



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

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**CARLUCCI HOMES**  
**ASSISTED LIVING RESIDENCE**  
*ENHANCED ALR LICENSE*

516 Mullock Road, Port Jervis, New York 12771  
ORANGE COUNTY

**23 BEDS • PRIVATE PAY**



**Expansion Possible — Set on 4.1+/- Acres**

**EXCLUSIVELY OFFERED \$4,000,000**

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

# CARLUCCI HOMES

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## CARLUCCI HOMES EXECUTIVE SUMMARY

*Prestige Group Is Proud To Present This Exclusive Offering*

### **“Carlucci Homes”**

**516 Mullock Road  
PORT JERVIS, NY 12771  
Orange County**

Carlucci Homes is a purpose built 23 bed assisted living residence built in 1989. It has been owned and operated by the same family since its inception.

Port Jervis, New York, is situated in the southwestern part of New York State, in the tri-state region of New York, New Jersey and Pennsylvania. It is part of the Poughkeepsie–Newburgh–Middletown metropolitan area as well as the larger New York metropolitan area. Location provides easy access to major highways in the area.

Carlucci Homes is located on a beautiful wooded bucolic setting. The area is semi-rural with all amenities nearby.

The facility has an EALR license – (Enhanced Assisted Living Residence). This provides the facility to offer residents additional services to enable them to age in place longer.

Over the years Carlucci Homes has always catered to senior women. Because of the EALR licensing, there is a high staff to resident ratio which affords the clients reap the highest level of care.

Carlucci Homes has always had an impeccable reputation in the area as well as the state, when a bed does become available, it doesn't stay open very long.

The census has been historically strong, with consistent waiting lists.

The facility is extremely clean and well maintained, therefore no deferred maintenance.

The Carlucci family has been in the assisted living business for over 40 years. The original facility was small and they built this building in 1989 to increase their ability to care for more seniors. Renovations were done to the property in 2012.

Carlucci Homes is a very well managed and extremely profitable facility. All residents are private pay.

Situated on 4.1+/- acres allows for the next owner/investor to explore the possibility of expansion and add more beds.

This is a ideal turn-key opportunity for an operator to continue the legacy the current owners of Carlucci Homes has built.

## CARLUCCI HOMES PROPERTY OVERVIEW

### IMPROVEMENTS

<b>Site Size:</b>	<b>4.1+/- Acres</b>
<b>Site Shape:</b>	<b>Rectangular</b>
<b>Building Size:</b>	<b>6,272 +/-sf</b>
<b>Year Built:</b>	<b>1989</b>
<b>Stories:</b>	<b>2</b>
<b># Bedrooms:</b>	<b>12 (1 Private)</b>
<b># Bathrooms:</b>	<b>8 Full</b>
<b>Air Conditioning:</b>	<b>Through Wall AC Units</b>
<b>Heating:</b>	<b>Two "Crown" Hot Water Heating Boilers (3 Zones)</b>
<b>Exterior:</b>	<b>Siding</b>
<b>Roof:</b>	<b>Shingles (2018)</b>
<b>Flooring:</b>	<b>Oak Hardwood, Carpet in Bedrooms, Tile in Kitchen &amp; Baths</b>
<b>Water and Sewer:</b>	<b>Well Water and Septic Sewer</b>
<b>Kitchen:</b>	<b>1 Full, 1 Kitchenette</b>
<b>Dining Area:</b>	<b>Yes</b>
<b>Laundry:</b>	<b>On-Site</b>
<b>Basement:</b>	<b>Storage</b>
<b>Fire Alarm:</b>	<b>Camera – Hardwired for Smoke and Fire Protection</b>
<b>Outdoor Spaces:</b>	<b>2 Porch Areas, Gazebo</b>
<b>Hospital Nearby:</b>	<b>Bon Secours Community Hospital — 14 Minutes</b>

# CARLUCCI HOMES

## INCOME AND EXPENSES

<b>INCOME</b>	<b>Jan-Dec 20</b>	<b>Proforma Annualized Jan-Dec 21*</b>
Rental Income	1,824,703	1,762,504
Sales of Product	-	17,209
<b>Total Income</b>	<b>1,824,703</b>	<b>1,779,713</b>
<b>EXPENSES</b>		
Activities	277	-
Advertising	8,055	3,742
Computer & Internet	3,182	3,267
Consultation	-	3,558
Donations	750	-
Fingerprint	102	668
Food / Sundry	222,369	209,557
Insurance	84,099	90,949
Office Expense	9,598	9,836
Payroll	627,231	548,313
Professional Fees	28,368	8,193
Repairs & Maintenance	7,451	8,833
Resident Refund	23,452	2,025
Taxes	17,235	22,243
Utilities	27,114	38,723
Vehicle Expense	-	1,328
<b>Total Expenses</b>	<b>1,059,283</b>	<b>951,234</b>
<b>NET ORDINARY INCOME</b>	<b>765,420</b>	<b>828,479</b>

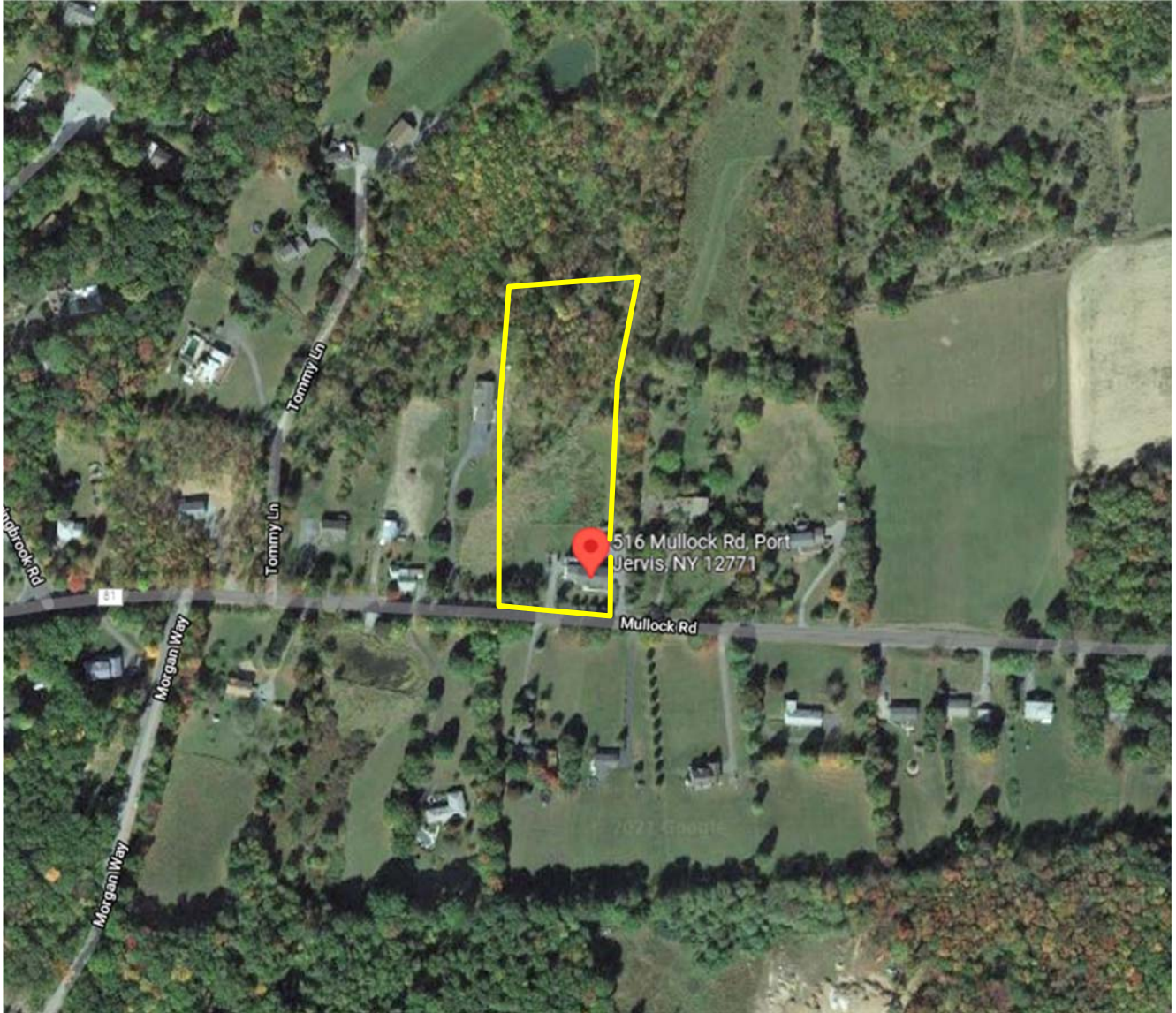
\* Based on actual January - November 2021

## CARLUCCI HOMES RENT ROLL

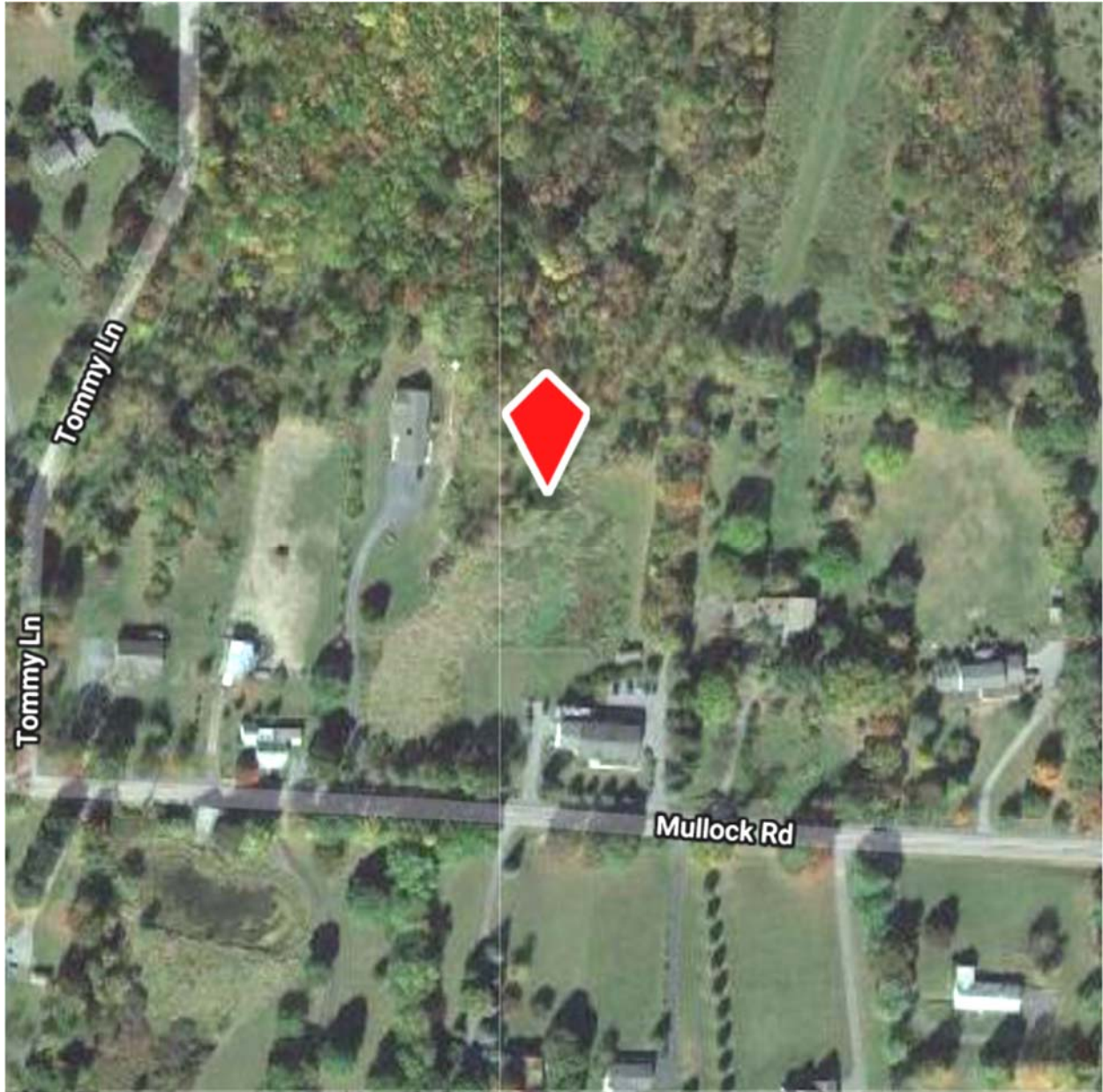
Beds	Monthly Rent
1	10,000
2	7,000
3	10,000
4	7,500
5	7,500
6	6,500
7	6,500
8	9,000
9	6,500
10	6,300
11	8,000
12	6,000
13	8,000
14	6,500
15	6,500
16	7,000
17	8,000
18	6,000
19	6,000
20	7,000
21	5,000
22	5,500
23	6,000
<b>162,300</b>	



## CARLUCCI HOMES PROPERTY LINES

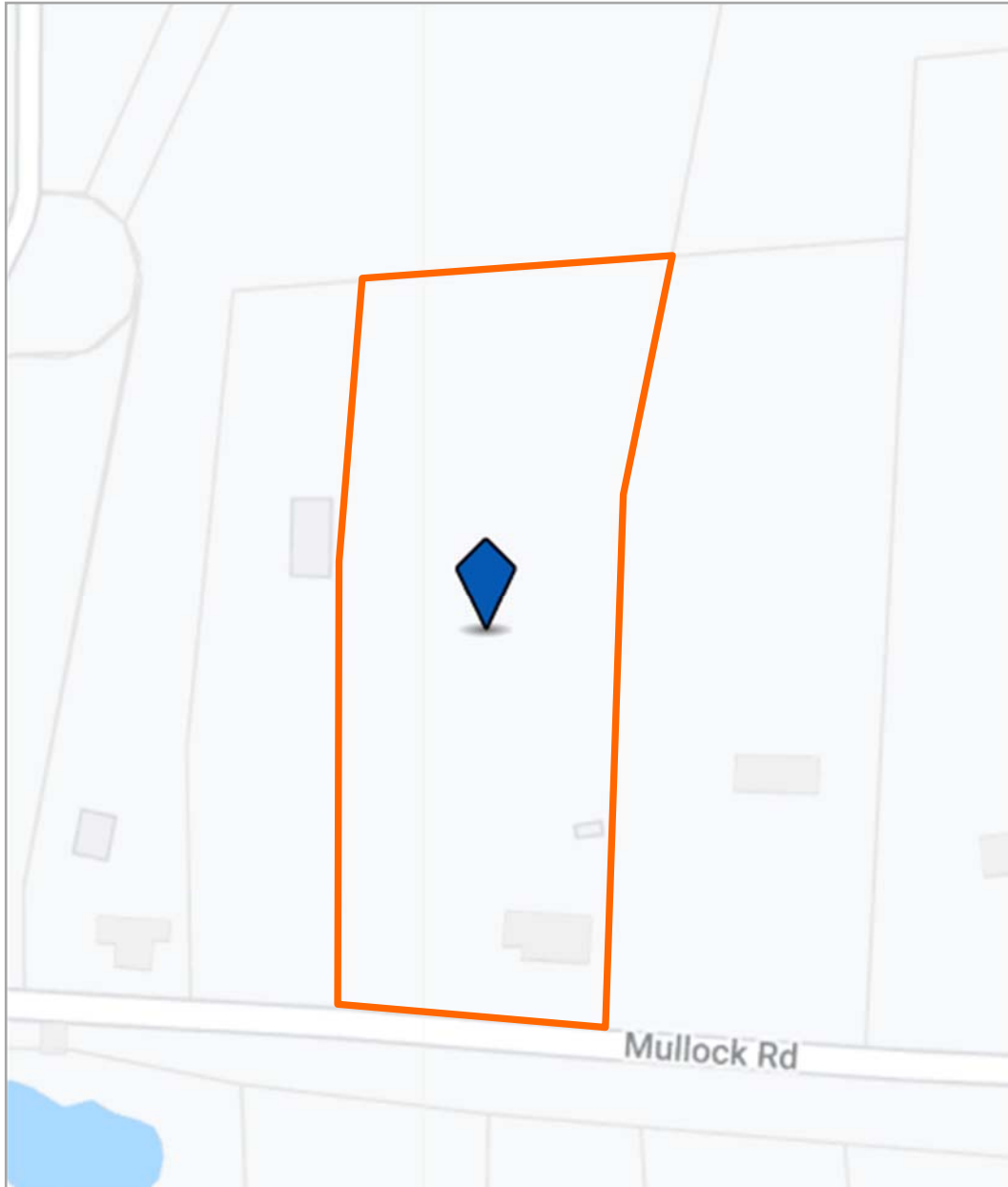


## CARLUCCI HOMES AERIAL VIEW

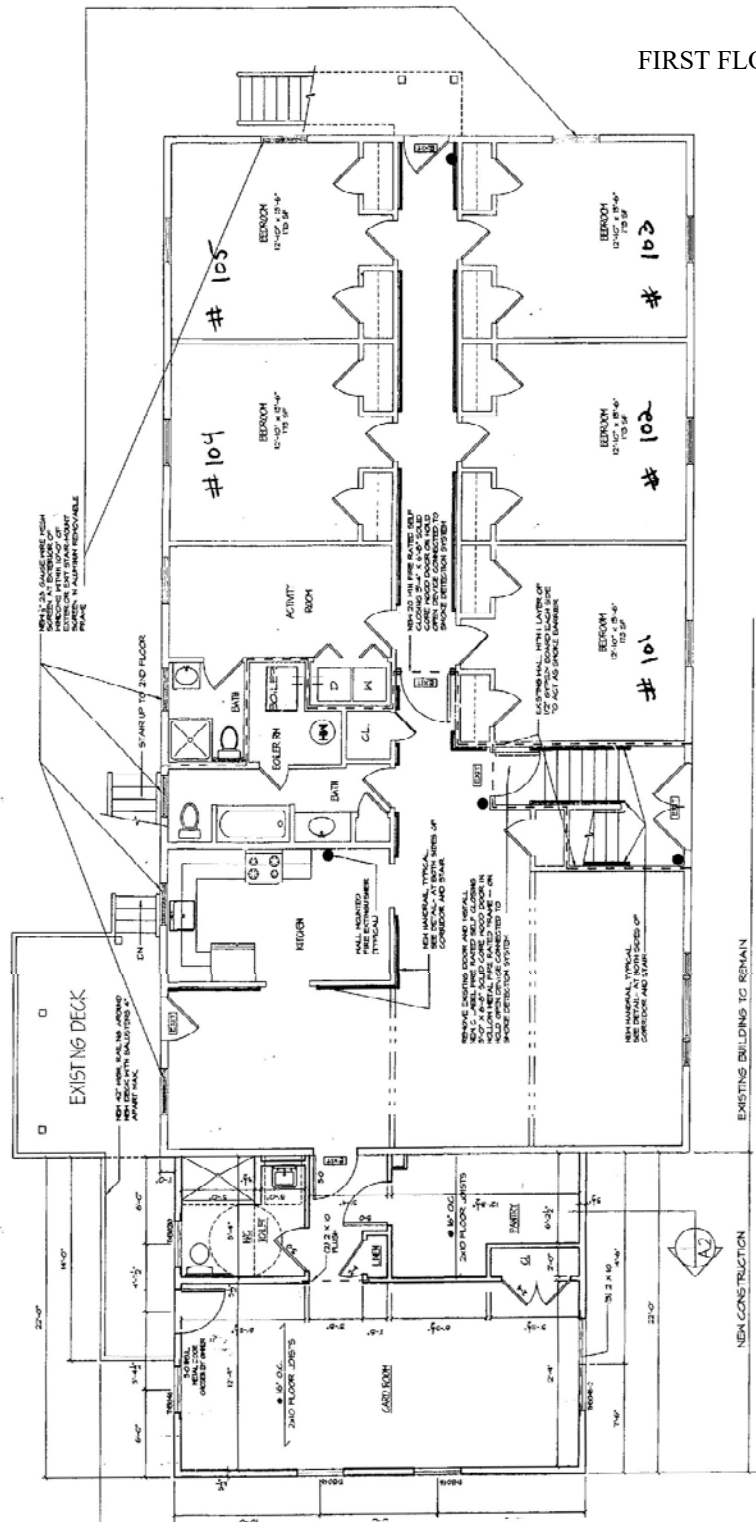




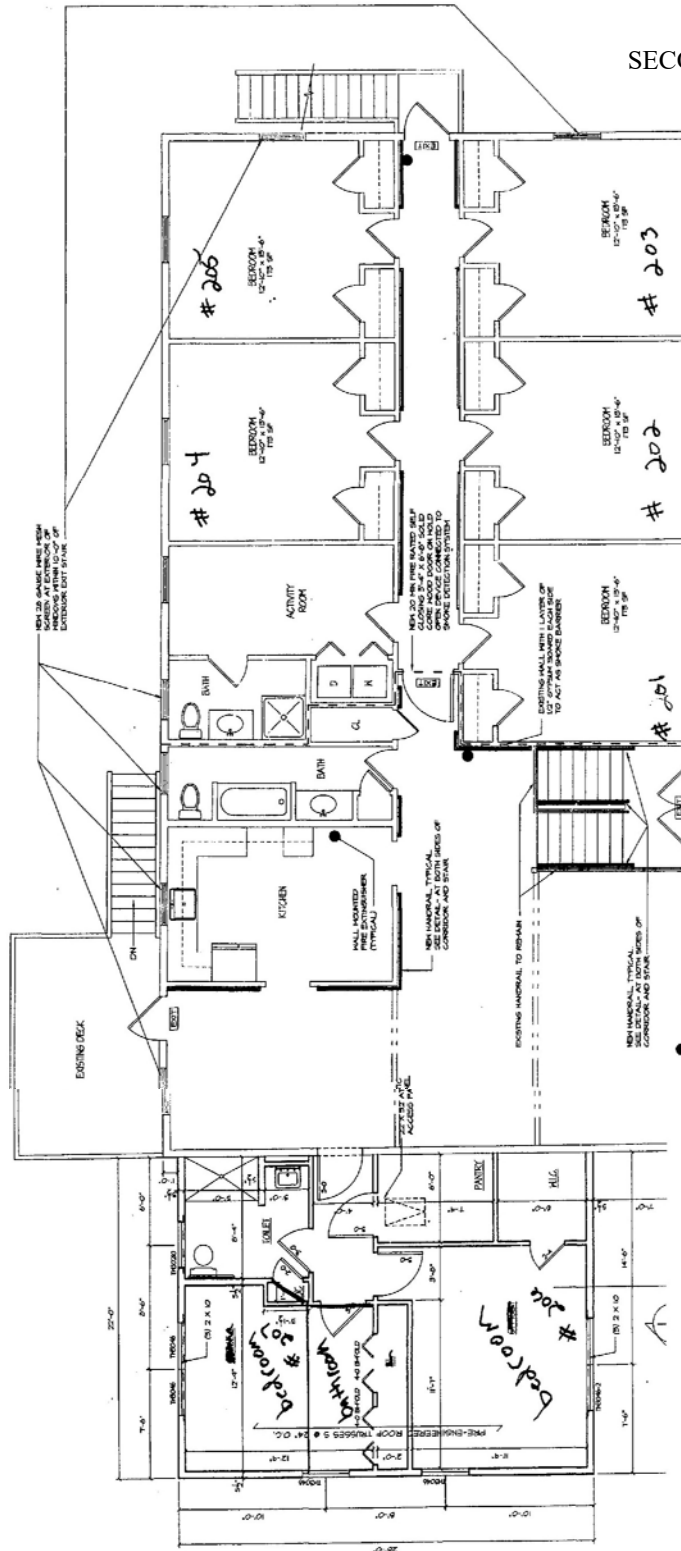
## CARLUCCI HOMES TAX MAP



FIRST FLOOR



## SECOND FLOOR



# CARLUCCI HOMES PHOTOGRAPHS



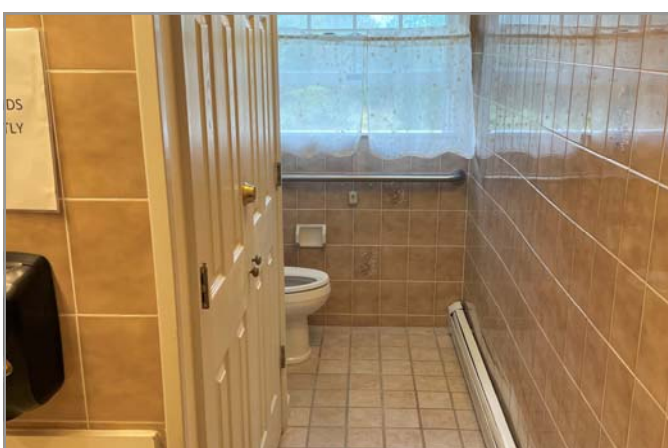


# CARLUCCI HOMES PHOTOGRAPHS



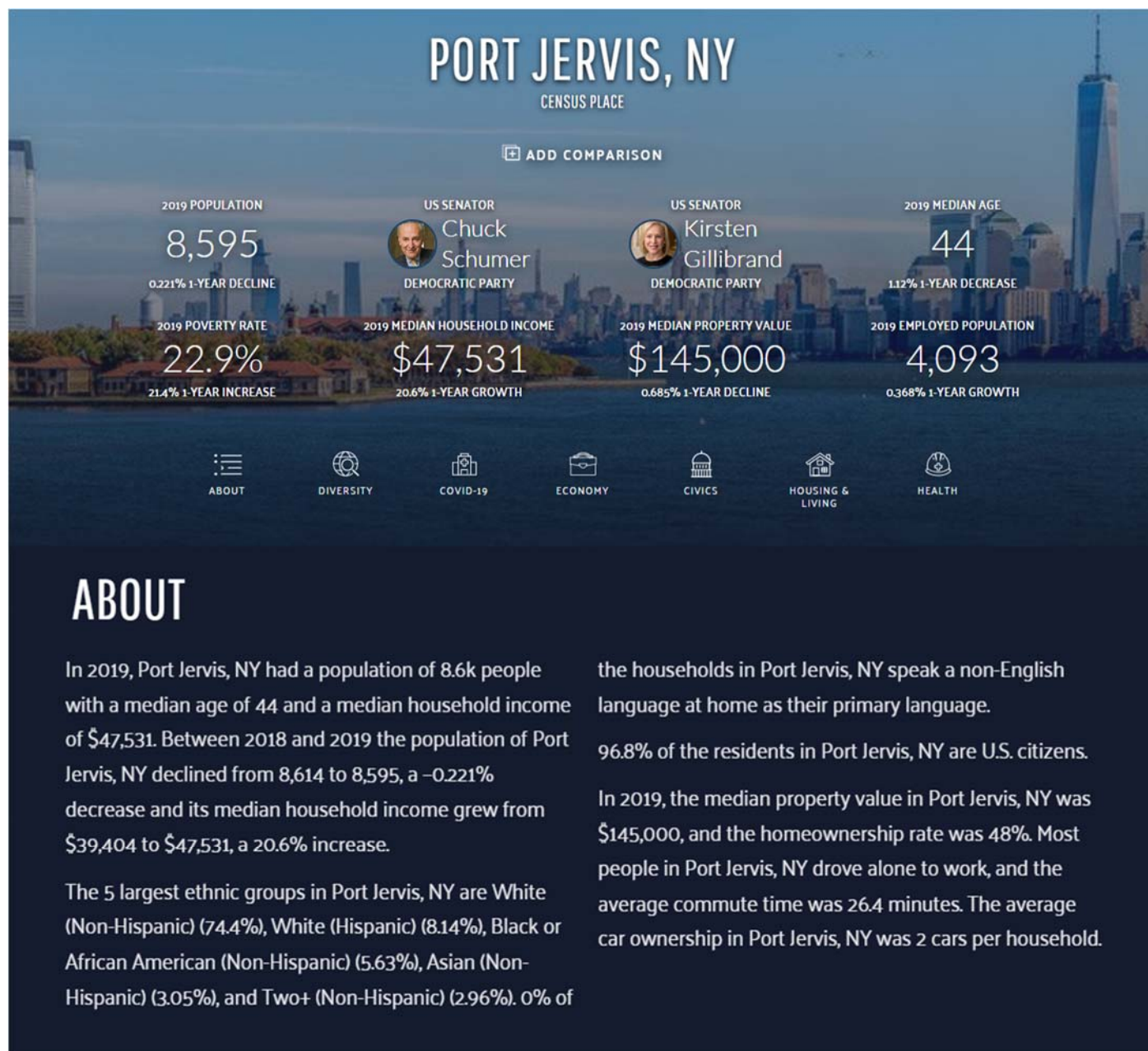


# CARLUCCI HOMES PHOTOGRAPHS



# CARLUCCI HOMES

## DEMOGRAPHICS



# CARLUCCI HOMES

## DEMOGRAPHICS

### Median Household Income

**\$47,531**

2019 VALUE  
± \$7,040

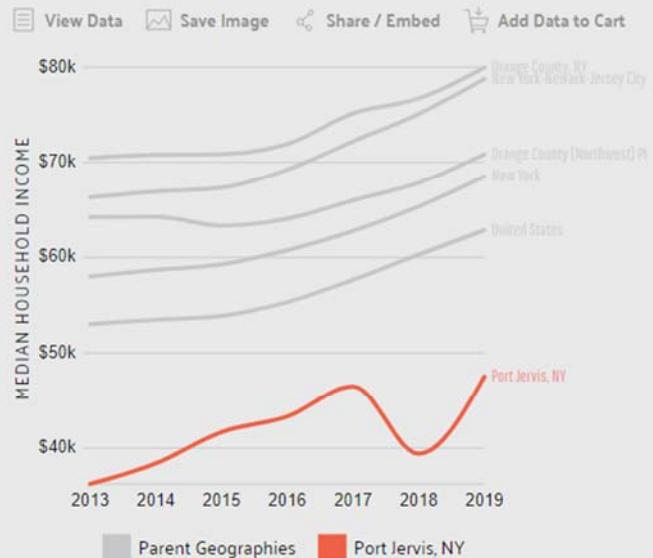
**20.6%**

1 YEAR GROWTH  
± 24.9%

Households in Port Jervis, NY have a median annual income of \$47,531, which is less than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$39,404 in 2018, which represents a 20.6% annual growth.

The following chart shows how the median household income in Port Jervis, NY compares to that of its neighboring and parent geographies.

Data from [the Census Bureau ACS 5-year Estimate](#).



## HOUSING & LIVING

The median property value in Port Jervis, NY was \$145,000 in 2019, which is 0.603 times smaller than the national average of \$240,500. Between 2018 and 2019 the median property value increased from \$146,000 to \$145,000, a 0.685% decrease. The homeownership rate in Port Jervis, NY is 48%, which is lower than the national average of 64.1%. People in

Port Jervis, NY have an average commute time of 26.4 minutes, and they drove alone to work. Car ownership in Port Jervis, NY is approximately the same as the national average, with an average of 2 cars per household.



# CARLUCCI HOMES DEMOGRAPHICS

## Employment by Industries

4.09k

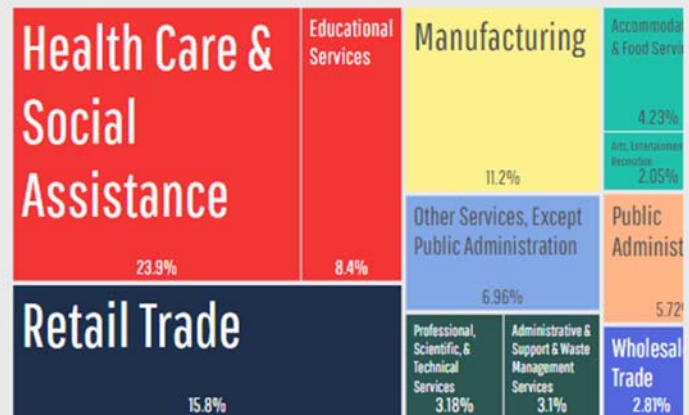
2019 VALUE  
± 450

0.368%

1 YEAR GROWTH  
± 16%

From 2018 to 2019, employment in Port Jervis, NY grew at a rate of 0.368%, from 4.08k employees to 4.09k employees.

The most common employment sectors for those who live in Port Jervis, NY, are Health Care & Social Assistance (980 people), Retail Trade (647 people), and Manufacturing (457 people). This chart shows the share breakdown of the primary industries for residents of Port Jervis, NY, though some of these residents may live in Port Jervis, NY and work somewhere else. Census data is tagged to a residential address, not a work address.



## HEALTH

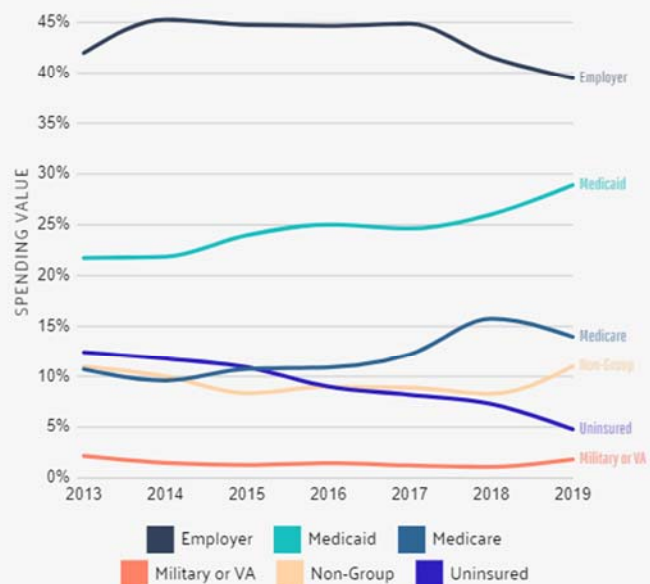
95.2% of the population of Port Jervis, NY has health coverage, with 39.5% on employee plans, 28.9% on Medicaid, 14% on Medicare, 11% on non-group plans, and 1.84% on military or VA plans.

Per capita personal health care spending in New York was \$9,778 in 2014. This is a 4.57% increase from the previous year (\$9,351).

Primary care physicians in Orange County, NY see 1431 patients per year on average, which represents a 1.85% increase from the previous year (1405 patients). Compare this to dentists who see 1415 patients per year, and mental health providers who see 406 patients per year.

Comparing across all counties in the state, [Orleans County](#) has the highest prevalence of diabetes (15.7%). Additionally, [Chenango County](#) has the highest prevalence of adult obesity (39.3%).

## Health Care Coverage



# CARLUCCI HOMES LICENSE

 NEW YORK STATE DEPARTMENT OF HEALTH  
OPERATING CERTIFICATE

*I do hereby certify that pursuant to authority conferred by law this operating certificate has been issued on the 1st day of November, 2018*

to **Carlucci Homes, Inc.**

to operate a **PRIVATE PROPRIETARY ADULT HOME**  
**MAXIMUM CAPACITY: 23 RESIDENTS**

to be known as **Carlucci Homes, Inc.**

located at **516 Mullock Road**  
**Port Jervis, NY 12771**  
**Orange County**

*This certificate is issued in accordance with the regulations promulgated and adopted by the Department of Health as the statute provides. Programs authorized by the operating certificate: ADULT HOME-ASSISTED LIVING RESIDENCE*

**ASSISTED LIVING RESIDENCE (ALR): 23 RESIDENTS-effective 10/30/2013**

**ADDITIONAL ALR CERTIFICATIONS:**

**ENHANCED (EALR): 19 RESIDENTS-effective 10/30/2013**

In witness whereof, I have hereunto set my hand and affixed the official seal of the New York State Department of Health this 30th day of October, 2018.

  
**MARK J. HENNESSEY, Director**  
**Center for Health Care**  
**Provider Services & Oversight**

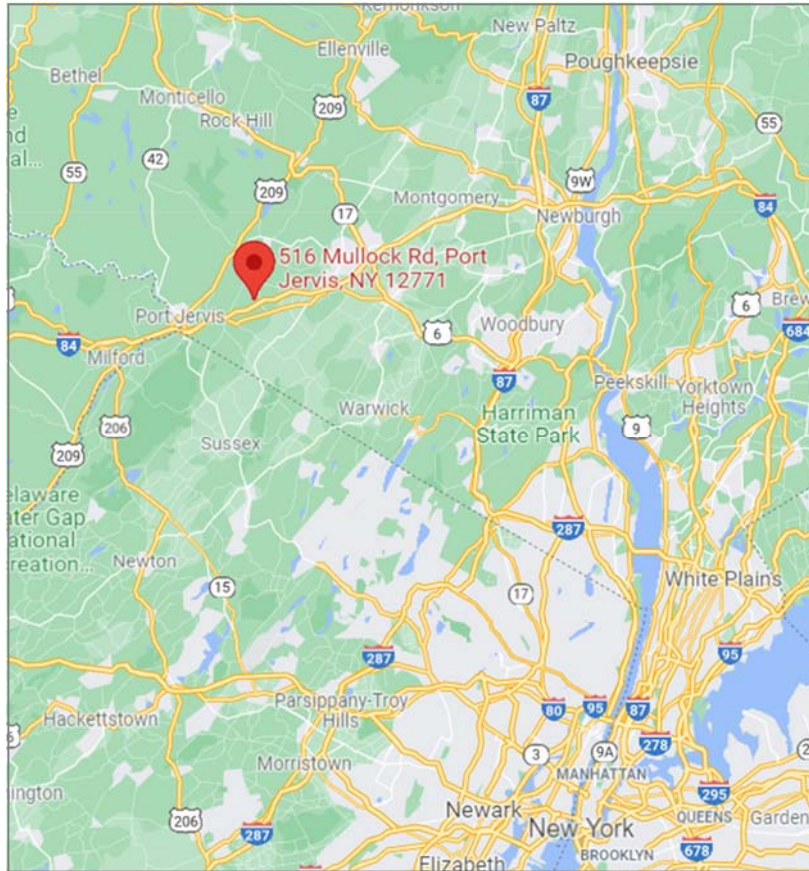
Expiration Date: October 31, 2020

Number: 540-F-034

**HOWARD A. ZUCKER, M.D., J.D.**  
**Commissioner of Health**



# CARLUCCI HOMES MAPS



## CARLUCCI HOMES

### CONFIDENTIALITY AND DISCLAIMER

#### PROPERTY ADDRESS: 516 MULLOCK RD., PORT JERVIS, NEW YORK 12771

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)*

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*Buyer's Cell Number (Print)*

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*Buyer's Office Number*

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*Buyer's Fax Number*