



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

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“NORTHEAST RESIDENCE” PERSONAL CARE HOME

6948 Torresdale Avenue • Philadelphia, PA 19135

LOCATED IN THE TACONY SECTION OF NORTHEAST PHILADELPHIA

**IDEAL FOR
RE-POSITIONING TO:
Behavioral Health or
Drug/Alcohol Rehab or
Boarding House**



35 BED FACILITY

Exclusive Offering at... \$500,000

NORTHEAST RESIDENCE

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NORTHEAST RESIDENCE EXECUTIVE SUMMARY

Prestige Group Is Proud To Present The Exclusive Offering Of

“Northeast Residence” Personal Care Home

**6948 Torresdale Avenue
PHILADELPHIA, PA 19135**

*Ideal Opportunity to Reposition the Property
into a Behavioral Health, Boarding Home,
Drug/Alcohol Rehab Facility or
Continue to Operate this Turn-Key Facility*

Northeast Residence Personal Care Home is located in the historic Tacony section of northeast Philadelphia. The Tacony area is a heavily residential middle class neighborhood.

With ownership retiring, the sale includes all furniture, fixtures and equipment.

The facility has relationships with local agencies which include the following:

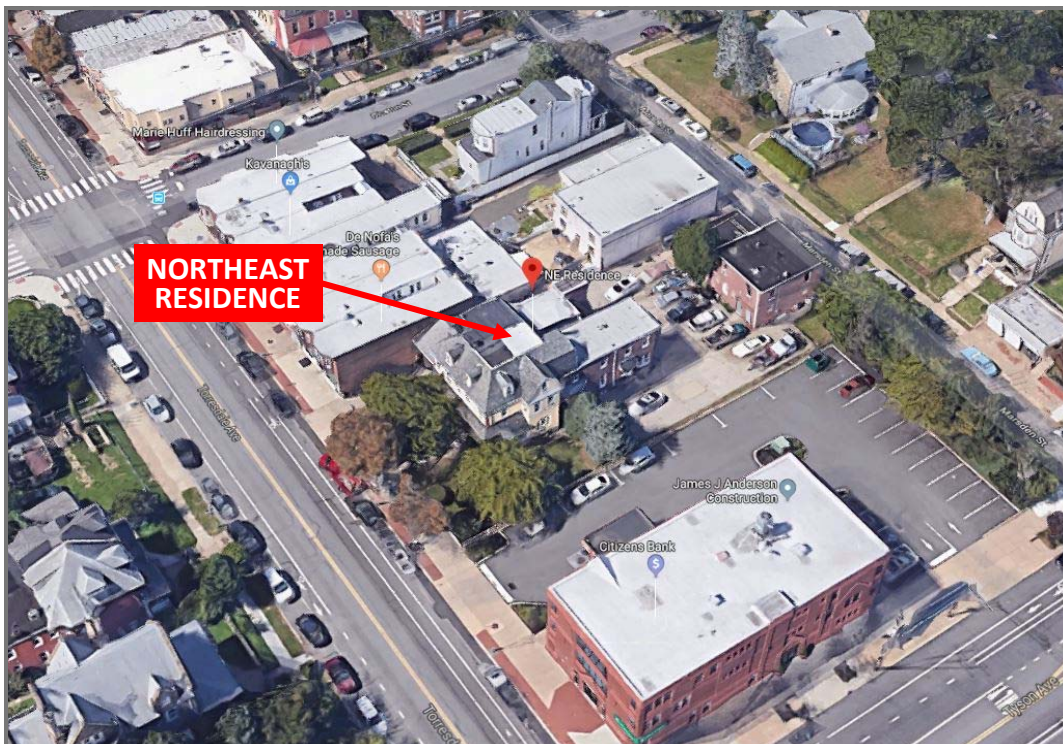
- Philadelphia Corporation for Aging
- Horizon House
- Veteran’s Administration

The property may be sold as an operating personal care home or vacant for change of use. The facility currently serves the intellectually and developmentally disabled population. It is suitable for a boarding home, drug and alcohol re-hab or behavioral health facility.

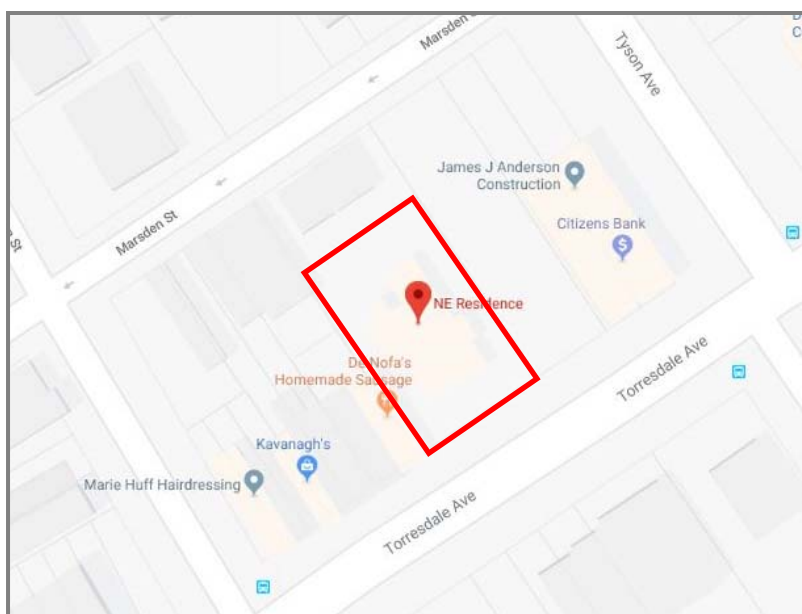
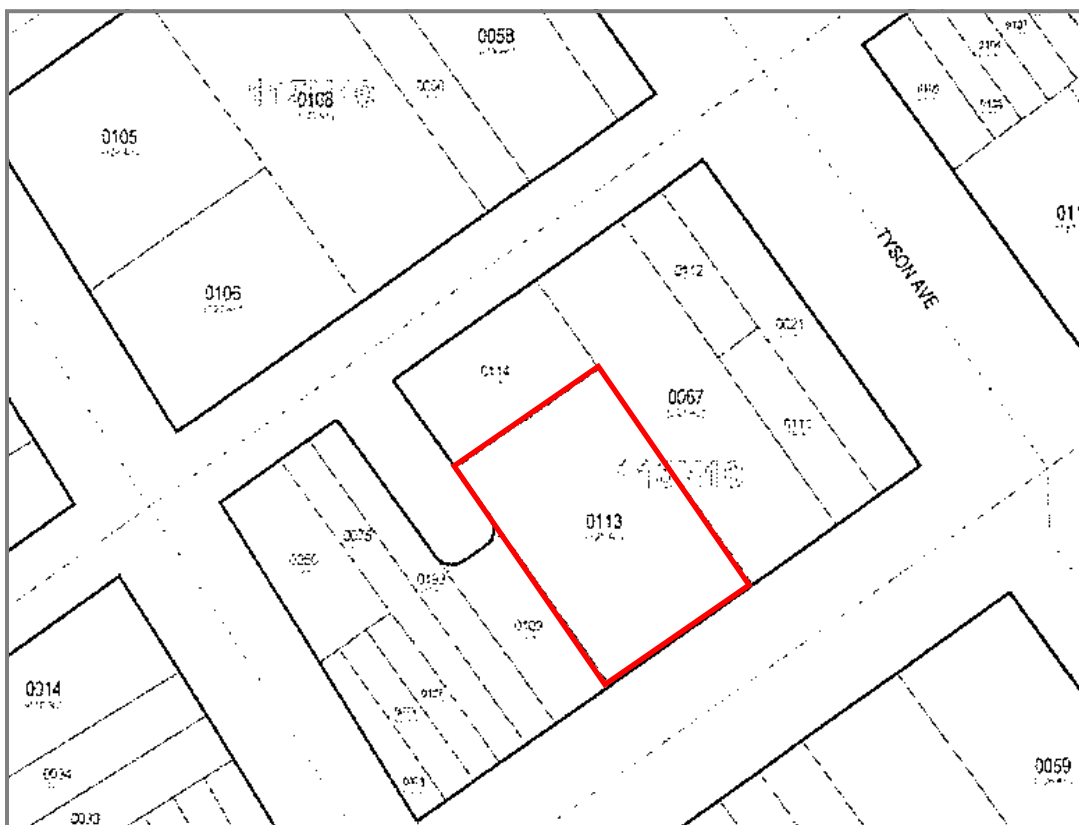
NORTHEAST RESIDENCE PROPERTY OVERVIEW

# Beds:	35 Beds
# Bedrooms:	15 Bedrooms <ul style="list-style-type: none">• 4 on First Floor• 7 on Second Floor• 4 on Third Floor
# Bathrooms:	5 <ul style="list-style-type: none">• 1 First Floor• 3 on Second Floor• 1 on Third Floor
Gross Building Area:	6,480+/- square feet
Site Size:	10,880 +/- square feet (.25+/-Acre)
Number of Buildings:	1
Age of Building:	Originally Built 1910
Basement:	Finished — Used as Office
Stories:	3
Kitchen:	Full Commercial Kitchen
Dining Area:	Yes
Laundry Area:	Yes
Roof:	Shingle (front) / Flat Rubber (Back)
Exterior Walls:	Masonry and Brick
Heat:	Natural Gas — Hot Water
Hot Water:	Gas
Air Conditioning:	Wall Units
Fire Alarm:	Wired to Fire Department
Sprinkler System	Yes
Water/Sewer:	Public
Parking:	On-site Concrete Paved Area
Zoning:	RSD3
Hospitals Nearby:	Einstein Healthcare Network (Holmesburg) 1.8 Miles Jefferson Frankford Hospital 2.7 Miles

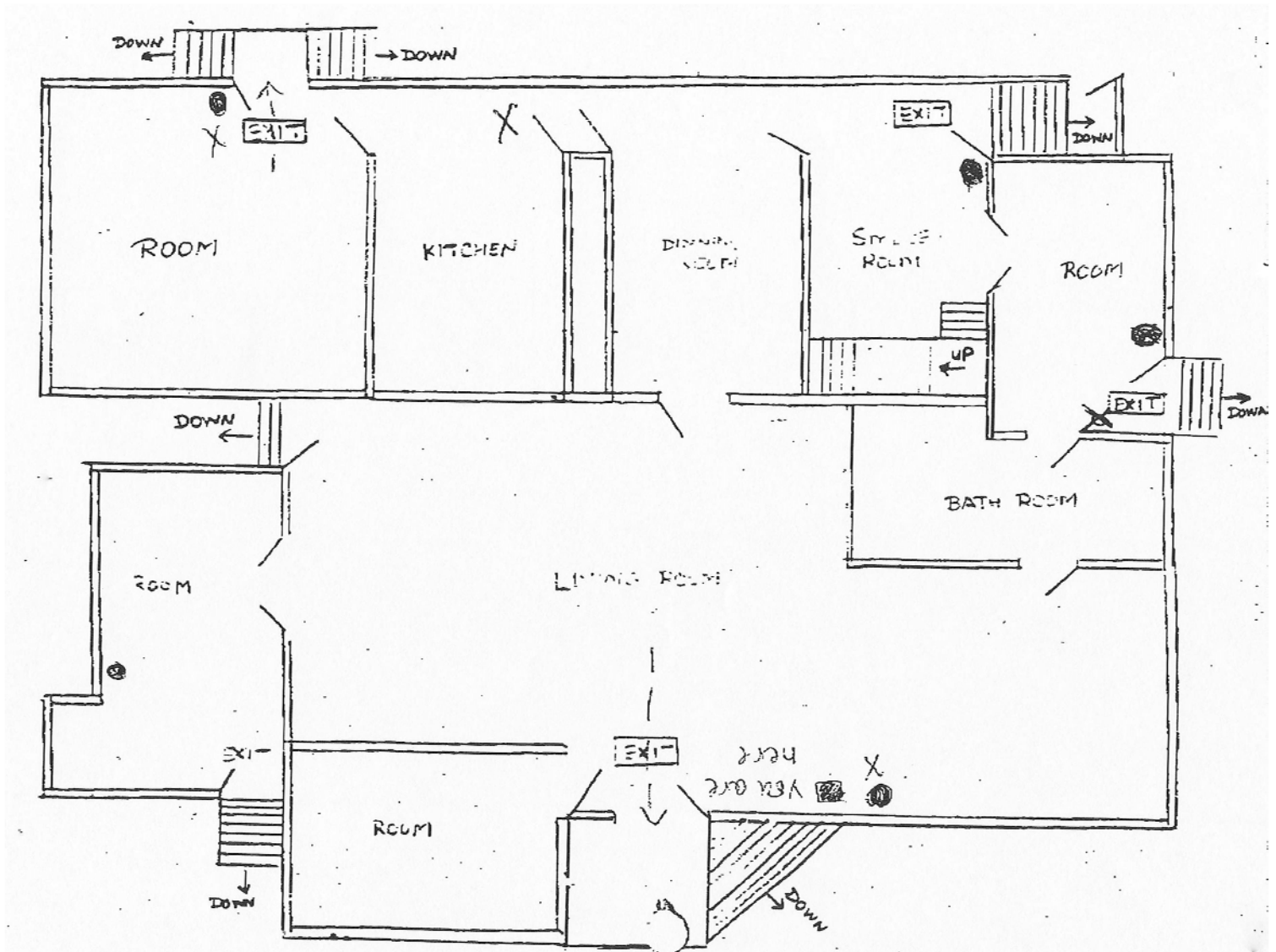
NORTHEAST RESIDENCE AERIAL VIEW



NORTHEAST RESIDENCE TAX MAP

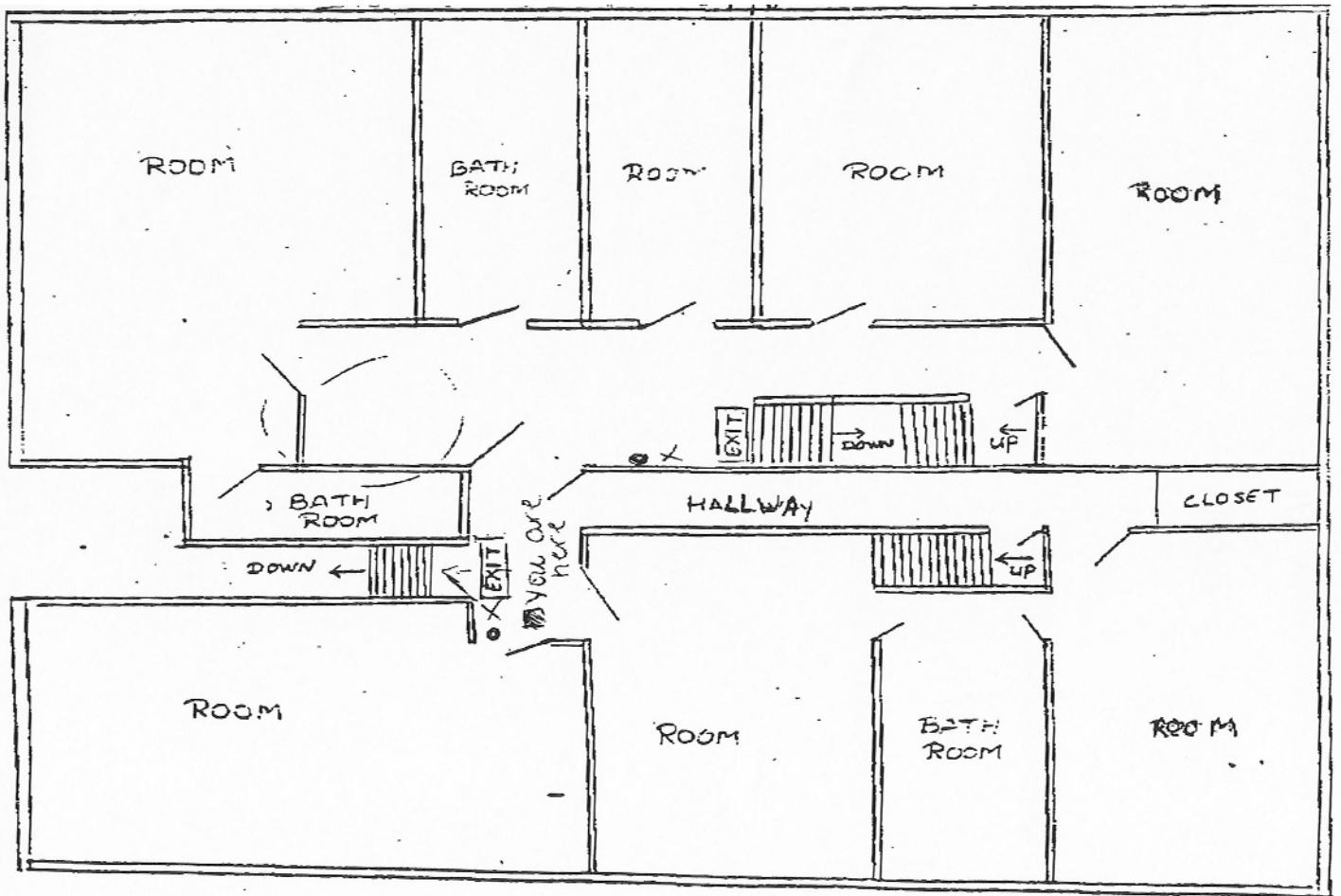


NORTHEAST RESIDENCE FLOOR PLAN • FIRST FLOOR



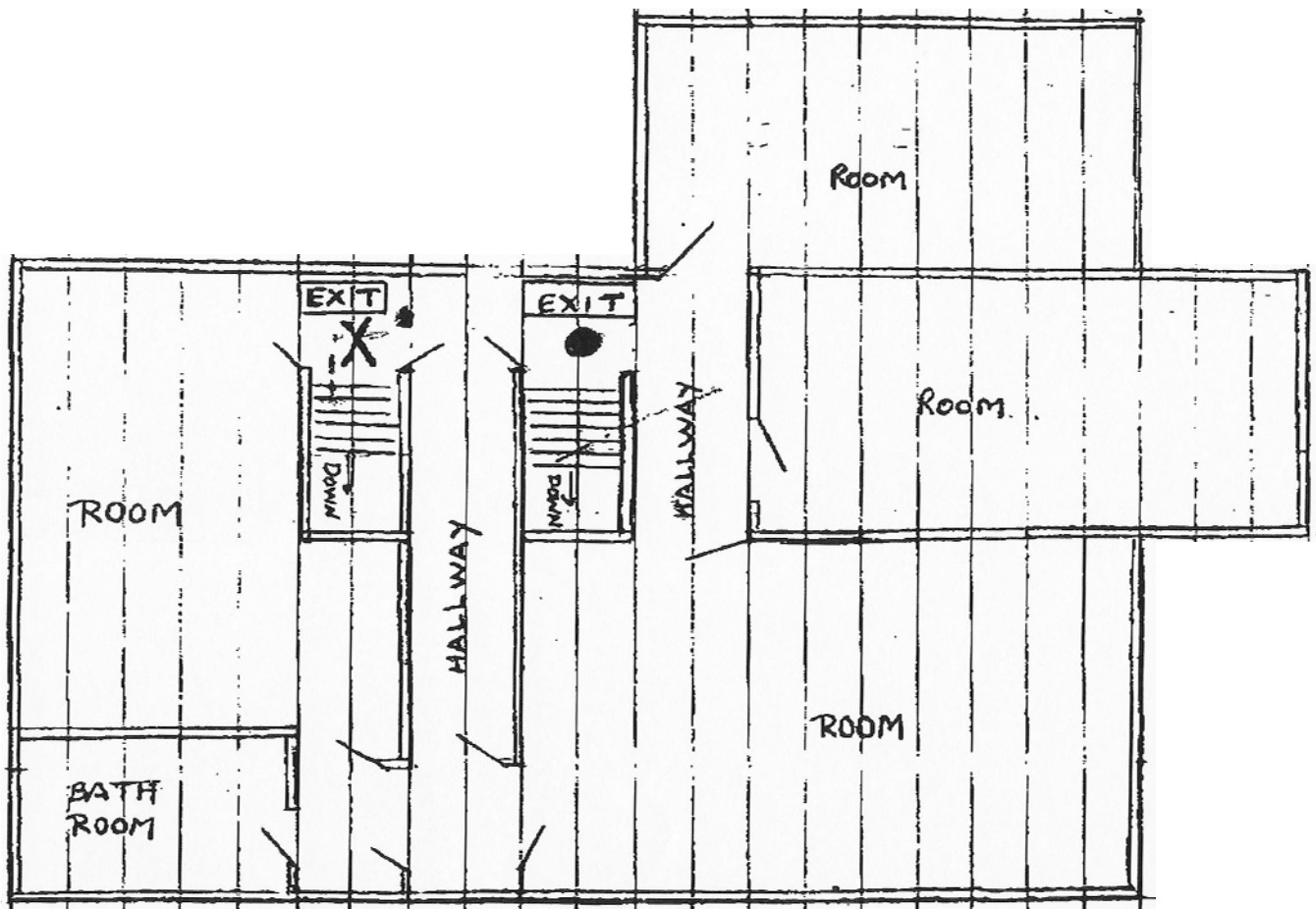
TORRESDALE AVENUE

NORTHEAST RESIDENCE FLOOR PLAN • SECOND FLOOR



TORRESDALE AVENUE

NORTHEAST RESIDENCE FLOOR PLAN • THIRD FLOOR



TORRESDALE AVENUE

NORTHEAST RESIDENCE AREA OVERVIEW

The property is located in the **Tacony** section of Philadelphia.

Tacony is a historic Philadelphia neighborhood located in the Northeast section of the city. Tacony is about 8 miles from downtown (“Center City”) Philadelphia. Tacony is situated along the Delaware River and I-95 on the southeast and is bounded by Frankford Avenue on the northwest, Cottman Avenue on the northeast, and Robbins Street on the southwest.

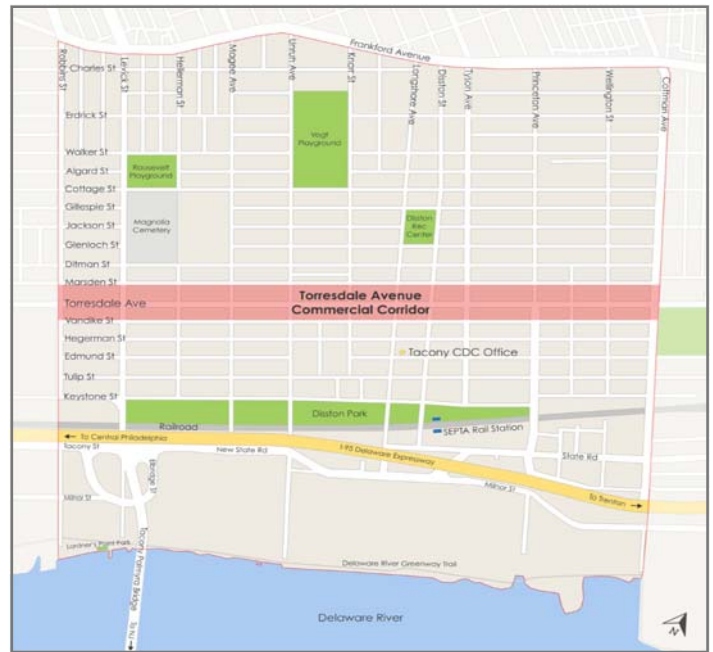
With approximately 30,000 residents, Tacony is primarily a residential neighborhood.

The Tacony area is conveniently situated for easy access to the region by car, public transportation and rail service. Just minutes to I-95, travel to center city Philadelphia is just 15-20 minutes. It is well connected to the three northeast corridors (Roosevelt Blvd.— Rte.1, Frankford Ave., and State Road)

Rail service via the Tacony Station makes commuting to center city Philadelphia, Trenton, New York City or the Suburban Station very easy.

Public Transportation is abundant. The area is serviced by the Market-Frankford subway line, SEPTA bus routes and trackless trolley lines.

The Tacony Community Development Corporation (CDC) is the neighborhood’s main advocate for economic change. Torresdale Avenue is a busy commercial corridor in the heart of Tacony. The CDC is focused on revitalizing this corridor. The CDC works with the City of Philadelphia for revitalization grants.



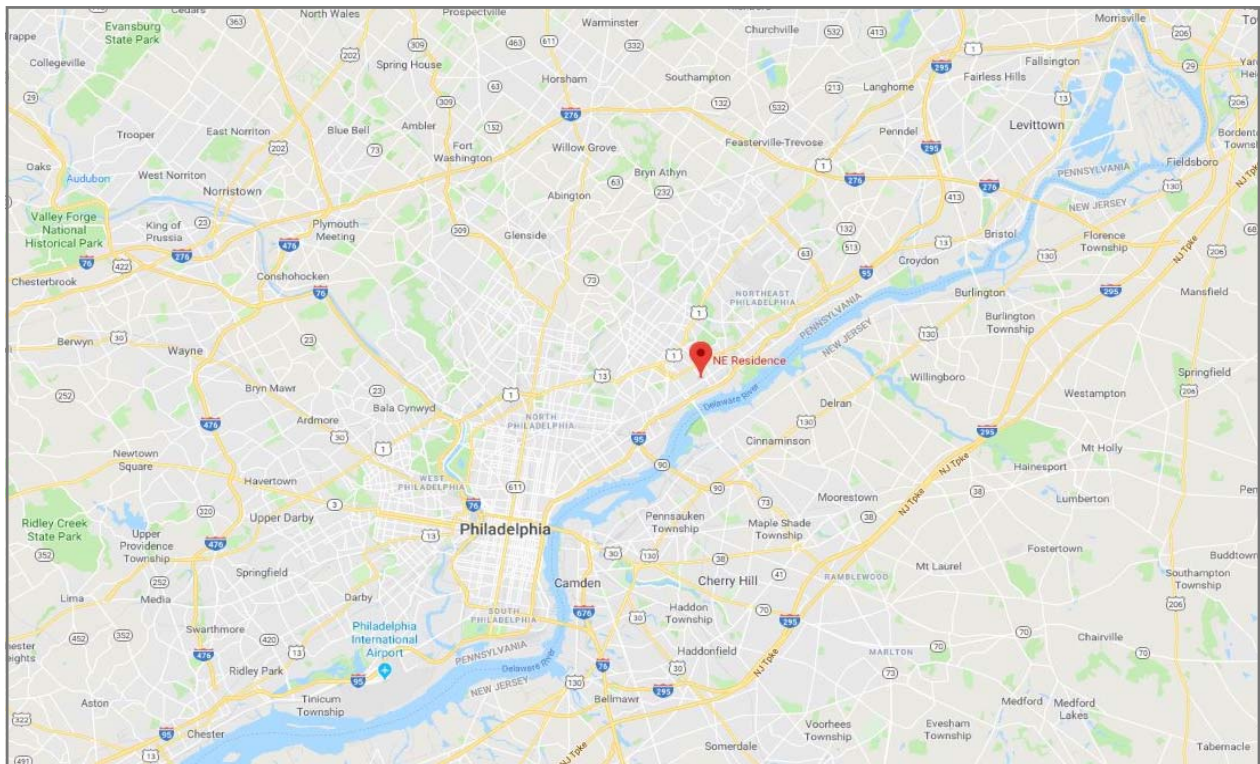
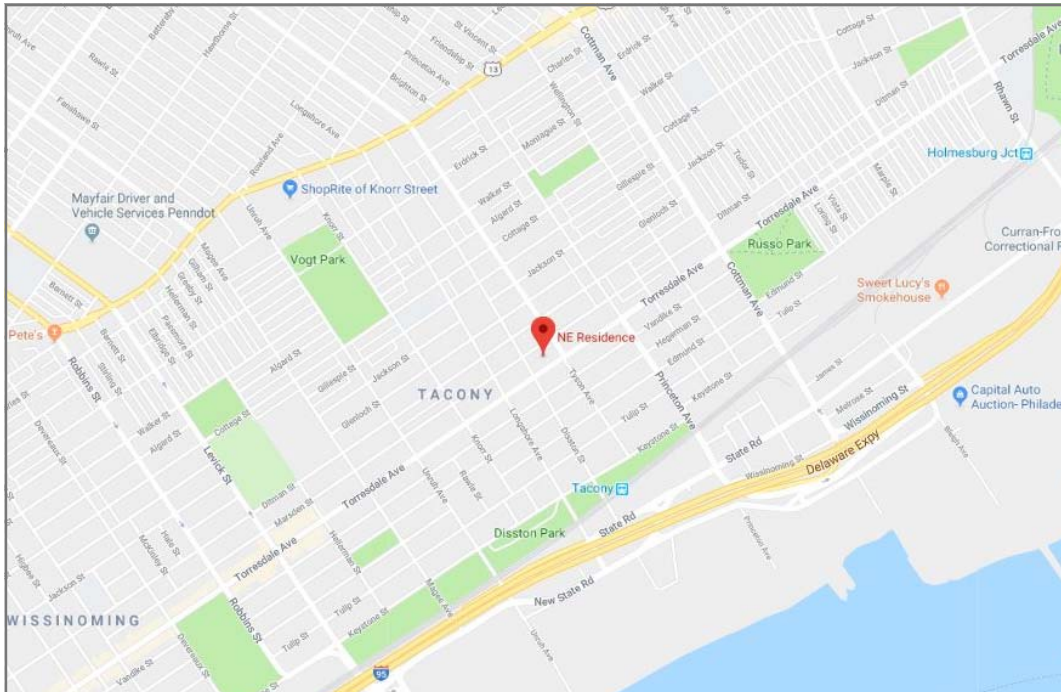
NORTHEAST RESIDENCE DEMOGRAPHICS - PHILADELPHIA

PEOPLE	
Population	
<i>i</i> Population estimates, July 1, 2017, (V2017)	1,580,863
<i>i</i> Population estimates base, April 1, 2010, (V2017)	1,526,006
<i>i</i> Population, percent change - April 1, 2010 (estimates base) to July 1, 2017, (V2017)	3.6%
<i>i</i> Population, Census, April 1, 2010	1,526,006
Age and Sex	
<i>i</i> Persons under 5 years, percent	△ 6.9%
<i>i</i> Persons under 18 years, percent	△ 22.2%
<i>i</i> Persons 65 years and over, percent	△ 12.5%
<i>i</i> Female persons, percent	△ 52.7%
Race and Hispanic Origin	
<i>i</i> White alone, percent (a)	△ 41.3%
<i>i</i> Black or African American alone, percent (a)	△ 42.9%
<i>i</i> American Indian and Alaska Native alone, percent (a)	△ 0.4%
<i>i</i> Asian alone, percent (a)	△ 6.9%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent (a)	△ 0.1%
<i>i</i> Two or More Races, percent	△ 2.8%
<i>i</i> Hispanic or Latino, percent (b)	△ 13.8%
<i>i</i> White alone, not Hispanic or Latino, percent	△ 35.3%
Population Characteristics	
<i>i</i> Veterans, 2012-2016	63,801
<i>i</i> Foreign born persons, percent, 2012-2016	13.1%
Housing	
<i>i</i> Housing units, July 1, 2017, (V2017)	X
<i>i</i> Owner-occupied housing unit rate, 2012-2016	52.4%
<i>i</i> Median value of owner-occupied housing units, 2012-2016	\$147,300
<i>i</i> Median selected monthly owner costs -with a mortgage, 2012-2016	\$1,247
<i>i</i> Median selected monthly owner costs -without a mortgage, 2012-2016	\$438
<i>i</i> Median gross rent, 2012-2016	\$943
<i>i</i> Building permits, 2017	X
Families & Living Arrangements	
<i>i</i> Households, 2012-2016	582,594
<i>i</i> Persons per household, 2012-2016	2.59
<i>i</i> Living in same house 1 year ago, percent of persons age 1 year+, 2012-2016	85.6%
<i>i</i> Language other than English spoken at home, percent of persons age 5 years+, 2012-2016	22.4%
Education	
<i>i</i> High school graduate or higher, percent of persons age 25 years+, 2012-2016	82.6%
<i>i</i> Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	26.3%

NORTHEAST RESIDENCE DEMOGRAPHICS - PHILADELPHIA

Health	
With a disability, under age 65 years, percent, 2012-2016	12.4%
Persons without health insurance, under age 65 years, percent	▲ 13.5%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2012-2016	59.8%
In civilian labor force, female, percent of population age 16 years+, 2012-2016	57.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	3,551,722
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	17,972,603
Total manufacturers shipments, 2012 (\$1,000) (c)	19,718,568
Total merchant wholesaler sales, 2012 (\$1,000) (c)	13,181,887
Total retail sales, 2012 (\$1,000) (c)	12,241,299
Total retail sales per capita, 2012 (c)	\$7,910
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2012-2016	32.7
Income & Poverty	
Median household income (in 2016 dollars), 2012-2016	\$39,770
Per capita income in past 12 months (in 2016 dollars), 2012-2016	\$23,696
Persons in poverty, percent	▲ 25.9%
BUSINESSES	
Businesses	
Total employer establishments, 2016	X
Total employment, 2016	X
Total annual payroll, 2016 (\$1,000)	X
Total employment, percent change, 2015-2016	X
Total nonemployer establishments, 2016	X
All firms, 2012	104,439
Men-owned firms, 2012	55,745
Women-owned firms, 2012	40,906
Nonminority-owned firms, 2012	51,842
Veteran-owned firms, 2012	8,061
Nonveteran-owned firms, 2012	92,065
GEOGRAPHY	
Geography	
Population per square mile, 2010	11,379.5
Land area in square miles, 2010	134.10
FIPS Code	4260000

NORTHEAST RESIDENCE MAPS



NORTHEAST RESIDENCE CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 6948 Torresdale Ave., Philadelphia, PA 19135

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 "publicly 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 _____, 2018, 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