



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

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## **ORRSTOWN PERSONAL CARE HOME** **SOUTH CENTRAL PENNSYLVANIA**

**SOUTHAMPTON TOWNSHIP • FRANKLIN COUNTY**

**3329 Orrstown Road, Orrstown, PA 17244**

***30 BEDS***



***Well Maintained — Turn-Key Opportunity***

**Possible Expansion Opportunity**

***EXCLUSIVELY OFFERED \$2,200,000***

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

# ORRSTOWN PCH

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## **ORRSTOWN PCH EXECUTIVE SUMMARY**

*Prestige Group Is Proud To Present This Exclusive Offering*

### **“Orrstown PCH”**

**3329 Orrstown Road, Orrstown, PA 17603**

**SOUTHAMPTON TOWNSHIP**

**FRANKLIN COUNTY**

Orrstown PCH is an extremely well maintained personal care home. It is a one story purpose built brick building.

It is set on 5.7+/- acres.

It has been privately owned and operated by the current ownership since 2001.

Orrstown PCH is licensed for 30 beds.

It has 18 bedrooms and 18 full bathrooms and 2 half bathrooms.

Orrstown PCH caters to the private pay resident.

Being situated on 5.7+/- acres, this allows for potential future development:

- ♦ Expansion of facility
- ♦ Subdivision of excess land — potential for 3 residential lots.

Being a staple in the community, Orrstown Personal Care Home enjoys an excellent reputation. Historically, the census is full and there is generally a waiting list for admission.

This is a great turn-key opportunity for an owner as well as the upside of potentially selling the excess ground for residential development.

## **ORRSTOWN PCH PROPERTY OVERVIEW**

### **IMPROVEMENTS**

<b>Site Size:</b>	<b>5.7+/- Acres</b>
<b>Site Shape:</b>	<b>Rectangular</b>
<b>Building Size:</b>	<b>16,200 +/-sf</b>
<b>Age of Building:</b>	<b>70+/- Years</b>
<b>Stories:</b>	<b>1</b>
<b># Bedrooms:</b>	<b>18 Bedrooms</b>
<b># Bathrooms:</b>	<b>18 Full Baths / 2 Half Baths in Commons Area</b>
<b>Air Conditioning:</b>	<b>PTAC in Resident Rooms and Central Air</b>
<b>Heating:</b>	<b>Propane—Heat Pump</b>
<b>Exterior:</b>	<b>Brick</b>
<b>Flooring:</b>	<b>Tile</b>
<b>Water and Sewer:</b>	<b>Public</b>
<b>Kitchen:</b>	<b>Commercial</b>
<b>Dining Area:</b>	<b>Yes</b>
<b>Fire Alarm :</b>	<b>Connected to Fire Company</b>
<b>Generator:</b>	<b>Yes</b>
<b>Additional Areas:</b>	<b>Gazebo and Outdoor Seating Area</b>
<b>Zoning:</b>	<b>C1</b>
<b>Hospital Nearby:</b>	<b>Chambersburg Hospital</b>

# ORRSTOWN PCH

## INCOME AND EXPENSES

<b>INCOME</b>		<b>Jan - May 2022</b>
40000 · Resident Fees		554,251.30
49500 · Resident Refunds		-4,330.00
<b>Total Income</b>		<b>549,921.30</b>
<b>Gross Profit</b>		<b>549,921.30</b>
<b>EXPENSES</b>		
Payroll Expenses		2,011.31
68600 · Insurance - Other		15,645.00
61000 · Business Licenses and Permits		2,144.27
62000 · Continuing Education		305.00
63400 · Contributions		762.00
63500 · Janitorial Expense		2,082.97
64900 · Office Supplies		310.14
66000 · Entertainment Expense		525.00
66600 · Gifts		2,623.50
67000 · Groceries		18,746.87
67100 · Home Supplies		1,065.70
67200 · Repairs and Maintenance		1,301.32
68500 · Insurance - Workers' Compensation		7,021.15
68525 · Insurance - Group		10,645.55
71000 · Maintenance and Repairs		4,944.29
65000 · Medical Supplies		1,229.56
72300 · Miscellaneous Expense		5,240.00
78250 · Real Estate Taxes		4,645.39
80500 · Salaries and Wages - Other		208,270.00
80725 · Staff Supplies/Uniforms		709.91
80900 · Taxes - Payroll - FICA		65,985.38
80970 · Taxes - Payroll - FUTA		802.57
80980 · Taxes - Payroll - SUTA		2,146.62
81000 · Telephone		3,173.69
81250 · Trash Removal		2,073.74
82000 · Utilities - Electric		4,444.16
82100 · Utilities - Water and Sewer		4,261.56
82025 · Utilities - Cable		1,340.65
82050 · Utilities - Gas		20,223.20
<b>Total Expense</b>		<b>394,680.50</b>
<b>Net Ordinary Income</b>		<b>155,240.80</b>
<b>Net Income</b>		<b>155,240.80</b>

## ORRSTOWN PCH INCOME AND EXPENSES

<b>INCOME</b>		<b>Jan - Dec 2021</b>
40000 · Resident Fees		1,288,381.24
49500 · Resident Refunds		-16,310.00
<b>Total Income</b>		<b>1,272,071.24</b>
<b>Gross Profit</b>		<b>1,272,071.24</b>
<b>EXPENSES</b>		
Payroll Expenses		5,619.69
68600 · Insurance - Other		35,361.59
61000 · Business Licenses and Permits		2,770.36
62000 · Continuing Education		643.00
63400 · Contributions		1,078.75
63500 · Janitorial Expense		8,930.57
64900 · Office Supplies		623.62
66000 · Entertainment Expense		875.00
66600 · Gifts		2,300.89
67000 · Groceries		44,303.10
67100 · Home Supplies		21,459.96
67200 · Repairs and Maintenance		19,213.43
68500 · Insurance - Workers' Compensation		47,366.95
68525 · Insurance - Group		18,878.76
71000 · Maintenance and Repairs		10,566.91
65000 · Medical Supplies		483.16
72300 · Miscellaneous Expense		2,460.82
78250 · Real Estate Taxes		8,470.83
80500 · Salaries and Wages - Other		511,287.66
80725 · Staff Supplies/Uniforms		1,999.32
80900 · Taxes - Payroll - FICA		146,392.44
80970 · Taxes - Payroll - FUTA		1,088.52
80980 · Taxes - Payroll - SUTA		3,031.45
81000 · Telephone		9,109.96
81250 · Trash Removal		3,832.13
82000 · Utilities - Electric		8,698.14
82025 · Utilities - Cable		3,011.56
82050 · Utilities - Gas		27,404.30
82100 · Utilities - Water and Sewer		6,898.82
<b>Total Expense</b>		<b>954,161.69</b>
<b>Net Ordinary Income</b>		<b>317,909.55</b>
<b>Net Income</b>		<b>317,909.55</b>

# ORRSTOWN PCH RENT ROLL

Room	Type of Room	Monthly Rate
1	Private room	4650
2	Private room	4650
3	Semi-private	4200
3	Semi-private	(SSI) 1212.30
4	Semi-private	4200
4	Semi-private	4200
5	Semi-private	4200
5	Semi-private	(SSI) 1212.30
6	Semi-private	4200
6	Semi-private	4200
7	Private	4650
8	Private	4650
9	Suite	4950
10	Semi-private ( <i>couple</i> )	4200
10	Semi-private ( <i>discount 2nd person of couple</i> )	3150
11	Semi-private	4200
11	Semi-private	4200
12	Semi-private	4200
12	Semi-private	4200
13	Semi-private	4200
13	Semi-private	4200
14	Semi-private	4200
14	Semi-private	4200
15	Semi-private	4200
15	Semi-private	4200
16	Semi-private	4200
16	Semi-private	4200
17	Private	4650
18	Private	4650

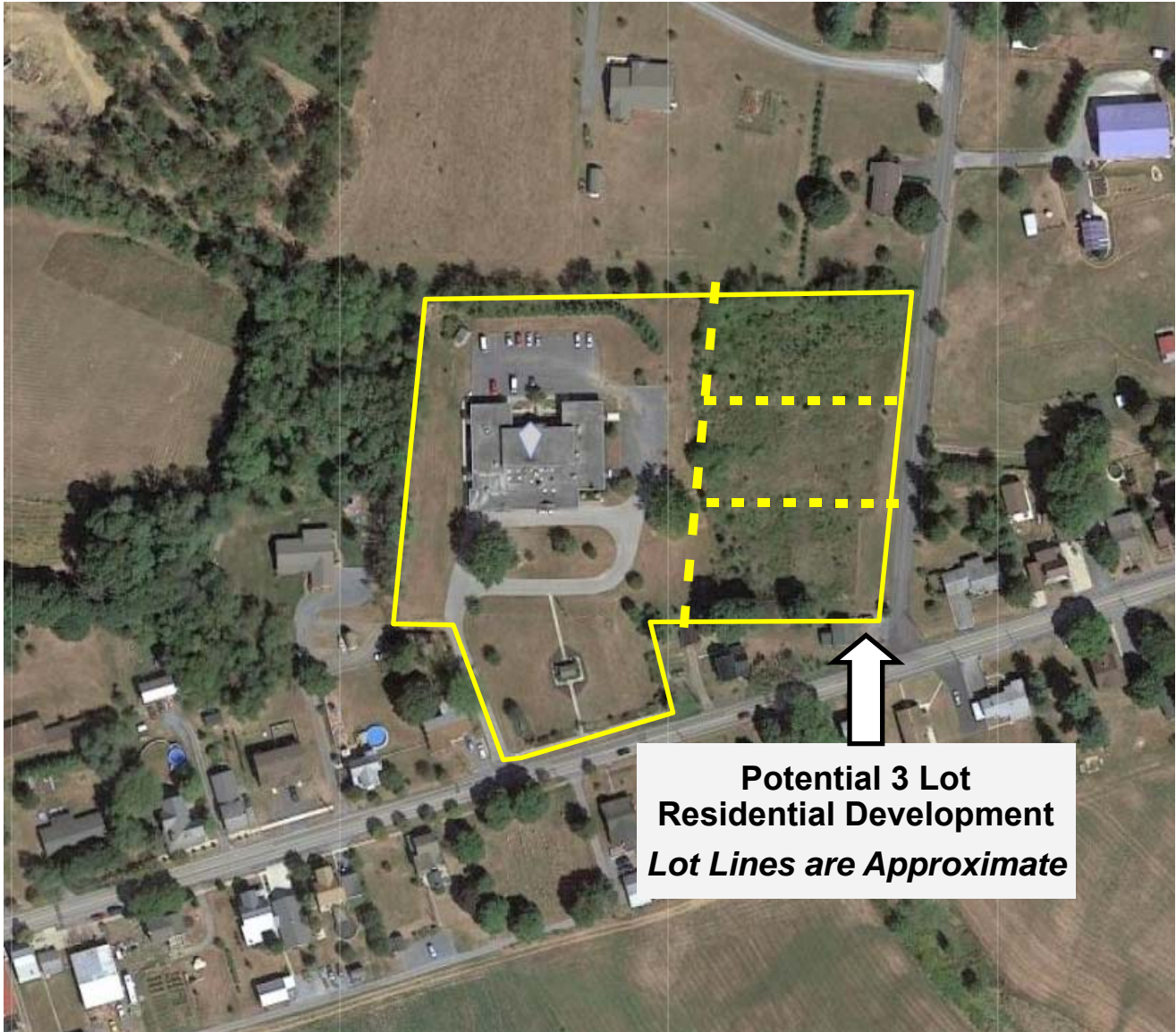


## ORRSTOWN PCH AERIAL VIEW





## ORRSTOWN PCH DEVELOPMENT POTENTIAL - AERIAL VIEW



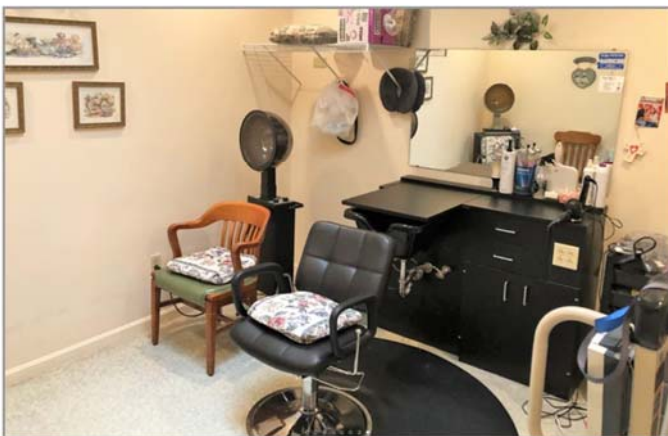


# ORRSTOWN PCH PHOTOGRAPHS





# ORRSTOWN PCH PHOTOGRAPHS

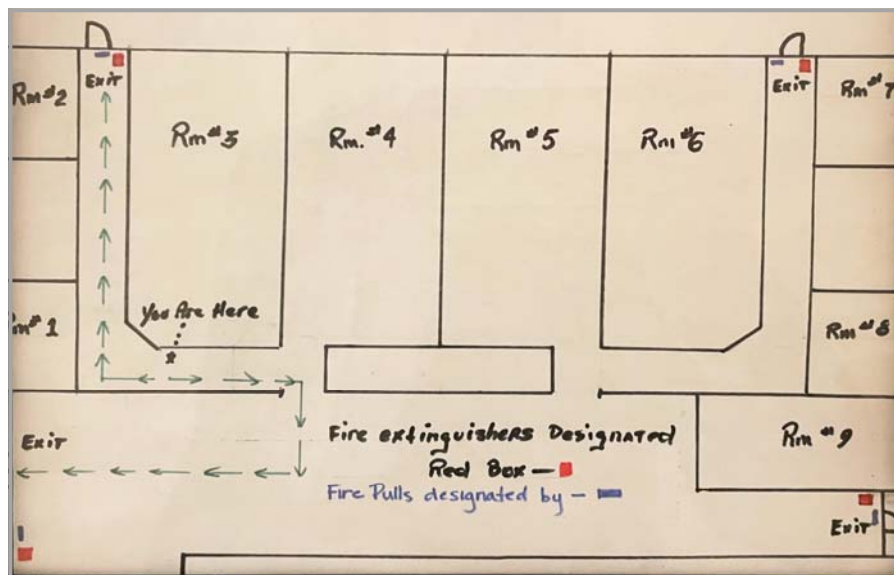
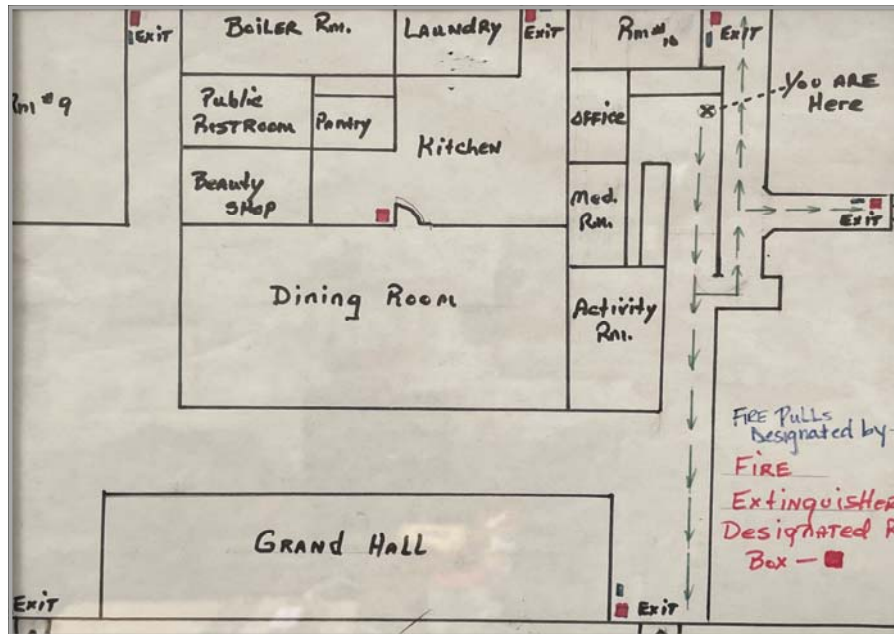


## ORRSTOWN PCH PHOTOGRAPHS





# ORRSTOWN PCH FLOOR PLANS



# ORRSTOWN PCH TAX MAP





# ORRSTOWN PCH LICENSE

 **pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to ORRSTOWN PERSONAL CARE HOME  
LEGAL ENTITY

To operate ORRSTOWN PERSONAL CARE HOME  
NAME OF FACILITY OR AGENCY

Located at 3329 ORRSTOWN ROAD, ORRSTOWN, PA 17244  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION  
\_\_\_\_\_  
ADDRESS OF SATELLITE SITE/SERVICE LOCATION  
\_\_\_\_\_  
ADDRESS OF SATELLITE SITE/SERVICE LOCATION  
\_\_\_\_\_

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 30  
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 REGULATIONS)

and shall remain in effect from September 18, 2021 until September 18, 2022,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **309380**

  
ISSUING OFFICER

  
DEPUTY SECRETARY

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 - 01/21

# ORRSTOWN PCH

## DEMOGRAPHICS



# ORRSTOWN PCH DEMOGRAPHICS

## Median Household Income

**\$50,625**

2019 VALUE

± \$7,461

**2.53%**

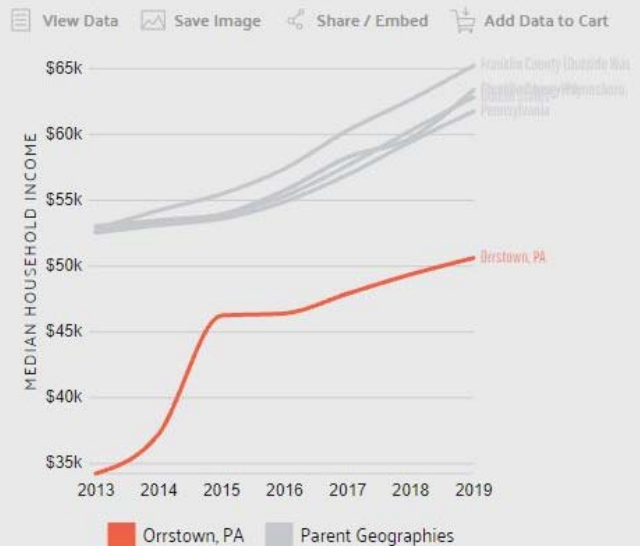
1 YEAR GROWTH

± 28.5%

Households in Orrstown, PA have a median annual income of \$50,625, which is less than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$49,375 in 2018, which represents a 2.53% annual growth.

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

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



## HOUSING & LIVING

The median property value in Orrstown, PA was \$133,900 in 2019, which is 0.557 times smaller than the national average of \$240,500. Between 2018 and 2019 the median property value increased from \$130,200 to \$133,900, a 2.84% increase. The homeownership rate in Orrstown, PA is 68.9%, which is higher than the national average of 64.1%. People in

Orrstown, PA have an average commute time of 18.6 minutes, and they drove alone to work. Car ownership in Orrstown, PA is approximately the same as the national average, with an average of 2 cars per household.



# ORRSTOWN PCH DEMOGRAPHICS

## Employment by Industries

From 2018 to 2019, employment in Orrstown, PA declined at a rate of -23.4%, from 128 employees to 98 employees.

The most common employment sectors for those who live in Orrstown, PA, are Manufacturing (21 people), Other Services, Except Public Administration (18 people), and Health Care & Social Assistance (15 people). This chart shows the share breakdown of the primary industries for residents of Orrstown, PA, though some of these residents may live in Orrstown, PA and work somewhere else. Census data is tagged to a residential address, not a work address.



## HEALTH

98.6% of the population of Orrstown, PA has health coverage, with 51.6% on employee plans, 14.9% on Medicaid, 11.3% on Medicare, 16.7% on non-group plans, and 4.07% on military or VA plans.

Per capita personal health care spending in Pennsylvania was \$9,258 in 2014. This is a 4.29% increase from the previous year (\$8,877).

Primary care physicians in Franklin County, PA see 1665 patients per year on average, which represents a 1.46% increase from the previous year (1641 patients). Compare this to dentists who see 2124 patients per year, and mental health providers who see 866 patients per year.

Comparing across all counties in the state, [Huntingdon County](#) has the highest prevalence of diabetes (20.6%). Additionally, [Armstrong County](#) has the highest prevalence of adult obesity (44%)

## Orrstown, PA Data & Demographics (As of July 1, 2021)

### POPULATION

Total Population	273 (100%)
Population in Households	270 (98.9%)
Population in Families	235 (86.1%)
Population in Group Quarters <sup>1</sup>	3 ( 1.1%)
Population Density	4,299
Diversity Index <sup>2</sup>	11

### INCOME

Median Household Income	\$70,327
Average Household Income	\$98,916
% of Income for Mortgage <sup>4</sup>	11%
Per Capita Income	\$34,750
Wealth Index <sup>5</sup>	128

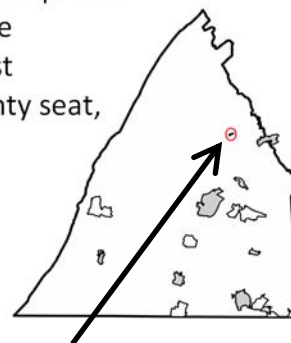
### HOUSING

Total HU (Housing Units)	115 (100%)
Owner Occupied HU	85 (73.9%)
Renter Occupied HU	20 (17.4%)
Vacant Housing Units	10 ( 8.7%)
Median Home Value	\$182,759
Average Home Value	\$243,452
Housing Affordability Index <sup>3</sup>	246

## ORRSTOWN PCH AREA INFORMATION

**Franklin Township** is in northeastern Franklin County. It is bordered to the northeast by Cumberland County and Shippensburg borough. The borough of Orrstown is surrounded by the northwest part of the township. Orrstown Personal Care Home has a mailing address of Orrstown, but is situated in Franklin Township.

Interstate 81 and U.S. Route 11, running in parallel, cross the center of the township. I-81 leads northeast to Carlisle and southwest to Hagerstown, Maryland, and has one interchange (Exit 24) in the township. US-11, the local highway, passes northeast through Shippensburg and southwest through Chambersburg, the Franklin County seat, while also leading to the more distant destinations on I-81.



**Location of Orrstown  
in Franklin County,**

**Franklin County** is a county located in South Central Pennsylvania. As of the 2020 census, the population was 155,932. Its county seat is Chambersburg.

Franklin County comprises the Chambersburg–Waynesboro, PA Metropolitan Statistical Area, which is also included in the Washington–Baltimore–Arlington–DC–MD–VA–WV–PA Combined Statistical Area. It lies to a large extent within the Cumberland Valley.



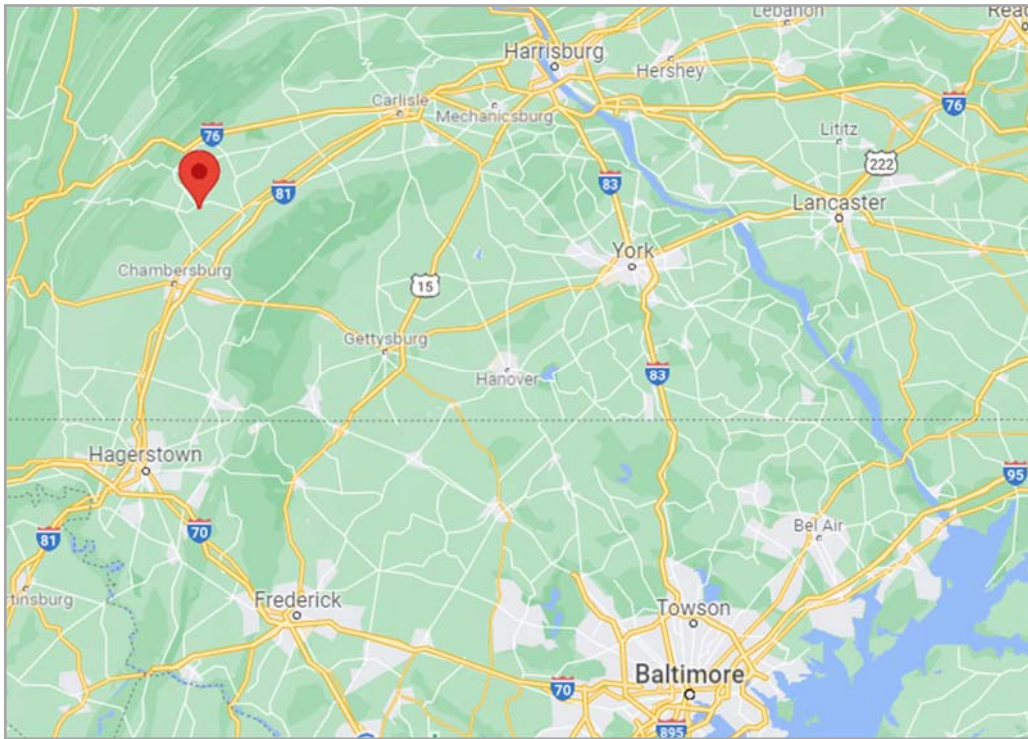
**Location within Pennsylvania**

Originally part of Lancaster County (1729), then York County (1749), then Cumberland County (1750), Franklin County became an independent jurisdiction on September 9, 1784, relatively soon after the end of the American Revolutionary War. It is named in honor of Founding Father Benjamin Franklin.

According to the U.S. Census Bureau, the county has a total area of 773 square miles, of which 772 square miles is land and 0.6 square miles (0.08%) is water.

Franklin County is in the watershed of the Chesapeake Bay and the overwhelming majority of it is drained by the Potomac River, but the Conodoguinet Creek and the Sherman Creek drain northeastern portions into the Susquehanna River. Average monthly temperatures in Chambersburg range from 29.9°F in January to 74.7 °F in July.

## ORRSTOWN PCH MAPS





## ORRSTOWN PCH CONFIDENTIALITY AND DISCLAIMER

### PROPERTY ADDRESS: 3329 ORRSTOWN ROAD, ORRSTOWN, PA 17244

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

\_\_\_\_\_  
*Buyer's Email Address (Print)*

\_\_\_\_\_  
*Buyer's Mailing Address (Print)*

\_\_\_\_\_  
*Buyer's Cell Number (Print)*

\_\_\_\_\_  
*Buyer's Office Number*

\_\_\_\_\_  
*Buyer's Fax Number*