUTLER STREET SENIOR LIVING MAPS



## BUTLER STREET SENIOR LIVING CONFIDENTIALITY AND DISCLAIMER

### PROPERTY ADDRESS: 3251 BUTLER STREET, HARRISBURG, PA 17103

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 \_\_\_\_\_, 2023, 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 Cell Number (Print)*

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*Buyer's Office Number*

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