



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

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VALUE ADD OPPORTUNITY
PERSONAL CARE PORTFOLIO
Pittsburgh MSA



**TWO PERSONAL CARE FACILITIES
68 LICENSED BEDS**



EXCLUSIVE OFFERING AT \$1,200,000

PrestigeGroupSeniorHousing.com
PrestigeGroup.com

PERSONAL CARE PORTFOLIO

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PERSONAL CARE PORTFOLIO

EXECUTIVE SUMMARY

Prestige Group is proud to present the exclusive offering of this

PERSONAL CARE PORTFOLIO

PITTSBURGH MSA

CARRIAGE MANOR - 3102 Ellwood Rd, New Castle, PA 16101

DUNLEVY MANOR - 2218 PA Route 88, Dunlevy, PA 15432

Lawrence County • Washington County

Strong Cash Flow
Turn-Key Opportunity
All Fixtures Included

This **PERSONAL CARE PORTFOLIO** in Western PA is comprised of two facilities located within the Greater Pittsburgh area.

LICENSED FOR A TOTAL OF 68 BEDS

- Carriage Manor in New Castle: 44 Beds
- Dunlevy Manor in Dunlevy: 24 Beds

The portfolio is privately owned and managed by a local operator.

The facilities are all private pay and have historically strong census'. The facilities have all earned positive reputations for being well managed, well maintained, clean facilities who take great care of their residents.

The portfolio provides an easy management opportunity as both are located within the Pittsburgh area.

The total drive between the two facilities is one and a half hours.

PERSONAL CARE PORTFOLIO

INCOME & EXPENSES (COMBINED)

	2023			2024 Proforma*		
INCOME	Carriage	Dunlevy	Total	Carriage	Dunlevy	Total
Revenue	681,858	254,900	936,758	750,044	509,800	1,259,844
Refunds	-4,800	-2,905	-7,705	-5,280	-5,810	-11,090
PA Grant	23,216	9,174	32,391	25,538	18,348	43,886
TOTAL INCOME	700,275	261,169	961,444	770,302	522,338	1,292,640
EXPENSES	Carriage	Dunlevy	Total	Carriage	Dunlevy	Total
Building Security	4,089	1,811	5,900	4,498	1,992	6,490
Cleaning	2,729	612	3,341	3,002	673	3,675
Computer & Internet	1,280	599	1,879	1,408	659	2,067
Education & Training	360	1,127	1,487	396	1,239	1,635
Insurance	1,720	2,620	4,340	1,892	2,882	4,774
Legal & Professional Fees	13,669	2,625	16,294	15,036	2,888	17,924
Office Supplies & Expenses	144	23,610	23,754	158	25,971	26,129
Payroll Processing	3,198	1,069	4,268	3,518	1,176	4,694
Payroll Taxes	30,841	5,231	36,072	33,925	5,754	39,679
Referral Fee	2,200	2,037	4,237	2,420	2,240	4,660
Refuse	5,564	1,393	6,957	6,120	1,533	7,653
Repairs & Maintenance	23,226	20,924	44,149	25,548	23,016	48,564
Resident Entertainment/Activities	0	523	523	0	575	575
Resident Groceries/Snacks	66,753	14,108	80,861	73,428	15,519	88,948
Resident Medical Expenses	372	0	372	409	0	409
Salaries & Wages	307,689	229,638	537,327	338,458	252,602	591,060
Small Furniture & Equipment	2,844	520	3,364	3,128	572	3,700
Supplies	7,042	8,952	15,994	7,747	9,847	17,593
Telephone & Cable	9,973	12,841	22,814	10,971	14,125	25,096
Utilities	51,247	21,527	72,773	56,371	23,680	80,051
TOTAL EXPENSES	534,941	351,767	886,708	588,435	386,944	975,379
NET INCOME	165,334	-90,598	74,736	181,867	135,394	317,261

*2024 Proforma of Carriage Manor projects a 10% increase in income and expense.

2024 Proforma for Dunlevy Manor projects a 100% increase in income from 9 residents to 18 residents, and a 10% increase in expenses.

CARRIAGE MANOR – PROPERTY OVERVIEW

CARRIAGE MANOR

3102 Ellwood Road
New Castle, PA 16101
Lawrence County

44 Licensed Beds

IMPROVEMENTS

Site Size:	2.5+/- Acres
Site Shape:	Irregular
Stories:	3
# Bedrooms:	27
# Bathrooms:	30 Total (1 per Bedroom & 3 Additional)
Floor Covering:	Carpeting and Laminate
HVAC:	PTAC and Central
Generator:	Yes
Elevator:	Yes
Roof:	Installed 2016
Fire Alarm:	Yes
Sprinkler System:	Fully Sprinklered
Security System:	Yes
Water and Sewer:	Public
Kitchen:	Commercial
Dining Area:	Yes
Laundry Area:	3 Washers / 3 Dryers
Additional Spaces:	Beauty Shop, Multiple Seating Areas, Full Wrap-Around Porch
Hospital Nearby:	UPMC: Jameson — 5 Miles — 14 Minutes

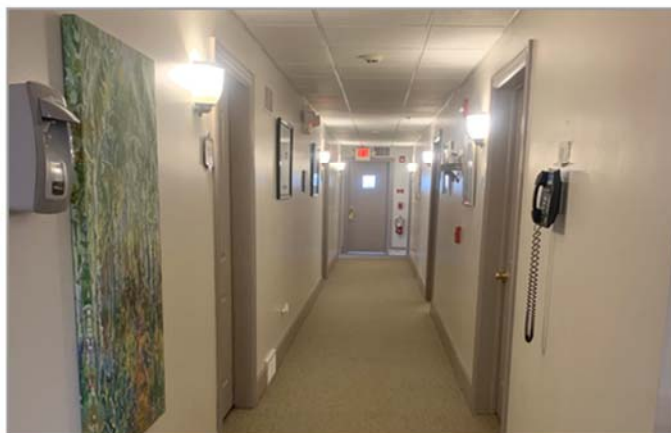
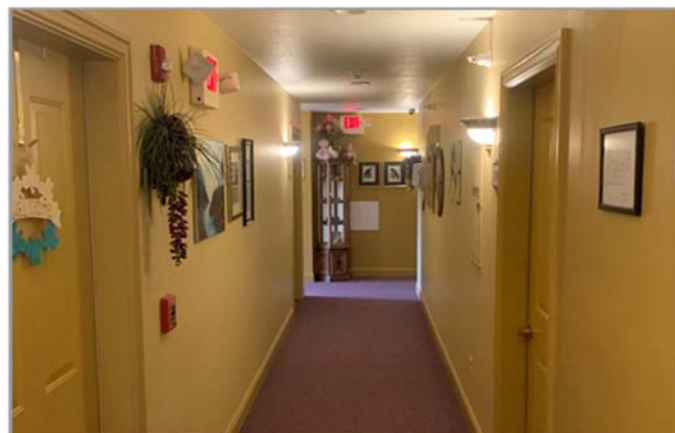
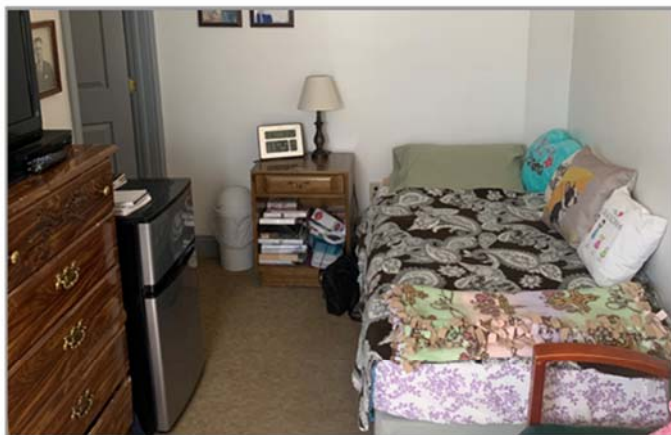
CARRIAGE MANOR – AERIAL VIEW



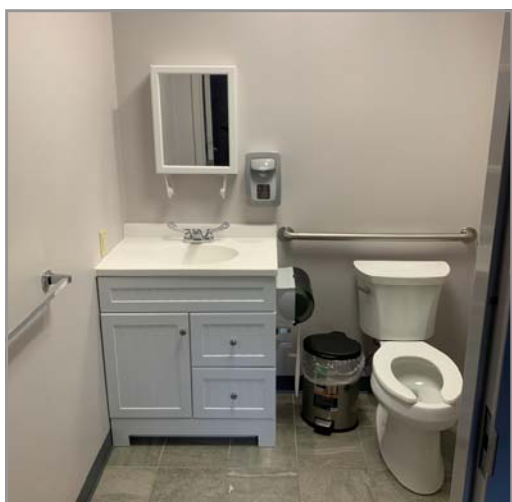
CARRIAGE MANOR



CARRIAGE MANOR



CARRIAGE MANOR



DUNLEVY MANOR – PROPERTY OVERVIEW

DUNLEVY MANOR

2218 PA Route 88,
Dunlevy, PA 15432
Washington County

24 Licensed Beds

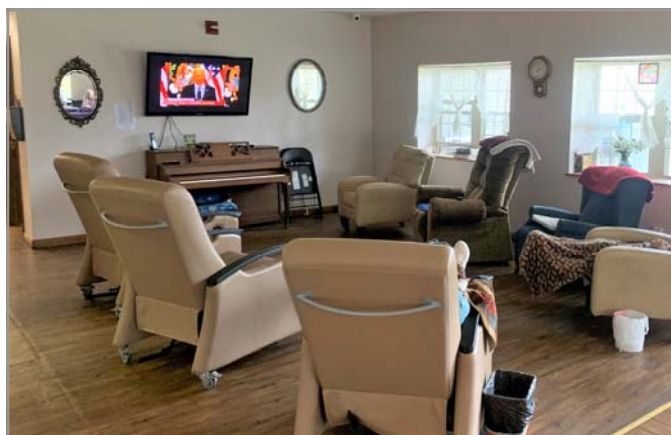
IMPROVEMENTS

Site Shape:	Rectangular
Stories	1
# Bedrooms:	13 with Adjoining Shared Bathrooms
# Bathrooms:	8 Total Full Baths
Floor Covering:	Laminate Throughout Facility Carpet in Residents' Rooms
HVAC:	Natural Gas Heat Central Air Conditioning (2 Units Installed 2020)
Generator:	Yes
Fire Alarm:	Wired
Security System:	Yes
Water and Sewer:	Public
Kitchen:	Full
Dining Room:	Yes
Laundry Area:	2 Washers / 2 Dryers
Additional Spaces:	Large Rear Patio and Fenced-in Yard
Hospital Nearby:	Monongahela Valley Hospital 15 Minutes — 6.8 Miles

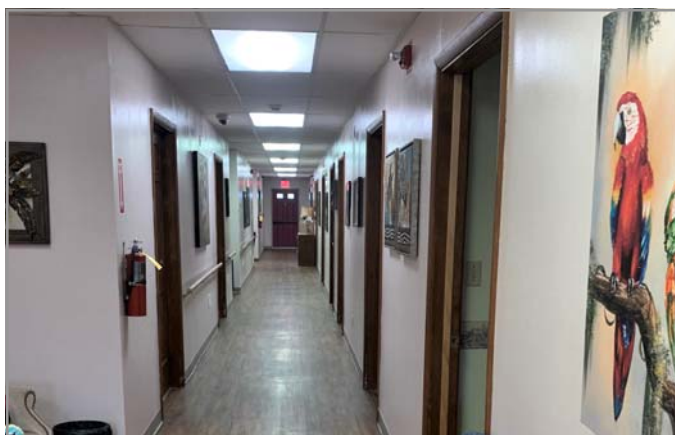
DUNLEVY MANOR – AERIAL VIEW



DUNLEVY MANOR



DUNLEVY MANOR



DUNLEVY MANOR



PERSONAL CARE PORTFOLIO

DEMOGRAPHICS

DATAUSA:

PITTSBURGH, PA

METROPOLITAN STATISTICAL AREA (MSA)

POPULATION

2.32M

MEDIAN AGE

43.1M

NO OF EMPLOYEES

1.17M

MEDIAN HOUSEHOLD
INCOME

\$59,710

2.03% 1-YEAR GROWTH

MEDIAN PROPERTY
VALUE

\$160,300

4.57% 1-YEAR GROWTH

PERSONAL CARE PORTFOLIO

DEMOGRAPHICS

LAWRENCE COUNTY

Carriage Manor — New Castle, PA

WASHINGTON COUNTY

Dunlevy Manor — Dunlevy, PA

	Lawrence County, Pennsylvania	Washington County, Pennsylvania
PEOPLE		
Population		
i Population estimates, July 1, 2019, (V2019)	85,512	206,865
i Population estimates base, April 1, 2010, (V2019)	91,157	207,849
i Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-6.2%	-0.5%
i Population, Census, April 1, 2010	91,108	207,820
Age and Sex		
i Persons under 5 years, percent	⚠ 5.3%	⚠ 5.0%
i Persons under 18 years, percent	⚠ 19.9%	⚠ 19.4%
i Persons 65 years and over, percent	⚠ 22.5%	⚠ 21.0%
i Female persons, percent	⚠ 51.6%	⚠ 50.8%



Lawrence County



Washington County

PERSONAL CARE PORTFOLIO

SENIOR POPULATION DEMOGRAPHICS

Wednesday, July 01, 2020

Changing Age Demographics in the Pittsburgh Region

On June 24, the Census Bureau released detailed county-level population estimates for 2019. County-level estimates of the total population in 2019 were released earlier this year. The latest release includes additional data on the characteristics of the population including breakdowns by age, race and ethnicity for individual counties from 2010 to 2019.

Like the nation, the seven-county Pittsburgh Metropolitan Statistical Area (MSA) is getting older, with an increasing proportion of the population made of the population age 65 and over. In 2019, the population age 65 and over made up an estimated 20.5% of the regional population, an increase from 17.3% in 2010. Over the same period, the nation's population age 65 and over increased from 13.1% of total population in 2010 to an estimated 16.5% in 2019.

Proportion of Population Age 65 and Over - Pittsburgh MSA and the United States, 2010 to 2019



While the Pittsburgh region continues to have an older age demographic than the nation, the size of the region's elderly population is growing significantly slower than across the United States. Between 2010 and 2019, the regional population age 65 and over increased 16.8%, from 407,055 in 2010 to an estimated 475,336 in 2019. Over the same period, the national population age 65 and over increased 33.5%, from 40.5 million in 2010 to an estimated 54.1 million in 2019.

While all counties in the Pittsburgh MSA have grown older over the most recent decade, aging has not been uniform across the region. For 2019, the percentage of the population age 65 and over ranged from 19.3% in Allegheny County to 23.3% in Westmoreland County. Beaver County experienced the slowest growth in the population age 65 and over, increasing by 14.0% between 2010 and 2019. Butler County experienced the largest growth in the population age 65 and over, increasing by 30.4% over the same period. 2019 is the first year this decade Butler County did not have the lowest percentage of population age 65 and over within the Pittsburgh MSA.

Population Age 65 and Over - Pittsburgh MSA Counties, 2010 and 2019

County	2010		2019		Change 2010-2019	
	Population Age 65+	% of Population	Population Age 65+	% of Population		
Allegheny	204,851	16.7%	235,279	19.3%	+30,428	+14.9%
Armstrong	12,706	18.4%	14,629	22.6%	+1,923	+15.1%
Beaver	31,663	18.6%	36,098	22.0%	+4,435	+14.0%
Butler	27,964	15.2%	36,469	19.4%	+8,505	+30.4%
Fayette	24,535	18.0%	28,057	21.7%	+3,522	+14.4%
Washington	36,440	17.5%	43,541	21.0%	+7,101	+19.5%
Westmoreland	68,896	18.9%	81,263	23.3%	+12,367	+18.0%
Pittsburgh MSA	407,055	17.3%	475,336	20.5%	+68,281	+16.8%

PERSONAL CARE PORTFOLIO

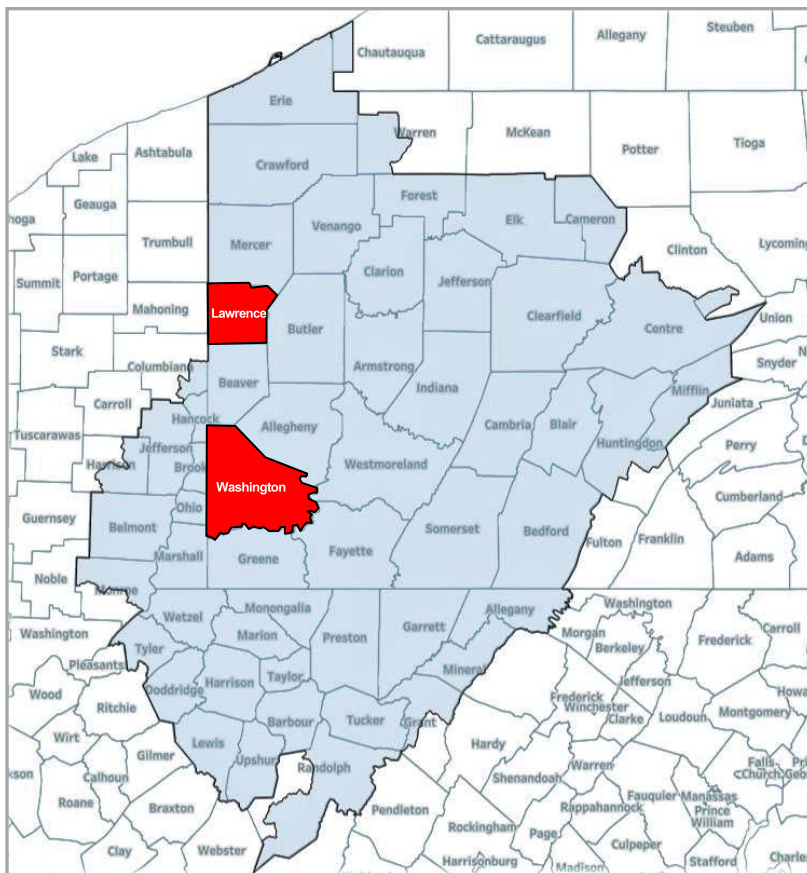
PITTSBURGH MSA — AREA INFORMATION

Greater Pittsburgh Region

The Greater Pittsburgh Region is a populous region in the United States which is named for its largest city and economic center, Pittsburgh, Pennsylvania. There are several official and unofficial boundary definitions which may be used to describe this region. In the most restrictive definition, the region encompasses Pittsburgh's urban core county, Allegheny, and six nearby Pennsylvania counties.

Boundaries

As noted, there are no specific formal boundaries for the Greater Pittsburgh Region but the most liberal definition of the region's boundaries based on commuting patterns includes twenty-eight Pennsylvania counties (Allegheny, Armstrong, Beaver, Bedford, Blair, Butler, Cambria, Cameron, Centre, Clearfield, Crawford, Elk, Erie, Fayette, Forest, Greene, Huntingdon, Indiana, Jefferson, **Lawrence**, Mercer, Mifflin, Somerset, Venango, Warren, **Washington**, and Westmoreland)



Pittsburgh Megaregion Boundaries (Nelson and Rae)



PERSONAL CARE PORTFOLIO

PITTSBURGH MSA — AREA INFORMATION

ABOUT

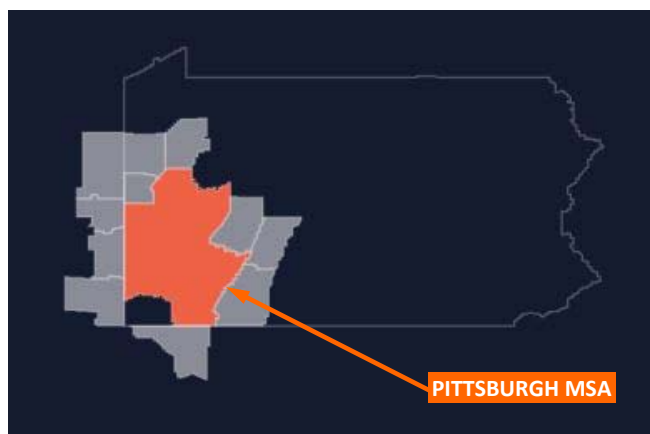
In 2018, Pittsburgh, PA had a population of 2.32M people with a median age of 43.1 and a median household income of \$59,710. Between 2017 and 2018 the population of Pittsburgh, PA declined from 2.33M to 2.32M, a -0.37% decrease and its median household income grew from \$58,521 to \$59,710, a 2.03% increase.

The 5 largest ethnic groups in Pittsburgh, PA are White (Non-Hispanic) (85.1%), Black or African American (Non-Hispanic) (8.1%), Asian (Non-Hispanic) (2.53%), Two+ (Non-Hispanic) (2.15%), and White (Hispanic) (1.26%). 5.64% of the people in Pittsburgh, PA speak a non-English language, and 98.2% are U.S. citizens.

The largest universities in Pittsburgh, PA are University of Pittsburgh-Pittsburgh Campus (9,942 degrees awarded in 2019), Carnegie Mellon University (5,348 degrees), and California University of Pennsylvania (3,603 degrees).

In 2018, the median property value in Pittsburgh, PA was \$160,300, and the homeownership rate was 69.6%. Most people in Pittsburgh, PA drove alone to work, and the average commute time was 25.4 minutes. The average car ownership in Pittsburgh, PA was 2 cars per household.

Pittsburgh, PA borders Indiana, PA, Johnstown, PA, Morgantown, WV, New Castle, PA, Oil City, PA, Salem, OH, Somerset, PA, Weirton-Steubenville, WV-OH, Wheeling, WV-OH, and Youngstown-Warren-Boardman, OH-PA.



DIVERSITY

Pittsburgh, PA is home to a population of 2.32M people, from which 98.2% are citizens. As of 2018, 3.82% of Pittsburgh, PA residents were born outside of the country (88.7k people).

In 2018, there were 10.5 times more White (Non-Hispanic) residents (1.98M people) in Pittsburgh, PA than any other race or ethnicity. There were 188k Black or African American (Non-Hispanic) and 58.9k Asian (Non-Hispanic) residents, the second and third most common ethnic groups.

The most common foreign languages spoken in Pittsburgh, PA are Spanish (28,740 speakers), Chinese (Incl. Mandarin, Cantonese) (16,615 speakers), and Italian (7,706 speakers).

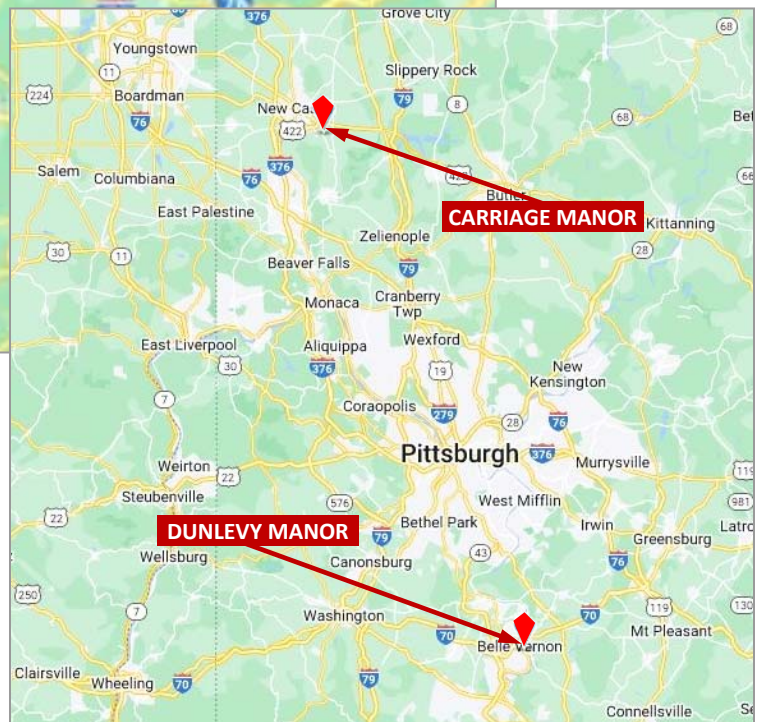
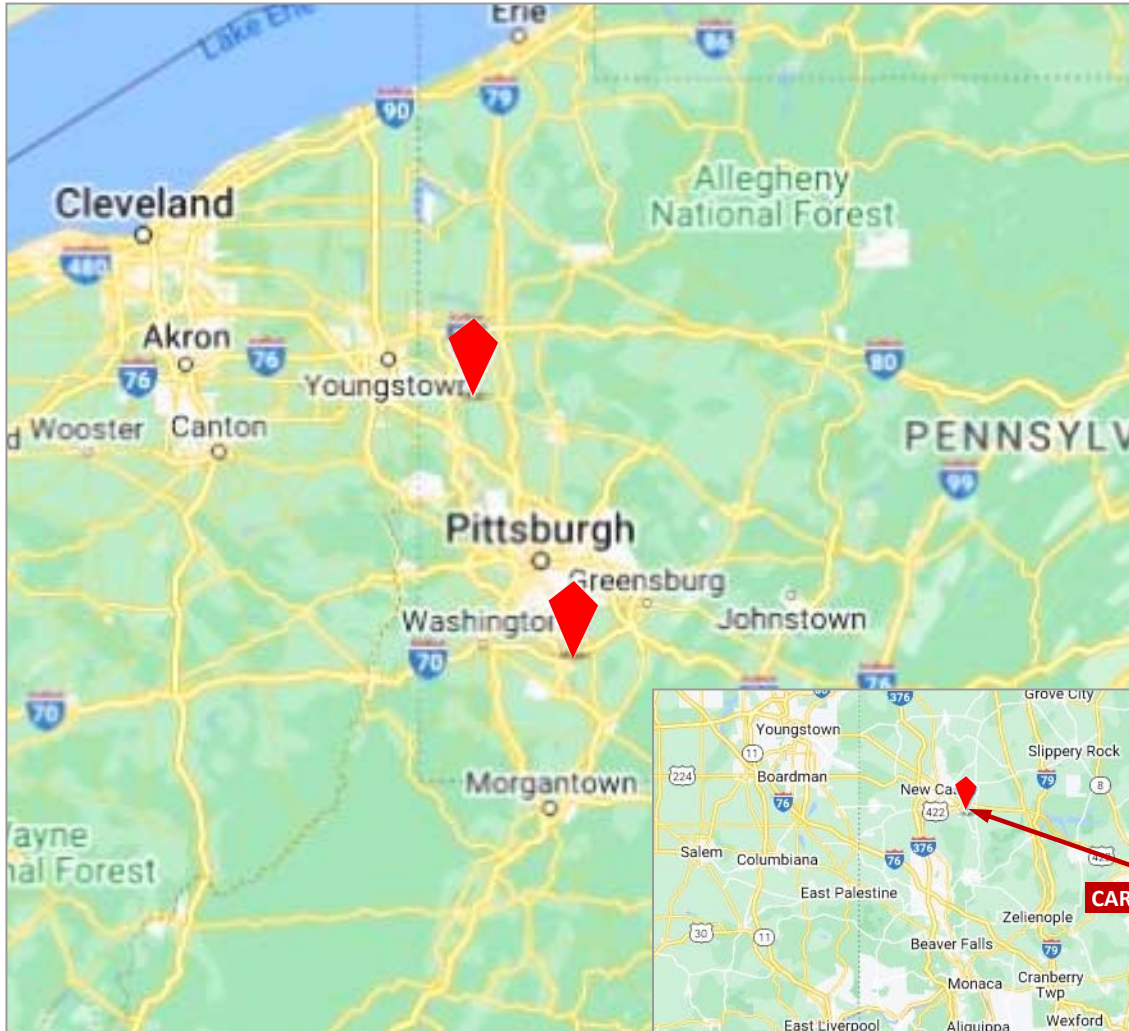
ECONOMY

Median household income in Pittsburgh, PA is \$59,710. In 2018, the county with the highest Median Household Income in Pittsburgh, PA was Chester County, PA with a value of \$99,119, followed by Montgomery County, PA and Bucks County, PA, with respective values of \$90,122 and \$88,569.

Males in Pennsylvania have an average income that is 1.31 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 the national average.

The economy of Pittsburgh, PA employs 1.17M people. The largest industries in Pittsburgh, PA are Health Care & Social Assistance (194,219 people), Retail Trade (131,311 people), and Manufacturing (119,402 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$71,991), Utilities (\$71,780), and Management of Companies & Enterprises (\$66,354).

PERSONAL CARE PORTFOLIO Map



PERSONAL CARE PORTFOLIO

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS:

Carriage Manor - 3102 Ellwood Road, New Castle, PA 16101

Dunlevy Manor - 2218 PA Route 88, Dunlevy, PA 15432

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 _____, 2024, 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