



*The Premier Broker for
Senior Housing and Healthcare Facilities*

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93 Bed Personal Care Portfolio

**Armstrong County
Kittanning, PA 16201**

“MELODY MANOR PERSONAL CARE HOME”

413 N. McKean Street



“COUNTRY MANOR PERSONAL CARE HOME”

111 Altmeyer Dr.



STARTING BID ... \$2,700,000

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

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MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

EXECUTIVE SUMMARY

PRESTIGE GROUP is pleased to present an opportunity to own two personal care facilities with 93 beds in Kittanning, Pennsylvania which is located within the Pittsburgh Metropolitan Statistical Area.

Melody Manor and Country Manor Personal Care Homes

Melody Manor is licensed for 43 residents. It has 20 bedrooms and 11 bathrooms.

Country Manor was purpose built in 1996. It is currently licensed for 40 residents. ***The owner has applied to the state of Pennsylvania for a license for 50 residents.***

The facility has 28 bedrooms and 19 bathrooms. (9 private and 10 shared)

The facilities are easy to manage as they are conveniently located just 15 minutes from each other.

Both properties are legal conforming uses.

This is a great opportunity to capitalize upon the solid reputation these facilities have earned and increase the census by 10 residents upon receipt of the anticipated new license.

Hospital Nearby

ACMH

4.7 Miles from Melody Manor - Approximately 12 Minutes

13 Miles from Country Manor - Approximately 19 Minutes

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PROPERTY OVERVIEW

MELODY MANOR - 413 N. McKean St., Kittanning, PA 16201

The property is licensed for 43 residents.

Current Bedroom Mix

- 5 Private Rooms
- 11 Semi Private Rooms
- 4 Quadruple Rooms
- 1 Two Bedroom Apartment

Bathrooms: 11

Layout: The facility is broken up into two separate connected wings.
The "Melody Wing" has three stories and the "Cooper Wing" has two stories.

The first floor of the "Melody Wing" features the kitchen dining area, two common area sitting rooms and the medication room.
The bedrooms and bathrooms are located on the remaining floors.
There is an on-site beauty salon.

There is a detached garage with an apartment which is used for residents.

Zoning: The facility is an approved conforming use.

Improvements

Gross Building Area: 3,796+/- square feet

Lot Size: 16,335+/- square feet

Lot Dimensions: 99' x 165"

Lot Shape: Rectangular

Age: 100+/-

Basement: Yes

Stories: 3

Bedrooms: 20 Bedrooms

Bathrooms: 11

Building Shape: L-Shaped



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PROPERTY OVERVIEW

Melody Manor Improvements Continued

Foundation:	Concrete
Exterior Wall:	Brick
Roof :	Shingle
Heating:	Gas—Forced Hot Air
Air Conditioning:	Units
Chairlift:	Chair Glide
Water:	Public
Sewer:	On-site
Kitchen:	Standard Commercial Kitchen
Laundry Area:	Yes
Fire Alarm:	Yes— Monitored System—Connected to Fire Department
Fire Extinguishers:	Throughout
Smoke Alarms:	Yes
Beauty Salon:	On-site
Exterior Space:	Detached Garage with Apartment (used for residents)

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PROPERTY OVERVIEW

COUNTRY MANOR - 111 Altmeyer Dr., Kittaning, PA 16201

The property is currently licensed for 40 residents.
Owner has applied to the state for a 50 bed license.

Current Bedroom Mix 7 Private
 20 Semi Private
 1 Triple

Layout: The building is designed with a centrally located lobby, main dining room, mechanical rooms, offices and various common areas.

The resident rooms are located along three hallways that come off of the main common space.

Two units in the building have small kitchenettes.

All of the bedrooms have a private or shared bathroom.

Zoning: The facility is an approved use.

Improvements

Gross Building Area: 11,696+/- square feet

Lot Size: 2.78+/- Acres

Shape: Irregular

Year Built: 1996—Purpose Built

Stories: 1

Bedrooms: 28 Bedrooms

Bathrooms: 9 Private Baths
 10 Shared Bathrooms

Building Shape: Rectangular

Foundation: Concrete Slab

Basic Construction: Steel Frame

Framing: Wood Stud Wall Construction

Floors: Reinforced Concrete Poured over Gravel.

Exterior Wall: Metal Siding



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PROPERTY OVERVIEW

Country Manor Improvements Continued

Roof Cover:	Combination of Flat Roofing System Consisting of Built-up assemblies with a sealed membrane cover and wood truss roofing system with a composition shingle cover
Windows:	Double Pane set with Vinyl Frames
HVAC:	Electric HVAC—Units have “through wall” PTAC units
Interior Walls:	Painted and Wallpapered Gypsum Board
Floor Covering:	Carpet, Vinyl and Sheet Vinyl
Ceiling:	Acoustical Drop Ceiling Blocks and Painted Gypsum Board
Electric:	Adequate
Sprinkler:	Automatic Wet Sprinkler System Throughout the Entire Building and an Ansel System (Pyro-Chemical System) Over the Grill & Fryer in the Kitchen Area
Generator:	Portable Emergency Generator
Kitchen:	Commercial Full Service Kitchen: Gas Range, Steel Hood with Fire Suppression System, Dishwashers, Stainless Steel Prep Tables, Coolers and Freezers
Beauty Salon:	On-site
Fire Protection:	The Building is Fire Sprinklered. Each Unit has Electric Smoke Detectors in Compliance with Local Code
Security System:	Resident Call Systems are in all of the Resident Living Areas and Bathrooms. There is an Emergency Battery Back-up Lighting System
Call Systems:	Yes
Laundry:	On-site Laundry
Paving/Parking:	Paved Drives - Gravel
Sidewalks:	Concrete
Sewer:	On-site
Water:	Public

MELODY MANOR PERSONAL CARE HOMES

INCOME AND EXPENSES

	Aug - Dec		Jan - April
<u>EXPENSES</u>	<u>2015</u>	<u>2016</u>	<u>2017 YTD</u>
Accounting	300.00	6,142.14	5,208.12
Advertising	216.00	1,954.34	911.50
Cable TV	1,769.19	8,173.08	2,807.46
Contracted Labor	981.95	3,889.39	2,155.00
Electric	3,700.43	13,400.84	3,904.99
Employee Benefits	1,369.97	1,759.00	200.00
Food	12,944.43	374.25	556.77
Fire Services	0.00	39,250.20	13,046.96
Garbage Pickup	1,129.96	3,344.88	1,159.41
Gas	1,987.93	6,061.48	4,331.47
Insurance Property	4,159.00	3,897.00	2,680.00
Insurance Liability	6,533.98	6,600.00	0.00
Insurance W.C.	4,128.00	7,913.00	3,140.00
Marketing Promos	4,759.98	7,603.21	3,204.56
Medical Supplies	638.55	401.79	0.00
Office and Supplies	1,184.42	3,371.69	637.77
Payroll	80,339.00	303,071.76	104,428.25
Payroll Tax	9,506.22	31,291.90	11,973.19
Petty Cash	2,833.56	13,712.37	3,276.43
Postage	67.82	204.72	365.09
Professional Fees	32.00	309.00	121.50
Real Estate Taxes	0.00	7,027.00	0.00
Sewer	764.80	11,049.00	3,012.00
Water	2,276.20	8,892.24	3,350.31
Other/Misc.	0.00	2,726.24	0.00
TOTAL EXPENSES	\$141,623.39	\$492,420.52	\$170,470.78
 TOTAL REVENUE	 \$185,635.74	 \$612,511.68	 \$197,700.69
 NET INCOME	 \$44,012.35	 \$120,091.16	 \$27,229.91

COUNTRY MANOR PERSONAL CARE HOMES

INCOME AND EXPENSES

<u>EXPENSES</u>	<u>2015</u>	<u>2016</u>	<u>Jan - April 2017 YTD</u>
Accounting	7,408.00	7,286.54	5,898.98
Advertising	2,741.47	3,026.30	1,280.35
Cable TV	1,452.29	2,445.44	1,692.56
Contracted Labor	15,409.28	13,408.47	3,748.12
Electric	20,718.20	19,924.07	8,461.23
Employee Benefits	1,743.98	2,084.23	720.95
Fire Services	218.60	470.35	74.85
Food	49,808.38	50,951.56	17,165.80
Garbage Pickup	2,906.37	2,690.33	986.99
Gas	10.60	1,687.68	892.68
Insurance Property	3,879.00	3,332.00	0.00
Insurance Liability	5,953.00	6,676.00	0.00
Insurance W.C.	10,082.00	17,276.00	4,527.00
Marketing Promos	16,840.46	27,919.56	3,485.76
Medical Supplies	2,967.06	3,876.33	214.30
Office and Supplies	3,264.86	4,942.80	1,301.57
Payroll	290,488.93	283,882.10	79,850.34
Payroll Tax	30,094.64	31,962.34	9,801.78
Petty Cash	11,151.26	9,352.33	3,501.42
Postage	275.00	60.52	0.00
Professional fees	122.00	162.00	183.00
Real Estate Taxes	15,348.24	15,715.64	0.00
Telephone	3,629.36	3,919.67	1,039.13
Water	6,664.12	7,484.12	3,504.04
Other/Misc.	3,438.85	0.00	0.00
TOTAL EXPENSES	\$506,615.95	\$520,536.38	\$148,330.85
 TOTAL REVENUE	 \$636,796.92	 \$607,922.68	 \$182,268.59
 NET INCOME	 \$130,180.97	 \$87,386.30	 \$33,937.74

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

ROOM MIX

1st Floor Cooper Building

Room #	# of Residents		
1	1	Private	
2	1	Private	
3	2		3 Bathrooms on this Floor
4	2		
5	2		
6	1	Private	

2nd Floor Cooper Building

Room #	# of Residents		
7	2		
8	2		3 Bathrooms on this Floor
9	2		
10	1	Private	
11	1	Private	

2nd Floor Melody Manor

Room #	# of Residents		
12	4		3 Bathrooms on this Floor
13	4		
14	4		
15	2		

Lower Level Melody Building

Room #	# of Residents		
16	4		2 Bathrooms on this Floor
17	2		
18	2		
19	2		
20	2		

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

RENT ROLL

Country Manor Rent Roll and Census

COUNTRY MANOR				
	NAME	ADMISSION	RENT DUE	COST
1	A	1/10/2017	10th	\$ 1,107.30
2	B	1/22/2016	22nd	\$ 1,000.00
3	B	8/28/2015	1st	\$ 2,100.00
4	B	8/26/2016	1st	\$ 1,800.00
5	C	9/25/2014	25th	\$ 1,950.00
6	C	3/17/2013	17th	\$ 2,100.00
7	C	9/15/2016	15th	\$ 1,107.30
8	C	3/1/2017	1st	\$ 2,200.00
9	C	3/24/2017	24th	\$ 2,100.00
10	D	3/1/2016	1st	\$ 1,107.30
11	D	3/17/2016	1st	\$ 1,107.30
12	D	5/17/2016	1st	\$ 1,107.30
13	E	9/15/2016	15th	\$ 1,850.00
14	G	6/10/2016	10th	\$ 1,850.00
15	G	7/22/2015	22nd	\$ 1,500.00
16	H	8/26/2013	26th	\$ 1,900.00
17	H	7/21/2015	21st	\$ 2,000.00
18	H	9/14/2012	14th	\$ 1,800.00
19	H	4/26/2017	26th	\$ 1,107.30
20	L	2/25/2016	1st	\$ 1,107.30
21	M	11/6/2016	6th	\$ 1,500.00
22	M	11/28/2016	1st	\$ 1,107.30
23	R	1/5/2014	5th	\$ 1,450.00
24	S	2/24/2016	1st	\$ 1,107.30
25	S	2/1/2016	1st	\$ 1,200.00
26	T	12/9/2016	1st	\$ 1,107.30
27	T	1/12/2015	12th	\$ 1,500.00
28	W	4/10/2017	10th	\$ 1,500.00
29	W	12/5/2016	5th	\$ 2,200.00
30	Z	7/28/2016	1st	\$ 1,100.00
TOTAL				\$ 45,673.00

Country Manor	2016	2017
Jan	32	30
Feb	35	31
March	36	31
April	34	31
May	33	32
June	34	
July	31	
August	34	
September	33	
October	34	
November	30	
December	29	

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

RENT ROLL

Melody Manor Rent Roll and Census

MELODY MANOR				
	NAME	ADMISSION	RENT DUE	COST
1	B	9/11/2007	1st	\$ 1,075.00
2	B	9/29/2016	1st	\$ 1,107.30
3	C	2/9/2017	9th	\$ 1,107.30
4	C	11/14/2015	1st	\$ 1,087.30
5	C	6/22/2015	4th	\$ 1,022.30
6	D	3/26/2017	26th	\$ 1,500.00
7	G	9/18/2015	1st	\$ 1,027.30
8	G	12/8/2016	8th	\$ 1,200.00
9	H	4/1/2002	1st	\$ 1,002.40
10	H	2/6/2017	6th	\$ 1,107.30
11	H	11/22/2011	1st	\$ 1,200.00
12	H	2/20/2017	20th	\$ 2,000.00
13	H	10/17/2013	1st	\$ 1,600.00
14	H	9/21/2016	21st	\$ 1,107.30
15	J	10/17/2015	1st	\$ 1,087.00
16	K	8/14/2011	12th	\$ 1,700.00
17	K	3/31/2015	3rd	\$ 1,150.00
18	L	6/2/2015	1st	\$ 1,800.00
19	M	3/31/2010	1st	\$ 920.00
20	M	12/23/2014	1st	\$ 1,507.30
21	M	8/2/2014	1st	\$ 1,200.00
22	M	11/1/2012	1st	\$ 1,200.00
23	M	12/30/2015	30th	\$ 1,500.00
24	N	4/2/2010	1st	\$ 2,000.00
25	O	2/18/2016	18th	\$ 1,600.00
26	O	9/27/1998	1st	\$ 1,110.60
27	R	5/25/2006	1st	\$ 1,089.00
28	R	1/21/2015	1st	\$ 2,000.00
29	S	1/9/2004	1st	\$ 1,107.30
30	S	3/18/2016	16th	\$ 1,500.00
31	T	1/2/2017	2nd	\$ 1,500.00
32	T	5/26/2016	1st	\$ 1,107.30
33	T	4/10/2017	1st	\$ 1,107.30
34	W	6/26/2015	26th	\$ 1,500.00
35	Y	12/3/2012	1st	\$ 1,107.30
36	Z	1/14/2014	14th	\$ 1,600.00
	H	Renter	1st	\$ 900.00
TOTAL				\$ 48,436.60

MELODY MANOR		
	2016	2017
Jan	38	34
Feb	39	35
March	39	37
April	38	37
May	39	36
June	39	
July	39	
August	38	
September	36	
October	36	
November	36	
December	34	

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PHOTOGRAPHS

Melody Manor



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PHOTOGRAPHS



**Melody
Manor**



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PHOTOGRAPHS



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

PHOTOGRAPHS

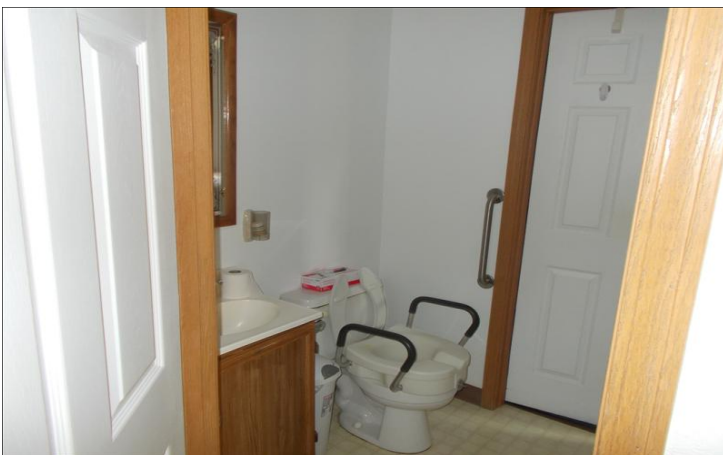
Country Manor



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

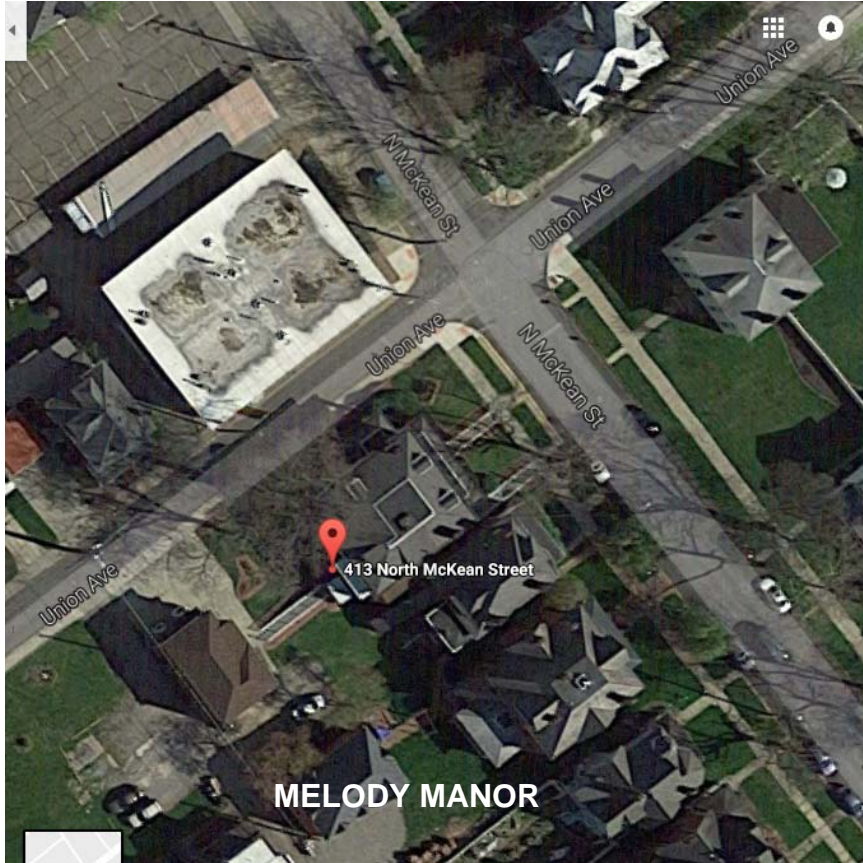
PHOTOGRAPHS

Country Manor

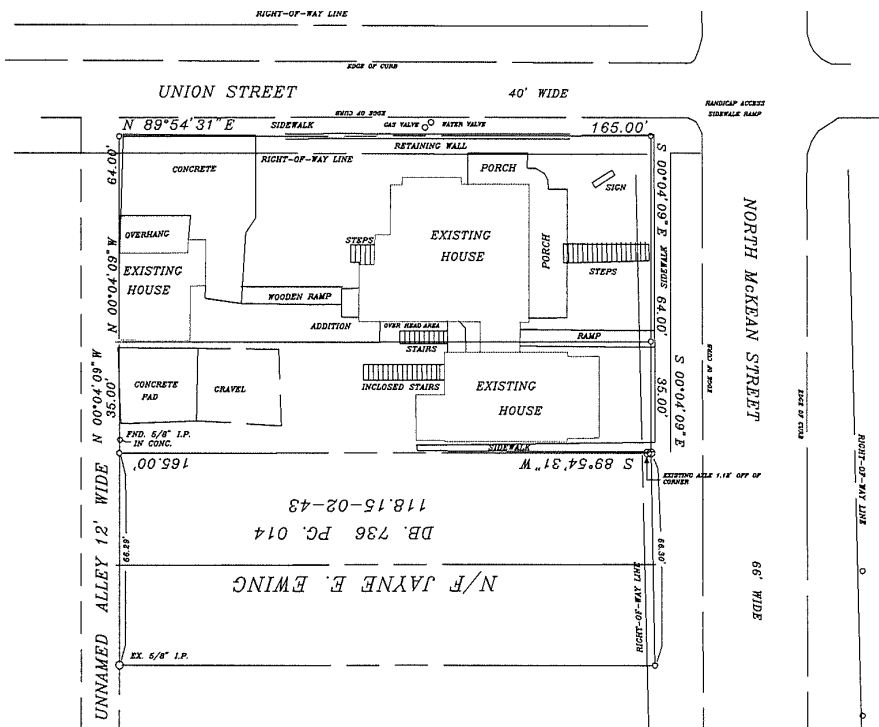


MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

AERIAL MAP



MELODY MANOR

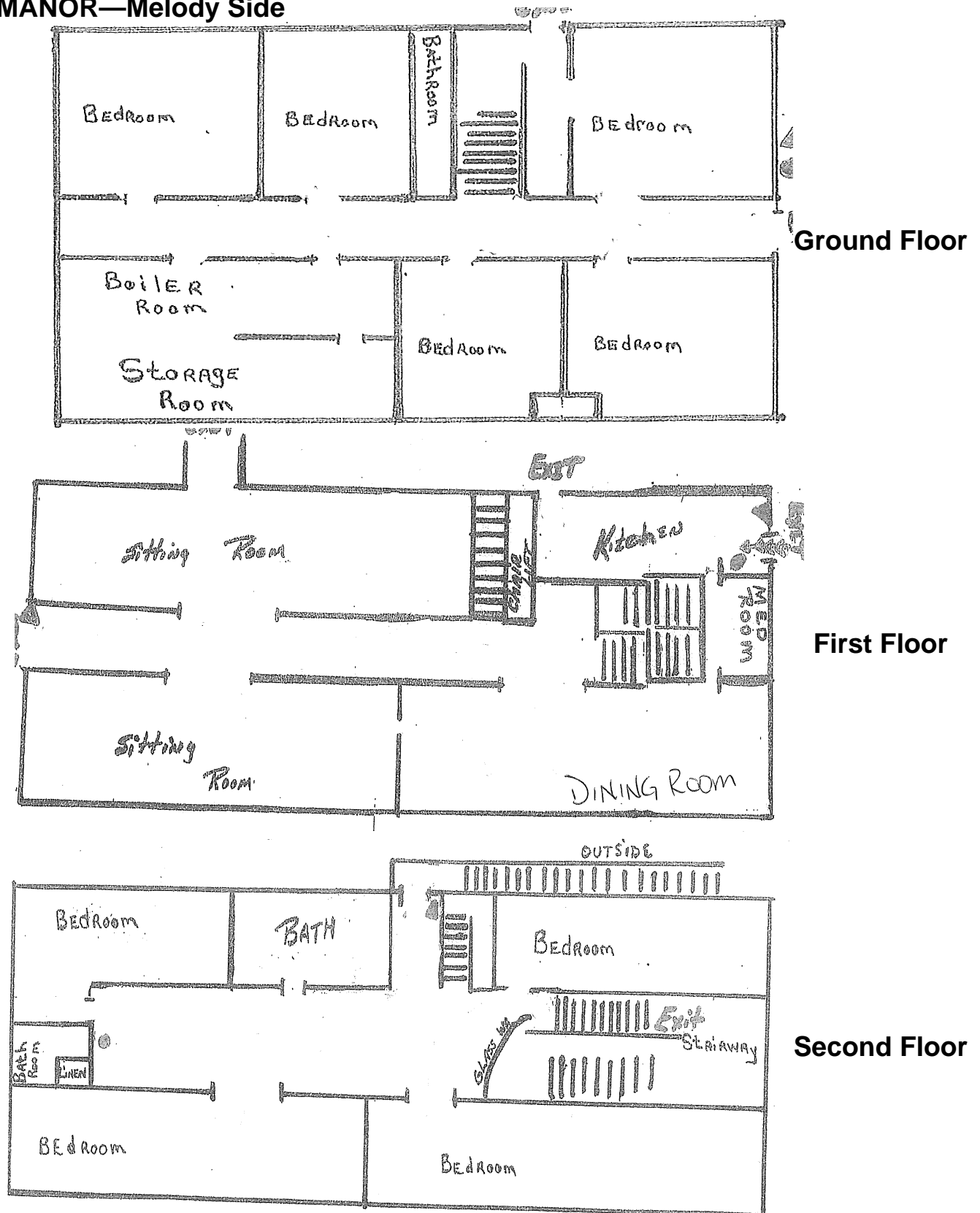


COUNTRY MANOR

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

FLOOR PLAN

MELODY MANOR—Melody Side

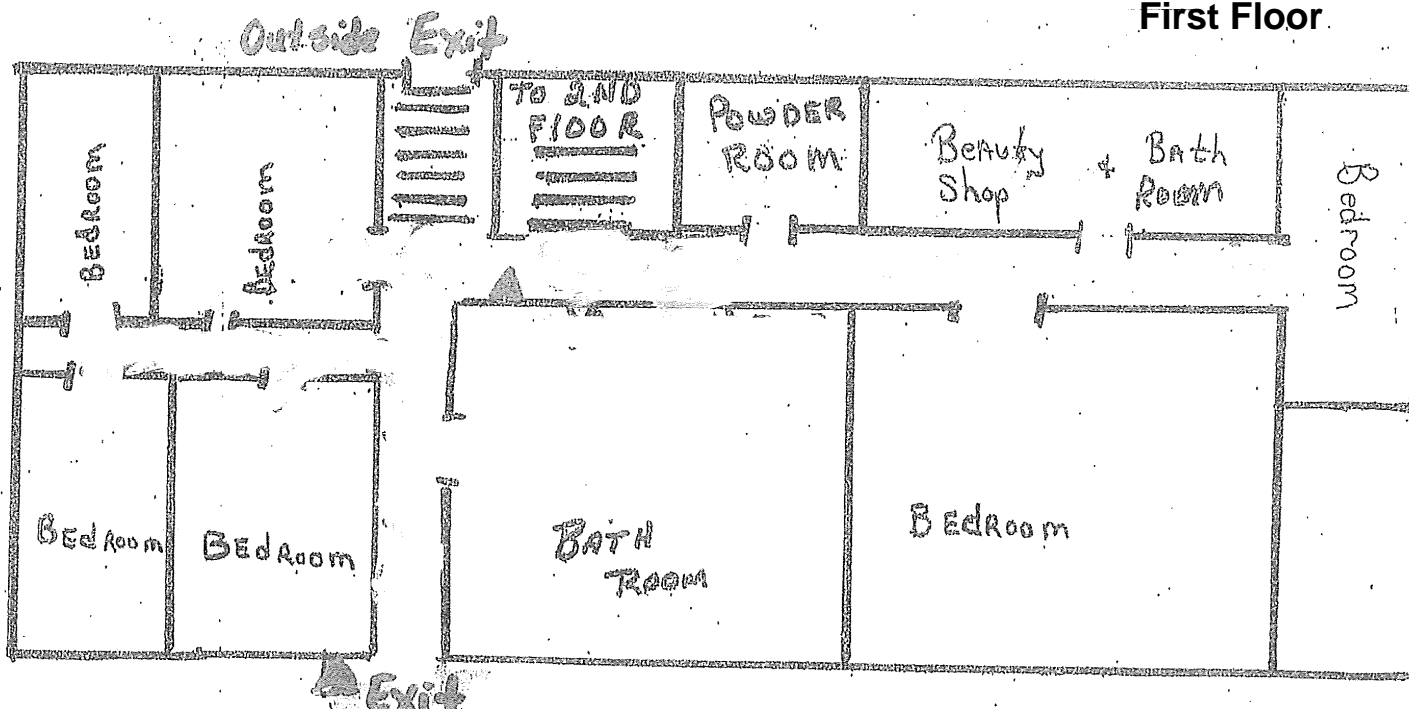


MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

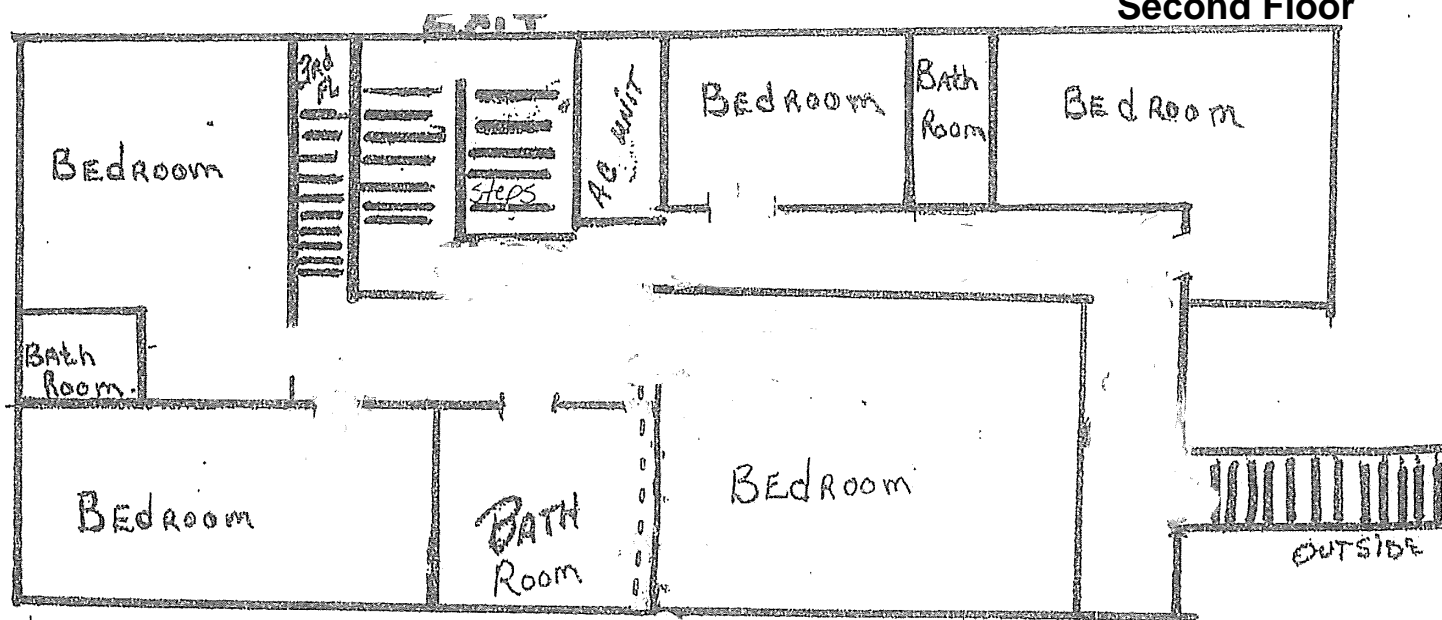
FLOOR PLAN

MELODY MANOR—Cooper Side

First Floor



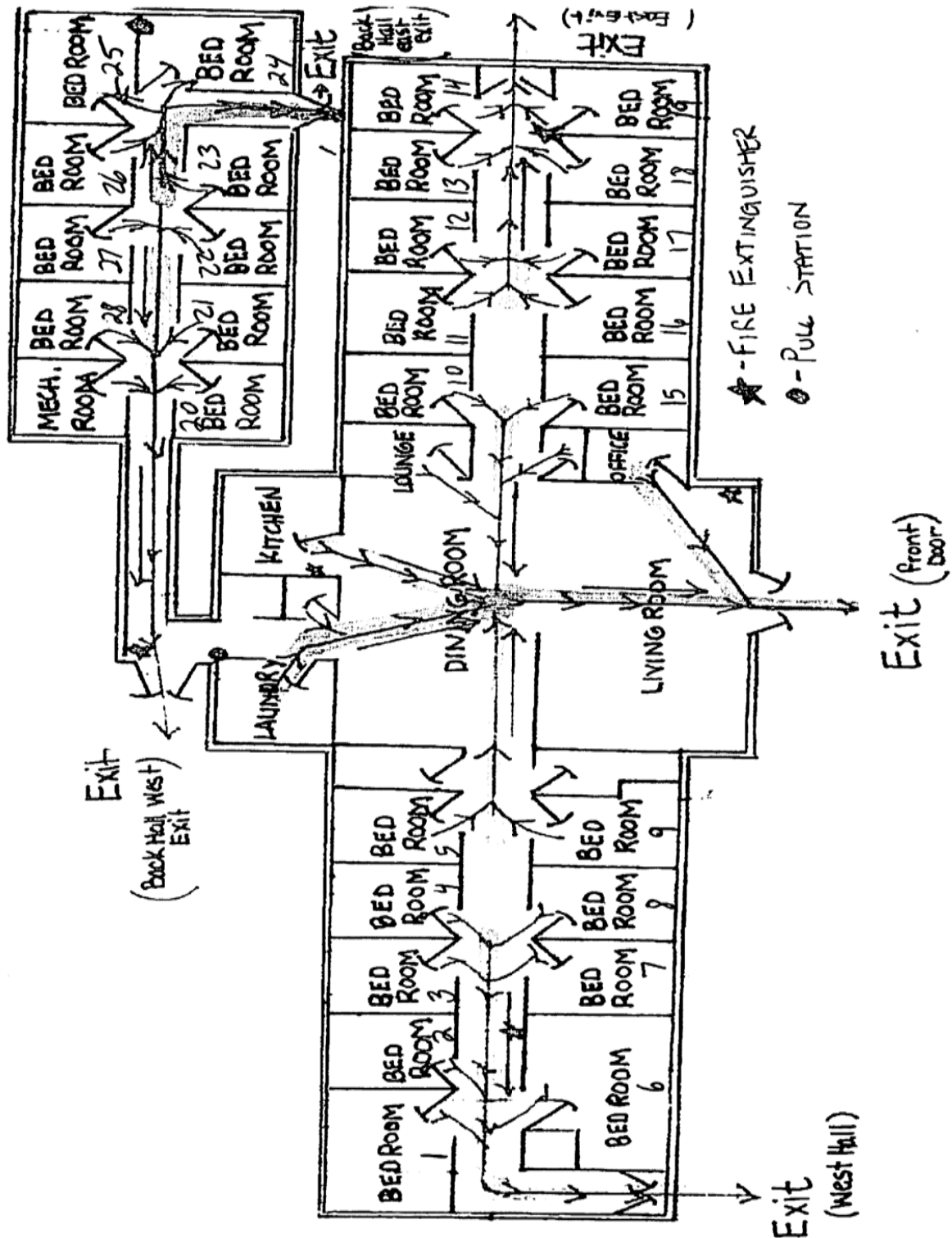
Second Floor



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

FLOOR PLAN

COUNTRY MANOR



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

AREA OVERVIEW

Kittanning is a borough and the county seat of Armstrong County in Pennsylvania. It is approximately 44 miles northeast of Pittsburgh.

The borough is located on the east bank of the Allegheny River, founded on the site of the eighteenth-century Native American village of Kittanning at the western end of the Kittanning Path.

Early in the 20th century, it had large iron and steel works, foundries, coal mines, glass-works, flour and lumber mills, china, pottery, brick, lime, and clay works, mirror and typewriter factories, breweries, etc.

According to the United States Census Bureau, the borough has a total area of approximately 1.0 square mile of which all is land.

Armstrong County is located in the southwestern part of the commonwealth of Pennsylvania.

The county was organized on March 12, 1800 from parts of Allegheny, Westmoreland and Lycoming Counties.

Armstrong County is included in the Pittsburgh, PA Metropolitan Statistical Area.



Armstrong County is easily accessible and is serviced by or near to many highways including:

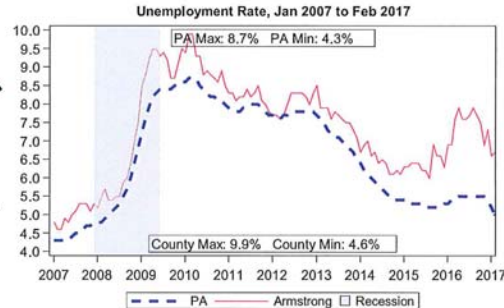
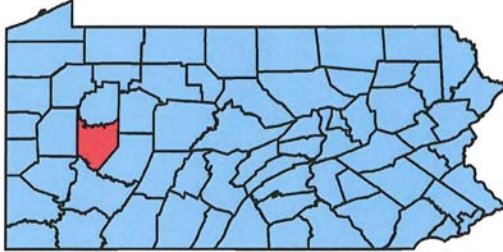
- Routes 422, 28, 8
- Routes 80, 76 , 279

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

AREA OVERVIEW

Armstrong County Profile

April 2017



2015 Population		
Demographic	County	PA
Total Population	67,979	12,779,559
Female	34,193	6,534,215
Male	33,786	6,245,344
Population by Race		
White	97.8%	81.6%
Black	0.9%	11.0%
Other	1.3%	7.4%
Hispanic Origin (all races)	0.7%	6.4%
Population by Age		
Ages 0 to 17	19.8%	21.3%
Ages 18 to 24	7.2%	9.7%
Ages 25 to 34	10.4%	12.6%
Ages 35 to 44	11.9%	12.0%
Ages 45 to 54	15.4%	14.4%
Ages 55 to 64	15.6%	13.6%
Ages 65 to 74	10.4%	8.6%
Ages 75 and Older	9.4%	7.7%
Median Age	46.1	40.7

Source: U.S. Census 5 Year Estimate 2011-2015 (Tables: DP05 and B01001)

2015 Veterans	County	PA
Total Veterans	5,974	870,770
Median Veteran Income	\$29,202	\$34,110
Median Non-Veteran Income	\$24,150	\$26,783
Veteran Unemployment Rate	6.6%	7.2%

Source: U.S. Census 5 Year Estimate 2011-2015 (Table: S2101)

Online Job Postings	County	PA
February 2017	262	193,169
February 2016	373	215,038
Annual Volume Change	-111	-21,869
Annual Percent Change	-29.8%	-10.2%

Source: The Conference Board Help Wanted OnLine™

Income	County	PA
Per Capita Personal Income	\$41,456	\$49,745
Total Personal Income	\$2,779,731	\$636,857,158
Median Household Income	\$44,942	\$53,599
Median Family Income	\$55,861	\$68,158

Note: Total Personal Income is displayed in thousands.
Note: Median Incomes are in 2015 adjusted dollars.
Source: Personal Incomes - Bureau of Economic Analysis (BEA) - 2015
Source: Median Incomes - U.S. Census 2011-2015 (Tables: B19013 & B19113)

Local Area Unemployment Statistics		
Feb 2017	County	PA
Unemployment Rate	6.7%	5.0%
Labor Force	33,100	6,434,000
Employed	30,800	6,114,000
Unemployed	2,200	321,000

Notes: Current month's data are preliminary. Data are Seasonally Adjusted.

Unemployment Compensation Exhaustees				
Feb 2016 to Jan 2017		Volume		Percent of Total
Pre-UC Industry	County	PA	County	PA
Natural Resources & Mining	120	3,710	12.0%	3.5%
Construction	170	12,150	17.5%	11.0%
Manufacturing	340	17,350	34.5%	15.5%
Trade, Transportation & Utilities	110	21,350	11.0%	19.0%
Information	10	1,730	1.0%	1.5%
Financial Activities	20	5,720	2.0%	5.0%
Professional & Business Services	100	19,920	10.0%	18.0%
Education & Health Services	60	16,700	6.0%	15.0%
Leisure & Hospitality	30	7,310	3.0%	6.5%
Other Services	10	2,790	1.0%	2.5%
Government	10	1,080	1.0%	1.0%
Info Not Available	0	2,190	0.0%	2.0%
Total	980	112,000	100%	100%

Note: Percentages less than 0.5% will be displayed as 0.0%.
Source: Pennsylvania Unemployment Compensation System

Top 10 Employers by Employment in Q3 of 2016	
Armstrong County Memorial Hospital	
Armstrong School District	
Armstrong County	
Wal-Mart Associates Inc	
Allegheny Ludlum LLC	
State Government	
Rosebud Mining Company	
Federal Government	
Apollo-Ridge School District	
Cook Inc	

Source: Quarterly Census of Employment and Wages

Center for Workforce Information & Analysis

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

AREA OVERVIEW

Armstrong County Profile

April 2017

Quarterly Census of Employment and Wages, 2015 Annual Averages									
NAICS	NAICS Description	Estab.		Employment		Employment %		Wages	
		County	LQ	County	PA	County	PA	County	PA
	Total, All Industries	1,537	1.00	17,132	5,691,627	100.0%	100.0%	\$39,527	\$52,160
11	Agriculture, Forestry, Fishing and Hunting	15	1.29	94	24,294	0.5%	0.4%	\$31,833	\$33,669
21	Mining, Quarrying, and Oil & Gas	49	10.83	1,078	33,054	6.3%	0.6%	\$72,805	\$81,640
22	Utilities	27	1.84	195	35,217	1.1%	0.6%	\$63,988	\$92,998
23	Construction	120	1.15	841	243,436	4.9%	4.3%	\$41,570	\$59,765
31-33	Manufacturing	75	1.18	2,017	568,098	11.8%	10.0%	\$51,825	\$59,564
42	Wholesale Trade	41	0.67	456	224,810	2.7%	3.9%	\$50,961	\$77,351
44-45	Retail Trade	178	1.07	2,062	637,817	12.0%	11.2%	\$24,808	\$27,329
48-49	Transportation and Warehousing	93	1.39	1,155	277,013	6.7%	4.9%	\$34,863	\$47,007
51	Information	17	0.92	245	88,323	1.4%	1.6%	\$58,924	\$72,586
52	Finance and Insurance	71	0.54	421	257,584	2.5%	4.5%	\$41,857	\$87,427
53	Real Estate and Rental and Leasing	32	1.33	249	62,366	1.5%	1.1%	\$42,546	\$56,551
54	Professional and Technical Services	82	0.37	382	341,433	2.2%	6.0%	\$44,996	\$87,398
55	Management of Companies and Enterprises	5	ND	ND	132,391	ND	2.3%	ND	\$130,162
56	Administrative and Waste Services	47	0.23	216	314,339	1.3%	5.5%	\$26,897	\$33,813
61	Educational Services	44	ND	ND	477,181	ND	8.4%	ND	\$53,592
62	Health Care and Social Assistance	315	1.13	3,393	994,804	19.8%	17.5%	\$36,478	\$47,871
71	Arts, Entertainment, and Recreation	23	0.71	202	94,960	1.2%	1.7%	\$15,118	\$32,030
72	Accommodation and Food Services	109	0.88	1,202	453,913	7.0%	8.0%	\$10,788	\$17,279
81	Other Services (Except Public Administration)	121	1.26	741	195,436	4.3%	3.4%	\$21,003	\$31,470
92	Public Administration	76	1.05	745	235,158	4.3%	4.1%	\$34,183	\$57,250
Company Ownership									
Total, All Ownership		1,537	1.00	17,132	5,691,627	100.0%	100.0%	\$39,527	\$52,160
Private Ownership		1,373	0.96	14,442	5,015,916	84.3%	88.1%	\$38,638	\$51,853
Federal Ownership		33	0.64	185	95,857	1.1%	1.7%	\$51,217	\$70,896
State Ownership		17	0.66	267	134,016	1.6%	2.4%	\$53,633	\$58,691
Local Ownership		115	1.67	2,238	445,838	13.1%	7.8%	\$42,613	\$49,621

Notes: 'Estab.'-Establishments. 'LQ'-(Location Quotient) is the percent of county employment by sector divided by the percent of PA's employment by sector.

Occupational Wages, 2015 Annual Averages					
SOC Code	Major Occupational Group	Entry-Level Wage		Average Wage	
		County	PA	County	PA
00-0000	Total, All Occupations	\$19,414	\$20,780	\$38,647	\$46,550
11-0000	Management	\$30,450	\$58,380	\$89,590	\$119,550
13-0000	Business & Financial Operations	\$37,053	\$40,800	\$62,164	\$70,850
15-0000	Computer & Mathematical	\$37,342	\$45,880	\$57,893	\$78,880
17-0000	Architecture & Engineering	\$34,175	\$45,150	\$62,704	\$76,240
19-0000	Life, Physical & Social Science	\$23,569	\$36,580	\$44,311	\$67,900
21-0000	Community & Social Services	ND	\$26,620	ND	\$42,260
23-0000	Legal	ND	\$40,830	ND	\$98,220
25-0000	Education, Training & Library	\$17,151	\$26,630	\$21,480	\$55,550
27-0000	Arts, Design, Entertainment, Sports & Media	\$32,361	\$23,850	\$37,646	\$50,610
29-0000	Healthcare Practitioners & Technical	\$27,533	\$36,530	\$66,497	\$73,250
31-0000	Healthcare Support	\$17,474	\$20,040	\$24,557	\$28,570
33-0000	Protective Service	\$19,753	\$20,370	\$40,578	\$43,050
35-0000	Food Preparation & Serving Related	\$17,161	\$16,990	\$17,829	\$21,780
37-0000	Building & Grounds Cleaning & Maintenance	\$17,033	\$18,470	\$24,697	\$27,360
39-0000	Personal Care & Service	\$16,969	\$17,140	\$23,767	\$24,620
41-0000	Sales & Related	\$16,879	\$17,300	\$25,611	\$39,380
43-0000	Office & Administrative Support	\$21,699	\$22,150	\$32,583	\$35,700
45-0000	Farming, Fishing & Forestry	ND	\$19,040	ND	\$30,820
47-0000	Construction & Extraction	ND	\$29,240	ND	\$48,900
49-0000	Installation, Maintenance & Repair	\$22,040	\$27,510	\$37,551	\$44,950
51-0000	Production	\$24,059	\$23,550	\$38,173	\$37,500
53-0000	Transportation & Material Moving	\$21,521	\$20,340	\$33,130	\$34,970

Note: 'ND' represents Non-Disclosable information.



Website: www.workstats.dli.pa.gov Email: workforceinfo@pa.gov Phone: 877-4WF-DATA



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

AREA OVERVIEW



Municipal Profile: General Population and Housing Characteristics 2010

State: Pennsylvania	County: Armstrong	Municipality: Kittanning Borough
1. MAJOR TOTALS		
Total population	4,044	
Total housing units	2,109	
Total households	1,856	
2. POPULATION BY GENDER		
Gender	Number	% of Total
Males	1,822	45.1%
Females	2,222	54.9%
3. POPULATION BY 5-YEAR AND OTHER AGE GROUPS (IN YEARS)		
Age Group	Number	% of Total
Under 5	283	7.0%
5 to 9	237	5.9%
10 to 14	222	5.5%
15 to 19	224	5.5%
20 to 24	244	6.0%
25 to 29	286	7.1%
30 to 34	237	5.9%
35 to 39	235	5.8%
40 to 44	248	6.1%
45 to 49	281	7.0%
50 to 54	307	7.6%
55 to 59	273	6.8%
60 to 64	217	5.4%
65 to 69	176	4.3%
70 to 74	160	4.0%
75 to 79	112	2.8%
80 to 84	134	3.3%
Over 84	168	4.2%
4. POPULATION: ONE RACE ONLY		
Race	Number	% of Total
White	3,987	98.6%
Black or African American	37	0.9%
Asian	5	0.1%
Native Hawaiian & Other Pacific Islander	17	0.4%
Some other race	4	0.1%
5. POPULATION: TWO OR MORE RACES		
Race	Number	% of Total
White & Black or African American	3,981	98.4%
White & Asian	75	1.9%
White & Native Hawaiian & Other Pacific Islander	15	0.4%
White & Some other race	23	0.6%
Black or African American & Asian	0	0.0%
Black or African American & Native Hawaiian & Other Pacific Islander	0	0.0%
Black or African American & Some other race	7	0.2%
Asian & Native Hawaiian & Other Pacific Islander	0	0.0%
Asian & Some other race	0	0.0%
Native Hawaiian & Other Pacific Islander & Some other race	0	0.0%
6. POPULATION: HISPANIC OR LATINO		
Hispanic or Latino (of any race)	37	0.9%
Mexican	7	0.2%
Puerto Rican	15	0.4%
Cuban	0	0.0%
Other Hispanic or Latino	15	0.4%
7. POPULATION: RACE ALONE OR IN COMBINATION WITH ONE OR MORE OTHER RACES		
Race	Number	% of Total
White	3,981	98.4%
Black or African American	75	1.9%
Asian	15	0.4%
Native Hawaiian & Other Pacific Islander	23	0.6%
Some other race	0	0.0%
8. POPULATION: NOT HISPANIC OR LATINO		
Not Hispanic or Latino	4,007	99.1%
White alone	3,896	96.3%
9a. POPULATION IN HOUSEHOLDS AND GROUP QUARTERS		
Population in households	3,927	97.1%
Householder	1,856	45.9%
Spouse	544	13.5%
Child	1,048	25.9%
Other relatives	152	3.8%
Nonrelatives	327	8.1%
Population in group quarters	117	2.9%
Institutionalized population	92	2.3%
Noninstitutionalized population	25	0.6%
9b. POPULATION IN GROUP QUARTERS BY TYPE		
Institutional facilities:		
In correctional facilities for adults	0	0.0%
In juvenile facilities	0	0.0%
In nursing facilities/Skilled-nursing facilities	92	2.3%
In other institutional facilities	0	0.0%
Noninstitutional facilities:		
In college/university student housing	0	0.0%
In military quarters	0	0.0%
In other noninstitutional facilities	25	0.6%
10. AREA IN SQUARE MILES		
Total	1.2499	
Land	0.9963	
Water	0.2535	

Source: 2010 Census Summary File 1 released June 2011

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Municipal Profile: Selected Social Characteristics 2011-2015

State: Pennsylvania	County: Armstrong	Municipality: Kittanning Borough
16. School Enrollment by Level of School for the Population 3 Years and Over		
Population 3 years and over enrolled in school	639	100.0%
Nursery school, preschool	29	4.5%
Kindergarten	25	3.9%
Elementary school (grades 1-8)	173	27.1%
High school (grades 9-12)	173	27.1%
College or graduate school	156	24.4%
17. Educational Attainment for the Population 25 Years and Over		
Population 25 years and over	2,924	100.0%
Less than 9th grade	133	4.5%
9th to 12th grade, no diploma	350	12.0%
High school graduate (includes equivalency)	1,232	42.1%
Some college, no degree	433	14.8%
Associate's degree	297	10.2%
Bachelor's degree	339	11.6%
Graduate or professional degree	140	4.8%
Percent high school graduate or higher	83.5%	
Percent bachelor's degree or higher	16.4%	
18. Marital Status for the Population 15 Years and Over		
Population 15 years and over	3,407	100.0%
Never married	995	29.2%
Now married, except separated	1,281	37.6%
Separated	174	5.1%
Widowed	321	9.4%
Female	263	7.7%
Divorced	636	18.7%
Female	370	10.9%
19. Grandparents Living With Own Grandchildren Under 18 Years		
Total	38	100.0%
Grandparent responsible for own grandchildren under 18 years	0	0.0%
20. Veteran Status for the Civilian Population 18 Years and Over		
Civilian population 18 years and over	3,268	100.0%
Civilian veterans	260	8.0%
21. Place of Birth by Nativity and Citizenship Status		
Population	3,947	100.0%
Native born	3,925	99.4%
Born in U.S.	3,925	99.4%
Born in state of residence	3,474	88.0%
Born in different state	451	11.4%
Born outside U.S.	0	0.0%
Foreign born	22	0.6%
Naturalized U.S. citizen	12	0.3%
Not a U.S. citizen	10	0.3%
22. Place of Birth for the Foreign-Born Population Excluding Population Born at Sea		
Population	22	100.0%
Europe	10	45.5%
Asia	0	0.0%
Africa	0	0.0%
Oceania	0	0.0%
Latin America	12	54.5%
Northern America	0	0.0%

Source: 2011-2015 American Community Survey 5-year estimates released December 2016

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Municipal Profile: General Population and Housing Characteristics 2010

State: Pennsylvania	County: Armstrong	Municipality: Kittanning Borough
11. HOUSEHOLDS BY TYPE		
Household type	Number	% of Total
Total households	1,856	100.0%
Family households (families)	899	48.4%
Husband-wife family	544	29.3%
Male householder, no wife present	97	5.2%
Female householder, no husband present	258	13.9%
Nonfamily households	957	51.6%
Householder living alone	812	43.8%
Householder 65 years & over	344	18.5%
12. HOUSEHOLDS WITH INDIVIDUALS OF SPECIFIED AGE		
Household type	Number	% of Total
Households with individuals under 18 years old	476	25.6%
Households with individuals 65 years & over	546	29.4%
13. AVERAGE SIZE		
Average household size	2.12	
Average family size	2.94	
14a. HOUSING OCCUPANCY		
Housing unit type	Number	% of Total
Total housing units	2,109	100.0%
Occupied housing units	1,856	88.0%
Vacant housing units	253	12.0%
14b. VACANT HOUSING UNITS BY TYPE		
Vacant housing unit type	Number	% of Total
For rent	83	3.3%
Rented, not occupied	2	0.1%
For sale only	49	1.9%
Sold, not occupied	4	0.1%
All other vacants	110	4.3%
15. HOUSING UNITS, HOUSEHOLD POPULATION, AND AVERAGE HOUSEHOLD SIZE BY HOUSING TENURE		
Housing unit type	Number of units	% of Total
Occupied housing units	1,856	100.0%
Owner-occupied housing units	723	39.0%
Renter-occupied housing units	1,133	61.0%
Population in units	3,927	100.0%
Owner-occupied population	1,795	45.7%
Renter-occupied population	2,132	54.3%
Average household size	2.12	
Owner-occupied average	2.48	
Renter-occupied average	1.88	

Comparison of selected data items for different areas

Data Item	This Municipality	This County	SPC 10-county Region	Pennsylvania	United States
Sex ratio (males per 100 females)	82.0	97.4	93.8	95.1	96.7
Median age (in years)	40.9	44.5	42.5	40.1	37.2
% of population aged 65 & over	18.5%	18.4%	17.2%	15.4%	13.0%
% of total population that is one race only	98.6%	99.2%	98.4%	98.1%	97.1%
% of population that is Hispanic or Latino	0.9%	0.5%	1.3%	5.7%	16.3%
% of population in group quarters	2.9%	0.9%	2.8%	3.4%	2.6%
Average household size	2.12	2.38	2.30	2.45	2.58
% of total housing units that are vacant	12.0%	11.7%	9.1%	9.9%	11.4%
% of occupied housing units that are owner-occupied	39.0%	75.5%	69.8%	69.6%	65.1%
Population density (persons per square mile of land)	4,059	106	366	284	87
Household density (households per square mile of land)	1,863	44	155	112	33
% minority population	3.7%	2.3%	12.4%	20.5%	36.3%

Source: 2010 Census Summary File 1 released June 2011

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Municipal Profile: Selected Social Characteristics 2011-2015

State: Pennsylvania	County: Armstrong	Municipality: Kittanning Borough
24. Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over		
Population 5 years and over	3,711	100.0%
Speak English only	3,616	97.4%
Speak English less than "very well"	95	2.6%
Language spoken at home	Number	% of Total
Persian	0	0.0%
Polish	0	0.0%
Portuguese/Portuguese Creole	0	0.0%
Russian	0	0.0%
Scandinavian languages	0	0.0%
Serbo-Croatian	0	0.0%
Spanish or Spanish Creole	58	1.6%
Tagalog	0	0.0%
Thai	0	0.0%
Urdu	0	0.0%
Vietnamese	0	0.0%
Yiddish	0	0.0%
Other Asian languages	0	0.0%
Other Indo-European languages	0	0.0%
Other Indo-European languages	0	0.0%
Other Native N Amer languages	0	0.0%
Other Pacific Island languages	0	0.0%
Other Slavic languages	0	0.0%
Other West Germanic languages	0	0.0%
Other & unspecified languages	0	0.0%
Total for Languages other than English	95	2.6%
25. Ancestry (single & multiple)		
Population	5,171	100.0%
Dutch	49	0.9%
Eastern European	0	0.0%
English	204	3.9%
Estonian	0	0.0%
European	391	7.6%
Finnish	0	0.0%
French (except Basque)	31	0.6%
French Canadian	22	0.4%
German	1,158	22.4%
German Russian	0	0.0%
Greek	0	0.0%
Hungarian	0	0.0%
Icelandic	0	0.0%
Irish	764	14.8%
Israeli	0	0.0%
Italian	512	9.9%
Latvian	0	0.0%
Lithuanian	10	0.2%
Luxemburger	0	0.0%
Macedonian	0	0.0%
Maltese	0	0.0%
New Zealander	0	0.0%
Northern European	0	0.0%
Norwegian	10	0.2%
Pennsylvania German	10	0.2%
Polish	182	3.5%
Portuguese	0	0.0%
Romanian	0	0.0%
Scandinavian	21	0.4%
Scottish-Irish	62	1.2%
Scottish	39	0.8%
Serbian	0	0.0%
Slavic	0	0.0%
Slovak	23	0.4%
Slovene	16	0.3%
Soviet Union	0	0.0%
Subsaharan African	0	0.0%
Swedish	45	0.9%
Swiss	0	0.0%
Turkish	0	0.0%
Ukrainian	0	0.0%
Welsh	35	0.7%
W Indian ex-Hispanic groups	0	0.0%
Yugoslavian	0	0.0%
Other/unclassified/unreported	1,460	28.2%

Source: 2011-2015 American Community Survey 5-year estimates released December 2016

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MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

AREA OVERVIEW



Municipal Profile: Selected Social Characteristics 2011-2015

State: Pennsylvania County: Armstrong Municipality: Kittanning Borough

26. Disability Status of the Civilian Noninstitutionalized Population by Age Group and Type of Difficulty

Civilian noninstitutionalized population	WITH A DISABILITY BY TYPE OF DIFFICULTY						
	With a disability	Hearing	Vision	Cognitive	Ambulatory	Self-care	Independent living
Under 5 years	236	0	0	Not applicable			
5 to 17 years	443	56	0	56	0	23	Not applicable
18 to 34 years	663	89	0	87	11	9	33
35 to 64 years	1,709	508	100	36	290	285	100
65 to 74 years	350	131	62	14	0	67	0
75 years & over	448	256	150	31	21	148	77
Total	3,849	1,040	312	81	454	511	209

NOTE: persons may have more than one type of difficulty, therefore, the sum of the values for the named types of difficulty may not equal the value in column "With a disability"

PERCENT OF CIVILIAN NONINSTITUTIONALIZED POPULATION WITH A DISABILITY BY TYPE OF DIFFICULTY

	With a disability	Hearing	Vision	Cognitive	Ambulatory	Self-care	Independent living
Under 5 years	0.00%	0.00%	0.00%	Not applicable			
5 to 17 years	12.64%	0.00%	0.00%	12.64%	0.00%	5.19%	Not applicable
18 to 34 years	13.42%	0.00%	0.00%	13.12%	1.66%	1.36%	4.98%
35 to 64 years	29.72%	5.85%	2.11%	16.97%	16.68%	5.85%	15.04%
65 to 74 years	37.43%	17.71%	4.00%	4.00%	0.00%	0.00%	3.71%
75 years and over	57.14%	33.48%	6.92%	4.69%	33.04%	17.19%	33.04%
Total	27.02%	8.11%	2.10%	12.57%	14.14%	5.78%	14.23%

Comparison of selected data items for different areas

Data Item	This Municipality	This County	SPC 10-cty Region	Pennsylvania	United States
% of population 25 years and over who are high school graduates or higher	83.5%	88.9%	92.2%	89.2%	86.7%
% of population 1 year and over who resided in area 1 year ago in same house	87.5%	90.4%	88.4%	88.3%	85.1%
% of population 1 year and over who resided in area 1 year ago in different house in same county	9.7%	5.5%	7.5%	7.2%	8.8%
% of civilian noninstitutionalized population with a disability	27.0%	18.8%	14.1%	13.5%	12.4%



Municipal Profile: Selected Economic Characteristics 2011-2015

State: Pennsylvania County: Armstrong Municipality: Kittanning Borough

31. Employment Status for the Population 16 Years and Over

	Ages 16 to 64 years		Ages 65 years and over		Ages 16 years and over		Total
	Males	Females	Males	Females	Males	Females	
Population	1,272	1,241	322	535	1,594	1,776	3,370
In labor force	879	843	80	34	959	877	1,836
In Armed Forces	0	0	Not applicable		0	0	0
Civilian labor force	879	843	80	34	959	877	1,836
Employed	791	724	69	34	860	758	1,618
Unemployed	88	119	11	0	99	119	218
Percent of civilian labor force	10.0	14.1	13.8	0.0	10.3	13.6	11.9
Not in labor force	393	398	242	501	635	899	1,534

32. Industry for the Civilian Employed Population 16 Years and Over

	Number	% of Total		Number	% of Total
Civilian employed population 16 years and over	1,618	100.0%	Finance & insurance, & real estate & rental & leasing	67	4.1%
Agriculture, forestry, fishing and hunting, and mining	53	3.3%	Professional, scientific, & management, & administrative & waste management services	122	7.5%
Construction	33	2.0%	Educational services, and health care and social assistance	506	31.3%
Manufacturing	144	8.9%	Arts, entertainment, & recreation, & accommodation & food services	19	1.2%
Wholesale trade	48	3.0%	Other services, except public administration	81	5.0%
Retail trade	341	21.1%	Public administration	91	5.6%
Transportation and warehousing, and utilities	93	5.7%			
Information	20	1.2%			

33. Occupation for the Civilian Employed Population 16 Years and Over

	Number	% of Total
Civilian employed population 16 years and over	1,618	100.0%
Management, business, science, and arts	459	28.4%
Service	397	24.5%
Sales and office	388	24.0%
Farming, fishing, and forestry	11	0.7%
Construction, extraction, installation, maintenance, & repair	82	5.1%
Production, transportation, and material moving	281	17.4%

34. Class of Worker for the Civilian Employed Population 16 Years and Over

	Number	% of Total
Civilian employed population 16 years and over	1,618	100.0%
Private for-profit wage and salary	1,127	69.7%
Private not-for-profit wage and salary	183	11.3%
Local government	156	9.6%
State and federal government	62	3.8%
Self-employed in own not incorporated business	90	5.6%
Unpaid family worker	0	0.0%

NOTE: employment and worker data pertain to place of residence, not place of work



Municipal Profile: Selected Economic Characteristics 2011-2015

State: Pennsylvania County: Armstrong Municipality: Kittanning Borough

27. Households With Selected Types of Income in Past 12 Months

Type of income	Number of households with type of income	% of Total households	Average income (in 2015 inflation-adjusted dollars) per household by type of income
With earnings in the past 12 months	1,177	58.2%	\$45,711
With Social Security income in the past 12 months	833	41.2%	\$14,865
With Supplemental Security Income in the past 12 months	249	12.3%	\$9,840
With public assistance income in the past 12 months	96	4.8%	\$6,007
With retirement income in the past 12 months	503	24.9%	\$17,217
Total households	2,021		

NOTE: this is total households, NOT the sum of the households above; a household may fall into more than one of the above "type of income" categories

28. Families by Family Income in the Past 12 Months (in 2015 Inflation-Adjusted Dollars)

	Number	% of Total		Number	% of Total
Families	889	100.0%	\$45,000 to \$49,999	43	4.8%
Less than \$10,000	127	14.3%	\$50,000 to \$59,999	51	5.7%
\$10,000 to \$14,999	0	0.0%	\$60,000 to \$74,999	125	14.1%
\$15,000 to \$19,999	51	5.7%	\$75,000 to \$99,999	78	8.8%
\$20,000 to \$24,999	55	6.2%	\$100,000 to \$124,999	68	7.6%
\$25,000 to \$29,999	53	6.0%	\$125,000 to \$149,999	21	2.4%
\$30,000 to \$34,999	73	8.2%	\$150,000 to \$199,999	11	1.2%
\$35,000 to \$39,999	57	6.4%	\$200,000 or more	19	2.1%
\$40,000 to \$44,999	57	6.4%			

29. Poverty Status in the Past 12 Months of Families by Type and Persons by Age for Whom Poverty Status is Determined

	Below poverty level	At or above poverty level	Total	% of Total below poverty
All families	173	716	889	19.5%
Married couple	12	581	593	2.0%
Male householder, no wife present	26	38	64	40.6%
Female householder, no husband present	135	97	232	58.2%
All persons	869	2,980	3,849	22.6%
Persons under 18 years	248	431	679	36.5%
Persons 18 to 64 years	555	1,817	2,372	23.4%
Persons over 64 years	66	732	798	8.3%

30. Miscellaneous Income Data in the Past 12 Months (in 2015 Inflation-Adjusted Dollars)

Median family income	Per capita income	Median earnings for the full-time, year-round civilian employed population 16 year and over with earnings, by sex:
\$42,625	\$21,643	Males: \$44,056
		Females: \$36,354



Municipal Profile: Selected Economic Characteristics 2011-2015

State: Pennsylvania County: Armstrong Municipality: Kittanning Borough

35. Households by Household Income in the Past 12 Months (in 2015 Inflation-Adjusted Dollars)

	Number	% of Total
Households	2,021	100.0%
Less than \$10,000	350	17.3%
\$10,000 to \$14,999	71	3.5%
\$15,000 to \$19,999	319	15.8%
\$20,000 to \$24,999	111	5.5%
\$25,000 to \$29,999	130	6.4%
\$30,000 to \$34,999	122	6.0%
\$35,000 to \$39,999	151	7.5%
\$40,000 to \$44,999	158	7.8%
\$45,000 to \$49,999	54	2.7%
\$50,000 to \$59,999	109	5.4%
\$60,000 to \$74,999	181	9.0%
\$75,000 to \$99,999	146	7.2%
\$100,000 to \$124,999	68	3.4%
\$125,000 to \$149,999	21	1.0%
\$150,000 to \$199,999	11	0.5%
\$200,000 or more	19	0.9%

Median household income in the past 12 months (in 2015 inflation-adjusted dollars) \$30,899

36. Means of Transportation to Work for Workers 16 Years and Over

	Number	% of Total
Total excluding worked at home	1,513	100.0%
Car, truck, or van -- drove alone	1,065	70.4%
Car, truck, or van -- carpooled	130	8.6%
Public transportation (excluding taxicab)	28	1.9%
Bicycle	0	0.0%
Walked	290	19.2%
Taxicab, motorcycle, or other means	0	0.0%
Average travel time (in minutes) to work excluding worked at home	18.0	
Worked at home	51	3.3%
Workers 16 years and over	1,564	100.0%

NOTE: workers include members of the Armed Forces and civilians who were at work last week

NOTE: employment and worker data pertain to place of residence, not place of work

Comparison of selected data items for different areas

Data Item	This Municipality	This County	SPC 10-cty Region	Pennsylvania	United States
% of civilian labor force (ages 16 and over) that is unemployed	11.9%	8.5%	6.8%	7.9%	8.2%
% of commuters who drove alone excluding worked at home	70.4%	84.2%	81.0%	79.7%	79.9%
Average travel time (in minutes) to work excluding worked at home	18.0	28.8	26.2	26.3	25.9
Median household income in the past 12 months (in 2015 inflation-adjusted dollars)	\$30,899	\$44,942	\$52,353	\$53,599	\$53,889

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

AREA OVERVIEW



Municipal Profile: Selected Housing Characteristics 2011-2015

State: Pennsylvania County: Armstrong Municipality: Kittanning Borough

37. Housing Units in Structure			38. Year Structure Built		
	Number	% of Total		Number	% of Total
Total housing units	2,392	100.0%	Total housing units	2,392	100.0%
1 unit, detached	1,042	43.6%	Built 2010 or later	12	0.5%
1 unit, attached	337	14.1%	Built 2000 to 2009	38	1.6%
2 units	194	8.1%	Built 1990 to 1999	24	1.0%
3 or 4 units	165	6.9%	Built 1980 to 1989	104	4.3%
5 to 9 units	218	9.1%	Built 1970 to 1979	247	10.3%
10 to 19 units	41	1.7%	Built 1960 to 1969	307	12.8%
20 to 49 units	170	7.1%	Built 1950 to 1959	221	9.2%
50 or more units	179	7.5%	Built 1940 to 1949	186	7.8%
Mobile home	46	1.9%	Built 1939 or earlier	1,253	52.4%
Boat, RV, van, etc.	0	0.0%	Subtotal: built before 1970	1,967	82.2%
39. Rooms			40. Occupied Housing Units by Year Householder Moved into Unit		
	Number	% of Total		Number	% of Total
Total housing units	2,392	100.0%	Total occupied housing units	2,021	100.0%
1 room	247	10.3%	Moved in 2015 or later	0	0.0%
2 rooms	51	2.1%	Moved in 2010 to 2014	615	30.4%
3 rooms	210	8.8%	Moved in 2000 to 2009	655	32.4%
4 rooms	318	13.3%	Moved in 1990 to 1999	252	12.5%
5 rooms	453	18.9%	Moved in 1980 to 1989	218	10.8%
6 rooms	519	21.7%	Moved in 1979 or earlier	281	13.9%
7 rooms	260	10.9%	42. Value of Owner-Occupied Housing Units		
8 rooms	157	6.6%		Number	% of Total
9 or more rooms	177	7.4%	Total owner-occupied housing units	856	100.0%
Median number of rooms	5.3		Less than \$50,000	220	25.7%
41. House Heating Fuel for Occupied Housing Units			\$50,000 to \$69,999	220	25.7%
	Number	% of Total	\$70,000 to \$89,999	98	11.4%
Total occupied housing units	2,021	100.0%	\$90,000 to \$99,999	68	7.9%
Utility gas	1,656	81.9%	\$100,000 to \$124,999	128	15.0%
Bottled, tank, or LP gas	38	1.9%	\$125,000 to \$149,999	68	7.9%
Electricity	257	12.7%	\$150,000 to \$174,999	48	5.6%
Fuel oil, kerosene, etc.	0	0.0%	\$175,000 to \$199,999	0	0.0%
Coal or coke	0	0.0%	\$200,000 to \$249,999	6	0.7%
Wood	8	0.4%	\$250,000 to \$299,999	0	0.0%
Solar energy	0	0.0%	\$300,000 to \$399,999	0	0.0%
Other fuel	10	0.5%	\$400,000 to \$499,999	0	0.0%
No fuel used	52	2.6%	\$500,000 to \$749,999	0	0.0%
			\$750,000 to \$999,999	0	0.0%
			\$1,000,000 or more	0	0.0%
			Median Value of Owner-Occupied Housing Units	\$67,500	



Municipal Profile: Selected Housing Characteristics 2011-2015

State: Pennsylvania County: Armstrong Municipality: Kittanning Borough

43. Vehicles Available for Occupied Housing Units			44. Mortgage Status and Selected Monthly Owner Costs		
	Number	% of Total		Number	% of Total
Total occupied housing units	2,021	100.0%	Total owner-occupied housing units	856	100.0%
No vehicles available	562	27.8%	Housing units with a mortgage	437	51.1%
1 vehicle available	931	46.1%	Less than \$200	0	0.0%
2 vehicles available	354	17.5%	\$200 to \$399	11	1.3%
3 vehicles available	125	6.2%	\$400 to \$599	23	2.7%
4 vehicles available	18	0.9%	\$600 to \$799	118	13.8%
5 or more vehicles available	31	1.5%	\$800 to \$999	118	13.8%
			\$1,000 to \$1,999	167	19.5%
			\$2,000 to \$2,999	0	0.0%
			\$3,000 or more	0	0.0%
			Housing units without a mortgage	419	48.9%
45. Occupants Per Room for Occupied Housing Units			47. Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months		
	Number	% of Total		Number	% of Total
Total occupied housing units	2,021	100.0%	Total owner-occupied housing units	856	100.0%
1.00 or less	2,009	99.4%	Less than 20.0 percent	493	57.6%
1.01 to 1.50	0	0.0%	20.0 to 24.9 percent	84	9.8%
1.51 or more	12	0.6%	25.0 to 29.9 percent	60	7.0%
			30.0 to 34.9 percent	33	3.9%
			35.0 percent or more	171	20.0%
			Not computed	15	1.8%
46. Gross Rent of Renter-Occupied Housing Units			49. Gross Rent as a Percentage of Household Income in the Past 12 Months		
	Number	% of Total		Number	% of Total
Total renter-occupied housing units	1,165	100.0%	Total renter-occupied housing units	1,165	100.0%
With cash rent	1,092	93.7%	Less than 20.0 percent	407	34.9%
Less than \$200	53	4.5%	20.0 to 24.9 percent	63	5.4%
\$200 to \$399	329	28.2%	25.0 to 29.9 percent	141	12.1%
\$400 to \$599	372	31.9%	30.0 to 34.9 percent	89	7.6%
\$600 to \$799	218	18.7%	35.0 percent or more	354	30.4%
\$800 to \$999	20	1.7%	Not computed	111	9.5%
\$1,000 to \$1,999	71	6.1%			
\$2,000 or more	29	2.5%			
No cash rent	73	6.3%			
Median gross rent for renter-occupied housing units paying cash rent	\$518				
48. Selected Characteristics for Occupied Housing Unit					
	Number	% of Total			
Total occupied housing units	2,021	100.0%			
Lacking complete plumbing facilities	81	4.0%			
Lacking complete kitchen facilities	127	6.3%			
No telephone service available	30	1.5%			

Source: 2011-2015 American Community Survey 5-year estimates released December 2016

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Municipal Profile: Selected Housing Characteristics 2011-2015

State: Pennsylvania County: Armstrong Municipality: Kittanning Borough

Comparison of selected data items for different areas

Data Item	This Municipality	This County	SPC 10-enty Region	Pennsylvania	United States
% of total housing units that are single-family units (Single-family units include 1 unit, attached; 1 unit, detached; mobile home; and boat, RV, van, etc.)	59.6%	89.4%	79.7%	79.6%	73.9%
% of total housing units that were built before 1970	40.2%	63.8%	64.6%	58.9%	40.1%
% of occupied housing units with no vehicles available	27.8%	8.5%	10.9%	11.4%	9.1%
Median value of owner-occupied housing units	\$67,500	\$96,000	\$129,586	\$166,000	\$178,600
Median gross rent for renter-occupied housing units paying cash rent	\$518	\$607	\$726	\$840	\$928
% of owner-occupied housing units where the selected monthly owner costs are 30% or more of household income in the past 12 months	23.8%	19.0%	19.1%	24.4%	26.0%
% of renter-occupied housing units where the gross rent is 30% or more of household income in the past 12 months	38.0%	33.9%	42.2%	46.3%	47.9%

www.PrestigeGroupSeniorHousing.com



The Premier Senior Housing & Health Care Broker

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

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

DEMOGRAPHICS

5/15/2017

Armstrong County, Pennsylvania



U.S. Department of Commerce (<http://www.commerce.gov/>) | Blogs (http://www.census.gov/about/contact-us/social_media.html) | Index A-Z (<http://www.census.gov/about/index.html>) | Glossa (<http://www.census.gov/glossary/>) | FAQs (<http://ask.census.gov>)

Search

U.S. Census Quick Facts

QuickFacts

Armstrong County, Pennsylvania

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

All Topics ▼	ARMSTRONG COUNTY, PENNSYLVANIA	PENNSYLVANIA
People		
Population		
Population estimates, July 1, 2016, (V2016)	66,486	12,784,227
Population estimates, July 1, 2015, (V2015)	67,052	12,802,503
Population estimates base, April 1, 2010, (V2016)	68,938	12,702,857
Population estimates base, April 1, 2010, (V2015)	68,938	12,702,887
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	-3.6%	0.6%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	-2.7%	0.8%
Population, Census, April 1, 2010	68,941	12,702,379
Age and Sex		
Persons under 5 years, percent, July 1, 2015, (V2015)	4.9%	5.6%
Persons under 5 years, percent, April 1, 2010	5.2%	5.7%
Persons under 18 years, percent, July 1, 2015, (V2015)	19.4%	21.0%
Persons under 18 years, percent, April 1, 2010	20.6%	22.0%
Persons 65 years and over, percent, July 1, 2015, (V2015)	20.7%	17.0%
Persons 65 years and over, percent, April 1, 2010	18.4%	15.4%
Female persons, percent, July 1, 2015, (V2015)	50.3%	51.1%
Female persons, percent, April 1, 2010	50.7%	51.3%
Race and Hispanic Origin		
White alone, percent, July 1, 2015, (V2015) (a)	97.8%	82.6%
White alone, percent, April 1, 2010 (a)	98.0%	81.9%
Black or African American alone, percent, July 1, 2015, (V2015) (a)	0.9%	11.7%
Black or African American alone, percent, April 1, 2010 (a)	0.8%	10.8%
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	0.1%	0.4%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.1%	0.2%
Asian alone, percent, July 1, 2015, (V2015) (a)	0.3%	3.4%
Asian alone, percent, April 1, 2010 (a)	0.2%	2.7%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	Z	0.1%
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	Z	Z
Two or More Races, percent, July 1, 2015, (V2015)	0.9%	1.9%
Two or More Races, percent, April 1, 2010	0.8%	1.9%
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	0.7%	6.8%
Hispanic or Latino, percent, April 1, 2010 (b)	0.5%	5.7%
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	97.2%	77.4%
White alone, not Hispanic or Latino, percent, April 1, 2010	97.7%	79.5%
Population Characteristics		
Veterans, 2011-2015	5,974	870,770
Foreign born persons, percent, 2011-2015	0.5%	6.3%
Housing		
Housing units, July 1, 2015, (V2015)	32,338	5,602,813
Housing units, April 1, 2010	32,520	5,567,315
Owner-occupied housing unit rate, 2011-2015	75.1%	69.2%
Median value of owner-occupied housing units, 2011-2015	\$96,000	\$166,000
Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,035	\$1,425
Median selected monthly owner costs -without a mortgage, 2011-2015	\$393	\$498
Median gross rent, 2011-2015	\$607	\$840
Building permits, 2015	25	22,854
Families and Living Arrangements		
Households, 2011-2015	28,524	4,958,859
Persons per household, 2011-2015	2.36	2.49
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	90.6%	88.0%
Language other than English spoken at home, percent of persons age 5	1.8%	10.6%

<https://www.census.gov/quickfacts/table/PST045216/42005,42>

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MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

DEMOGRAPHICS



U.S. Department of Commerce (www.commerce.gov) | SRSs (www.census.gov/about/contact-us/social_media.html) | Index A-Z (www.census.gov/about/index.html) | Glossa (www.census.gov/glossary/) | FAQs (ask.census.gov)

Search

U.S. Census Quick Facts

QuickFacts

Armstrong County, Pennsylvania

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

All Topics	ARMSTRONG COUNTY, PENNSYLVANIA	PENNSYLVANIA
People		
5/15/2017	Armstrong County, Pennsylvania	
years+, 2011-2015		
Education		
High school graduate or higher, percent of persons age 25 years+, 2011-2015	88.9%	89.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	15.0%	28.6%
Health		
With a disability, under age 65 years, percent, 2011-2015	13.9%	9.5%
Persons without health insurance, under age 65 years, percent	▲ 7.2%	▲ 7.5%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2011-2015	58.2%	62.8%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	52.4%	58.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	42,742	23,504,192
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	246,437	96,329,248
Total manufacturers shipments, 2012 (\$1,000) (c)	324,072	231,396,178
Total merchant wholesaler sales, 2012 (\$1,000) (c)	217,244	191,170,147
Total retail sales, 2012 (\$1,000) (c)	551,223	178,794,945
Total retail sales per capita, 2012 (c)	\$8,058	\$14,008
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2011-2015	28.8	26.3
Income and Poverty		
Median household income (in 2015 dollars), 2011-2015	\$44,942	\$53,599
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$24,391	\$29,291
Persons in poverty, percent	▲ 12.6%	▲ 13.2%
Businesses		
Total employer establishments, 2015	1,323	299,695 ¹
Total employment, 2015	14,386	5,306,896 ¹
Total annual payroll, 2015 (\$1,000)	500,370	257,626,942 ¹
Total employment, percent change, 2014-2015	-0.2%	1.0% ¹
Total nonemployer establishments, 2014	3,574	799,663
All firms, 2012	4,749	975,453
Men-owned firms, 2012	2,768	579,400
Women-owned firms, 2012	1,301	304,803
Minority-owned firms, 2012	27	131,512
Nonminority-owned firms, 2012	4,567	818,858
Veteran-owned firms, 2012	610	97,969
Nonveteran-owned firms, 2012	3,859	837,792
Geography		
Population per square mile, 2010	105.5	283.9
Land area in square miles, 2010	653.20	44,742.70
FIPS Code	42005	42

1. Includes data not distributed by county.

▲ This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2015) refers to the final year of the series (2010 thru 2015). Different vintage years of estimates are not comparable.

(a) Includes persons reporting only one race

(b) Hispanics may be of any race, so also are included in applicable race categories

(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

D Suppressed to avoid disclosure of confidential information

F Fewer than 25 firms

FN Footnote on this item in place of data

NA Not available

S Suppressed; does not meet publication standards

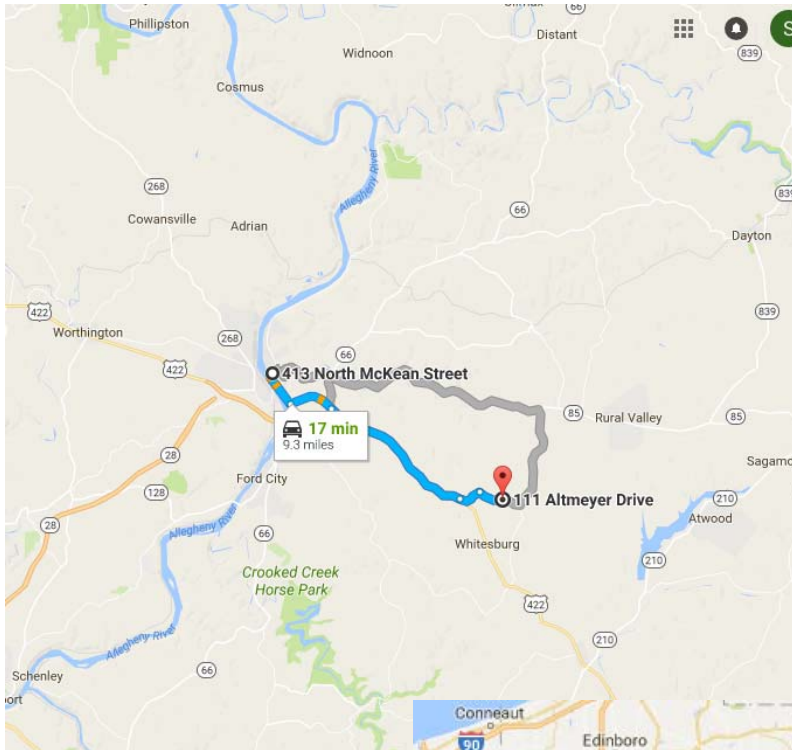
X Not applicable

Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES MAPS



MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

CERTIFICATE OF COMPLIANCE



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to MELODY MANOR PCH LLC
LEGAL ENTITY

To operate MELODY MANOR

Located at 413 NORTH MCKEAN STREET, KITTANNING, PA 16201
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 43
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions:

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa. Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATION)

and shall remain in effect from July 21, 2017 until July 21, 2018,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 446760

Robert E. Robinson

ISSUING OFFICER

Pay Baul

DIRECTOR

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility

HS 628 - 12/16

MELODY MANOR & COUNTRY MANOR PERSONAL CARE HOMES

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 413 N. McKean St. and 111 Altmeyer Dr., Kittaning, PA 16201

The Offering Memorandum being delivered in connection with this agreement has been prepared by Prestige Group and, does not purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by 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 or the performance of the Property. Further Prestige Group, Owners and its employees disclaim any and all liability for accuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made available to the recipient and expect prospective purchasers to exercise due diligence in verifying all information. The Offering Memorandum does not constitute a representation that there is has not been any change in the business or affairs of the Property or the information contained in the Offering Memorandum.

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 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.

The Offering Memorandum and its contents, except such information, which is in or becomes part of the public domain other than as a result of a violation of this agreement, 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 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 (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 Group. Any copies of the Offering Memorandum and its Contents that are retained as permitted hereunder will remain confidential, subject to the terms of this agreement.

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 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 agrees that they 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.

Prestige Group, on its own behalf by its acceptance hereof, 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 Buyer interest in Potential Transaction may be material non-public information about Potential Buyer. Prestige Group, 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 _____, 2017, 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