



*The Premier Broker for  
Senior Housing and Healthcare Facilities*

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## Two PERSONAL CARE HOMES

*1 Mile Apart*

Washington County

**Metro Pittsburgh**

Charleroi, PA 15022

“Thorpe’s Personal Care Home” 44 Licensed Beds

“New Dawn Personal Care Home” 30 Licensed Beds

**74 Licensed Beds**

**Offered at. . . \$3,950,000**

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## THORPE'S PERSONAL CARE HOMES

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## THORPE'S PERSONAL CARE HOMES

### EXECUTIVE SUMMARY

**Thorpe's Personal Care Homes** is comprised of two separate facilities, "Thorpe's Personal Care Home" and "New Dawn Personal Care Home" in the Charleroi Borough, Washington County, Pennsylvania.

#### **THE FACILITIES ARE BOTH MARKETING UNDER THE NAME OF "THORPE'S PERSONAL CARE".**

Charleroi is just 25 miles from Pittsburgh and is considered part of Metro Pittsburgh.

The two facilities are:

**#1. Thorpe's Personal Care Home (400 N. 4th St., N. Charleroi, PA 15022)**

Total Licensed Beds:	44 Beds Licensed
Total Beds Used:	36
Total Units:	22 Rooms
Bathrooms:	22 Full

**#2. The New Dawn Personal Care Home (1275 Lincoln St., N Charleroi, PA 15022)**

Total Beds:	30 Beds
Total Rooms:	15 Rooms (all semi-private)
Bathrooms:	15

The facilities are located one mile apart, just four minutes from each other. Being so close makes them easy to manage.

The facilities are privately owned and managed. Each facility is owned by a separate LLC, however, they are being sold as a package.

The facilities are well managed and meticulously maintained.

The facilities have historically strong census'.

The New Dawn has expansion potential as it sits on 3.67+/- acres.

The ownership has been in the senior housing business since 1996. The "Thorpe's Personal Care" brand enjoys a well respected reputation in the region.

## THORPE'S PERSONAL CARE HOMES

### "THORPE'S" PROPERTY OVERVIEW

#### **THE SUBJECT PROPERTY— "Thorpe's" 400 4th St., Charleroi, PA 15022**

##### **Land**

"Thorpe's Personal Care Home" site is an irregular shaped parcel with steeply sloping topography. It sits 1.5+/- acres.

The building has street frontage on 4th Street.

The driveway and parking area surround the buildings. There are 18 total parking spaces.

Personal Care is a conforming use in the zoning.

The property sits outside the flood plain.

##### **Improvements**

The improvements consist of a 15,000+/- square foot "H" shaped assisted living facility.

The building was built in 1938 as a school. It was converted to its current use of an assisted living facility in 1994. There was an addition constructed in 2010.

There are 22 resident units with a maximum capacity of 44 beds. However, the facility usually operates at 36 beds.

All units have private baths.

##### **General Layout**

Total Licensed Beds: 44 Beds Licensed

Total Beds Used: 36

Total Units: 22 Rooms

Bathrooms: 22 Full

# Stories 3

The first floor is used for common areas and administrative offices.

Resident units are located on the second and third floors.

There is a gazebo and two covered porches outside.

The property is serviced by electric and gas.

There is public water and public sewer.

The facility has central air conditioning.

##### **Healthcare Nearby**

Monongahela Valley Hospital

4.2 Miles

Approximately 11 minute drive

## THORPE'S PERSONAL CARE HOMES

### "THORPE'S" PROPERTY OVERVIEW

#### PERTINENT DETAILS OF THE IMPROVEMENTS

Year Built:	1938 - Renovations in 2010
Foundation:	Concrete Stem Wall
Structure Type:	Masonry
Roof Type:	Gable
Exterior Walls:	Siding with Brick Veneer
Interior Partitions:	Latex Paint and Vinyl Sheet over Drywall
Ceilings:	Latex Paint over Drywall
Lighting:	Incandescent and Fluorescent
HVAC:	Central
Elevator:	1
Floor Covering: (Common Areas)	Carpet and Vinyl Tile
Floor Covering: (Resident Areas)	Carpet
Windows:	Wood Frame—Double Hung
Security System:	All Units have 24 Hour Emergency Call Systems with Central Monitoring.
Smoke Detectors:	Yes
Sprinkler System:	No
Zoning:	Yes
Flood Plain:	No
Dining Room:	Yes
Cable/Satellite TV:	Yes
Activity Rooms:	Yes
Arts & Crafts Room:	Yes
Beauty Salon:	Yes
Kitchenettes:	Yes
Laundry:	Yes
Lounge Areas:	Yes
24 Hour Security:	Yes

## THORPE'S PERSONAL CARE HOMES "NEW DAWN" PROPERTY OVERVIEW

### THE SUBJECT PROPERTY— "New Dawn" 1275 Lincoln Ave., Charleroi, PA 15022

#### Land

The New Dawn site is an irregular shaped parcel with rolling topography. It sits on 3.67+/- acres. The building has street frontage on Lincoln Avenue.

The driveway and parking area surround the buildings. There are 16 total parking spaces.

The property sits outside the flood plain.

#### Improvements

The improvements consist of an 8,338+/- square foot assisted living facility. The building was purpose built in 2000. Significant renovations were made in 2010.

#### General Layout

Total Beds: 30 Beds  
Total Rooms: 15 Rooms (all semi-private)  
Room Sizes: 225-300+/-sf  
Bathrooms: 15  
# Stories 1

Administrative offices, dining room and most amenities are located near the entrance of the building. The resident rooms are located within two wings of the building.

There is a covered porch located just yards from a stream.

There is a 1,000+/-sf maintenance garage.

The property is serviced by electric and gas.  
There is public water and public sewer.  
The facility has central air conditioning.

#### Healthcare Nearby

Monongahela Valley Hospital

3.4 Miles

Approximately 8 minute drive

## THORPE'S PERSONAL CARE HOMES "NEW DAWN" PROPERTY OVERVIEW

### PERTINENT DETAILS OF THE IMPROVEMENTS

Year Built:	2000 - Renovations in 2010
Foundation:	Concrete Slab
Structure Type:	Wood Frame
Roof Type:	Hip
Exterior Walls:	Vinyl Siding
Interior Partitions:	Latex Paint over Drywall
Ceilings:	Latex Paint over textured Drywall
Lighting:	Incandescent and Fluorescent
HVAC:	Central
Floor Covering:	Carpet and Vinyl Tile
Windows:	Aluminum Frame—Single Hung
Security System:	All Units have 24 Hour Emergency Call Systems with Central Monitoring.
Smoke Detectors:	Yes
Sprinkler System:	No
Zoning:	Conforming Use
Flood Plain:	No
Dining Room:	Yes
Cable/Satellite TV:	Yes
Activity Rooms:	Yes
Arts & Crafts Room:	Yes
Beauty Salon:	Yes
Kitchenettes:	Yes
Laundry:	Yes
Lounge Areas:	Yes
24 Hour Security:	Yes



## THORPE'S PERSONAL CARE HOMES

### THORPE'S PHOTOGRAPHS





## THORPE'S PERSONAL CARE HOMES THORPE'S PHOTOGRAPHS



Studio Resident Room



Semi-Private Unit



Beauty/Barber Shop



Storage



Commons/Activities Room



Street Scene 1

## THORPE'S PERSONAL CARE HOMES THORPE'S PHOTOGRAPHS



Front View/Signage



Rear View



Rear View



Typical Corridor



Main Dining Room



Kitchen

## THORPE'S PERSONAL CARE HOMES NEW DAWN PHOTOGRAPHS



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## THORPE'S PERSONAL CARE HOMES NEW DAWN PHOTOGRAPHS



Signage



Front View



Side View



Rear View



Ancillary Building



Typical Corridor

## THORPE'S PERSONAL CARE HOMES NEW DAWN PHOTOGRAPHS



Kitchen



Laundry



Typical Resident Room



Community Restrooms



## THORPE'S PERSONAL CARE HOMES 2014 INCOME AND EXPENSE

<b>INCOME</b>	
Thorpe's	960,632
New Dawn	639,647
<b>Total Income</b>	<b>1,600,279</b>
Wages and Salaries	645,651
Payroll Taxes	65,404
AFLAC-Fringe Benefits	592
Workmen's Comp	25,421
Hiring Expense	1,738
Contractor Services	8,600
Food Cost	81,103
Linen & Bedding Expense	1,183
Small Tools & Equipment	366
Insurance - General Liability	13,451
Insurance - Fire	7,340
Repairs & Maint - Facilities	4,836
Repairs & Maint - New Dawn	4,568
Repairs & Maint. - Equipment	6,316
Repairs Equipment - New Dawn	608
Property Taxes	37,848
Pa Capital Stock Tax	1,000
Monitoring Expense	240
Monitoring Expense - New Dawn	295
Licenses & Fees	790
Utilities - Thorpe's	51,200
Utilities - New Dawn.	36,260
Office Supplies & Expense	8,591
Supplies	28,521
Legal & Accounting	4,049
Supplies - Resident Care	-4,326
Resident Activities	731
Misc. Expense	50
Advertising & Promotion	8,067
Gas Expense	5,128
Auto Expense	4,566
<b>Total Expenses</b>	<b>1,050,186</b>
<b>NET OPERATING INCOME</b>	<b>550,093</b>

## THORPE'S PERSONAL CARE HOMES 2015 INCOME AND EXPENSE

<b>INCOME</b>	
Thorpe's	983,118
New Dawn	715,012
<b>Total Income</b>	<b>1,698,130</b>
Wages and Salaries	662,680
Payroll Taxes	98,055
AFLAC-Fringe Benefits	555
Workmen's Comp	17,879
Hiring Expense	2,166
Contractor Services	8,160
Food Cost	84,578
Linen & Bedding Expense	173
Small Tools & Equipment	229
Insurance - General Liability	14,367
Insurance - Fire	17,397
Repairs & Maint - Facilities	3,096
Repairs & Maint - New Dawn	1,523
Repairs & Maint. - Equipment	3,865
Repairs Equipment - New Dawn	993
Property Taxes	38,449
Pa Capital Stock Tax	735
Monitoring Expense	249
Monitoring Expense - New Dawn	295
Licenses & Fees	790
Utilities - Thorpe's	51,709
Utilities - New Dawn.	33,784
Office Supplies & Expense	6,615
Supplies	28,335
Legal & Accounting	3,563
Supplies - Resident Care	-4,458
Resident Activities	940
Advertising & Promotion	6,526
Gas Expense	3,561
Auto Expense	4,643
<b>Total Expenses</b>	<b>1,091,449</b>
<b>NET OPERATING INCOME</b>	<b>606,681</b>



## THORPE'S PERSONAL CARE HOMES 2016 INCOME AND EXPENSE

<b>INCOME</b>	
Thorpe's	855,342
New Dawn	603,660
<b>Total Income</b>	<b>1,459,002</b>
Wages and Salaries	695,341
Payroll Taxes	69,295
AFLAC-Fringe Benefits	555
Workmen's Comp	25,169
Hiring Expense	1,538
Contractor Services	8,160
Food Cost	75,691
Small Tools & Equipment	287
Insurance - General Liability	8,902
Insurance - Fire	13,063
Repairs & Maint - Facilities	6,725
Repairs & Maint - New Dawn.	311
Repairs & Maint. - Equipment	5,775
Property Taxes	40,100
Monitoring Expense	258
Monitoring Expense - New Dawn	295
Licenses & Fees	40
Utilities - Thorpe's	44,182
Utilities - New Dawn	31,839
Office Supplies & Expense	6,246
Supplies	21,834
Legal & Accounting	6,548
Supplies - Resident Care	-6,619
Resident Activities	270
Advertising & Promotion	2,564
Gas Expense	3,369
Auto Expense	14,714
<b>Total Expenses</b>	<b>1,076,449</b>
<b>NET OPERATING INCOME</b>	<b>382,553</b>

# THORPE'S PERSONAL CARE HOMES

## THORPE'S RENT ROLL

**January 2017**

<b>Thorpe's Personal Care Home</b>			
<b>1st Floor</b>			
Room # 1	1,932		Private-cannot be made into semi
Room # 2	2,850		Private-cannot be made into semi
<b>2nd Floor</b>			
<b><u>Room #</u></b>	<b><u>Bed A</u></b>	<b><u>Bed B</u></b>	
1	2,150	2,215	
2	2,200		
3	2,400	2,200	
4	2,600		Private-can be made into semi-private
5	2,850		Private-can be made into semi-private
6	2,600		Private-can be made into semi-private
7	2,450		
8	3,119		Private-can be made into semi-private
9	2,450	2,450	
<b>Totals</b>	<b>\$27,601</b>	<b>\$6,865</b>	
<b>3rd Floor</b>			
<b><u>Room #</u></b>	<b><u>Bed A</u></b>	<b><u>Bed B</u></b>	
1	2,200		
2	2,928		Private-can be made into semi-private
3	2,200	2,200	
4	2,450	2,200	
5	2,850		Private-can be made into semi-private
6	2,958		Private-can be made into semi-private
7	2,600		Private-can be made into semi-private
8	2,850		Private-can be made into semi-private
9	2,450		
10	1,800	2,400	This room is a 3 bed-one bed empty
11	2,450		
12	2,450		
13	2,450	2,750	
<b>Totals</b>	<b>\$32,636</b>	<b>\$9,550</b>	
<b>Total Rent Roll</b>	<b>\$76,652.00 - Includes Beds A &amp; B</b>		

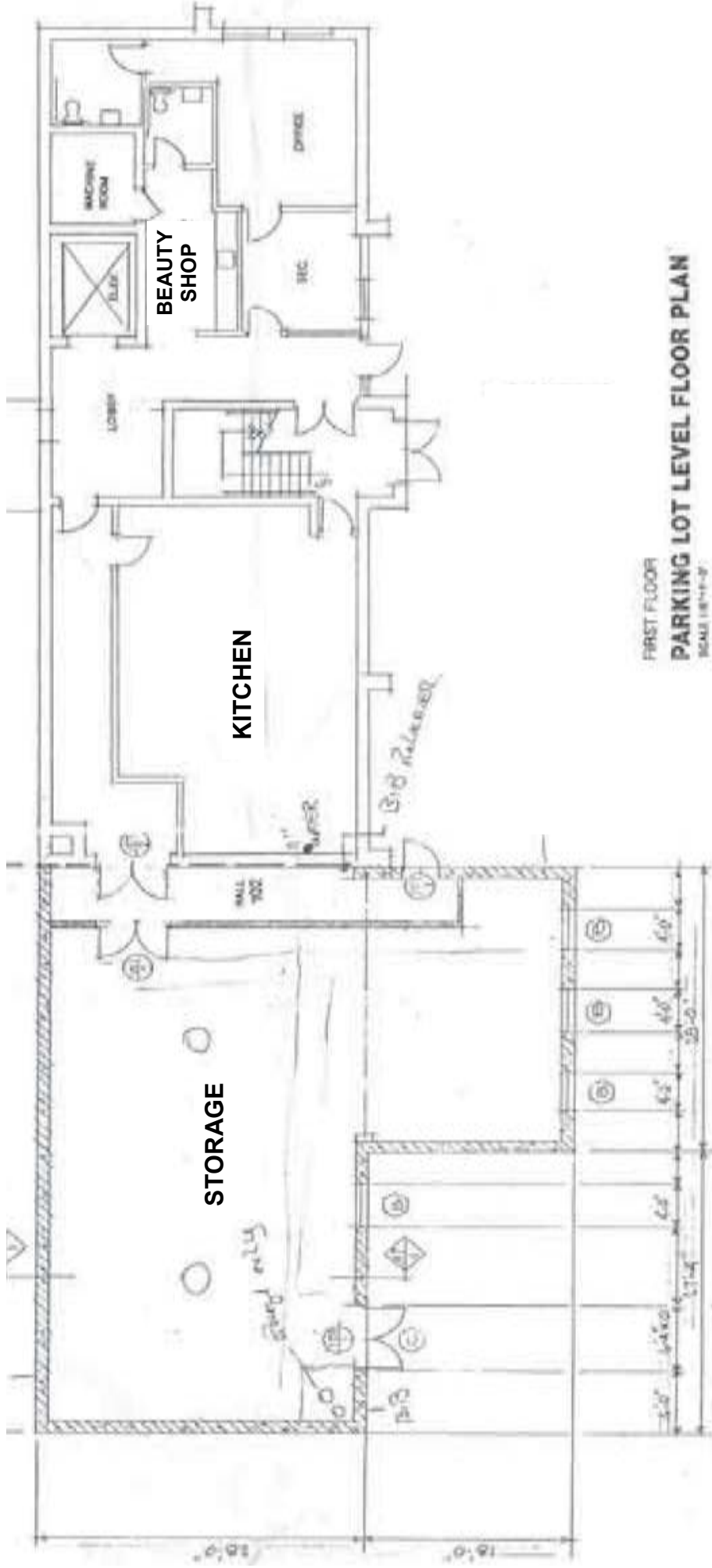
# THORPE'S PERSONAL CARE HOMES NEW DAWN MONTHLY INCOME

## January 2017

### The New Dawn

<u>Room#</u>	<u>Bed A</u>	<u>Bed B</u>
1	2,069	2,069
2	2,450	2,450
3	2,450	
4	2,450	2,450
5	2,450	2,450
6	1,910	
7	2,200	1,192
8	2,200	
9	3,100	Private-can be made into semi-private
10	2,200	
11	2,850	Private-can be made into semi-private
12	3,050	Private-can be made into semi-private
13	2,069	2,450
14		
15	2,850	Private-can be made into semi-private
<b>Total</b>	<b>\$34,298</b>	<b>\$13,061</b>
<b>Total Rent Roll</b>	<b>\$47,359 - Includes Beds A &amp; B</b>	

# THORPE'S PERSONAL CARE HOMES THORPE'S BUILDING FLOOR PLAN



## THORPE'S PERSONAL CARE HOMES THORPE'S BUILDING ELEVATION PLAN



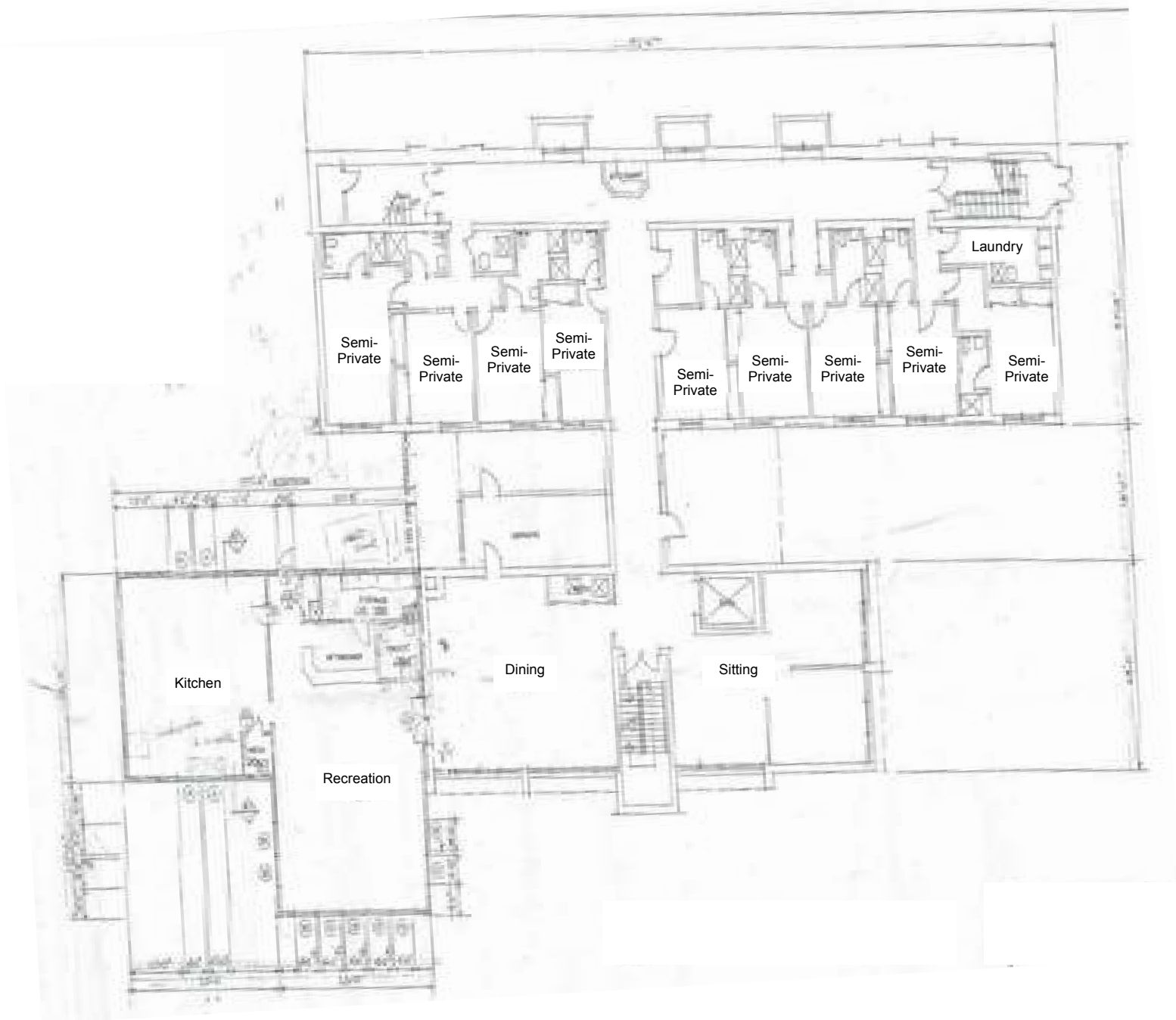
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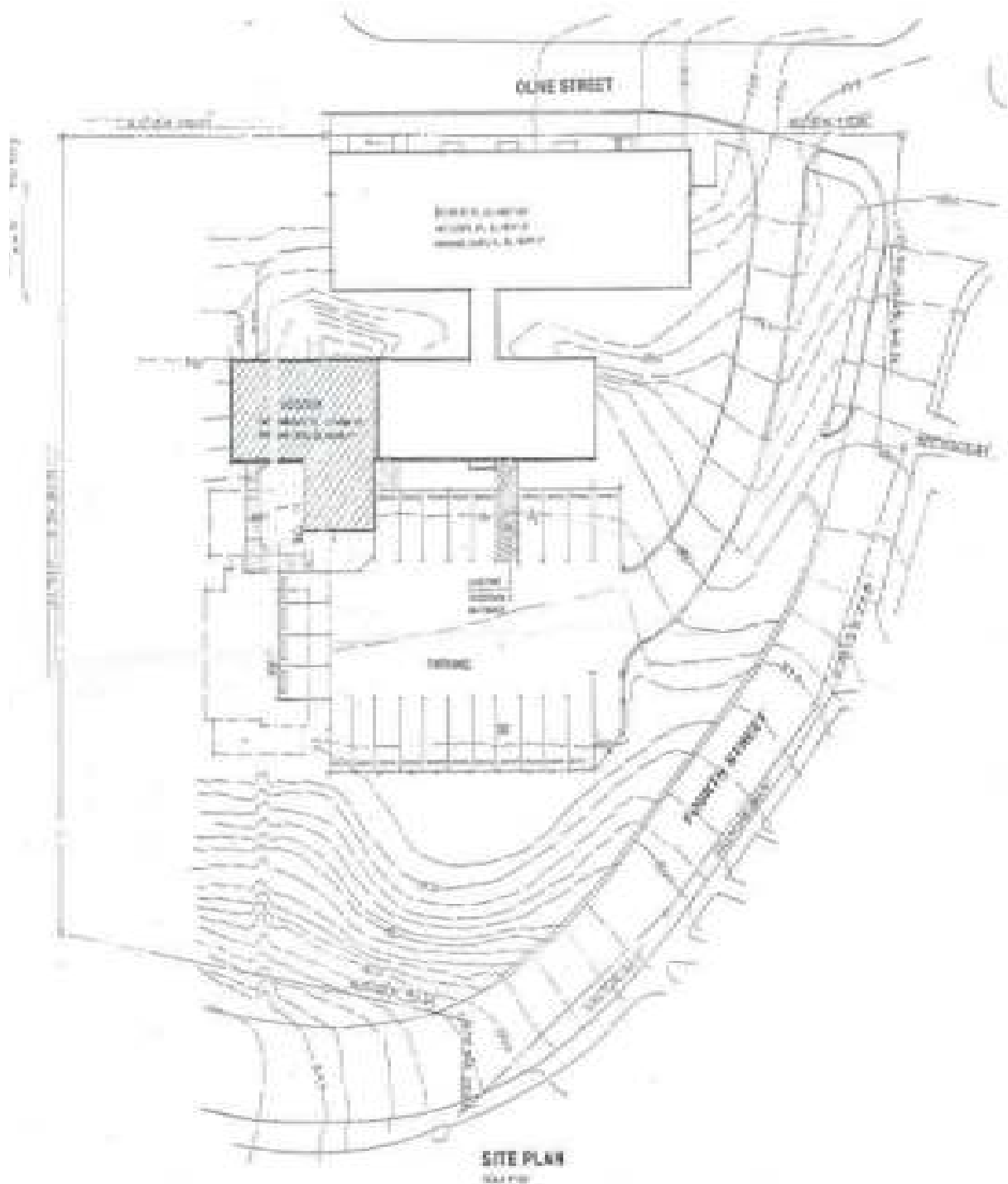
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## THORPE'S PERSONAL CARE HOMES THORPE'S INTERMEDIATE LEVEL FLOOR PLAN



## THORPE'S PERSONAL CARE HOMES THORPE'S SITE PLAN





THORPE'S PERSONAL CARE HOMES  
NEW DAWN BUILDING ELEVATION PLANS



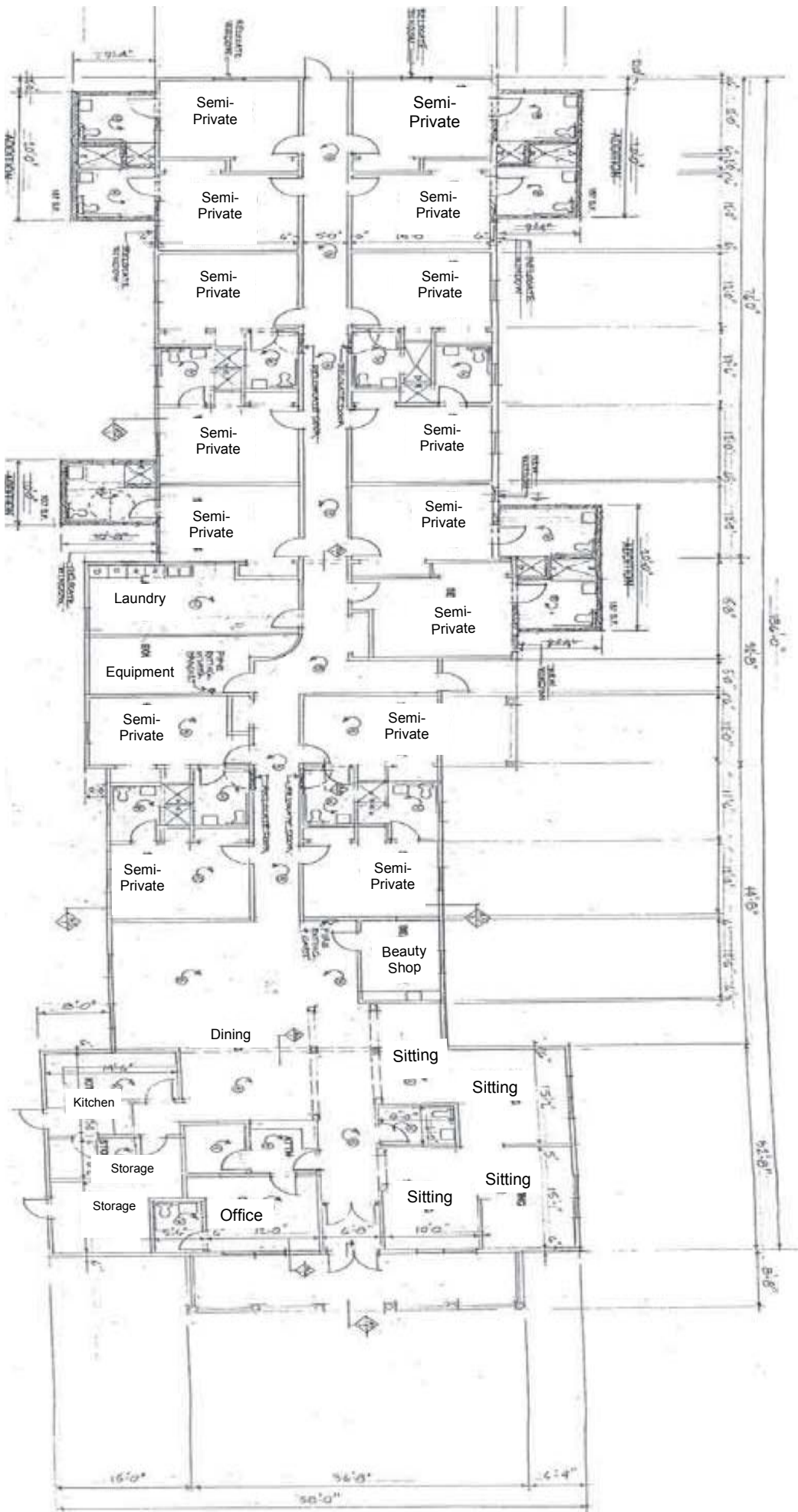
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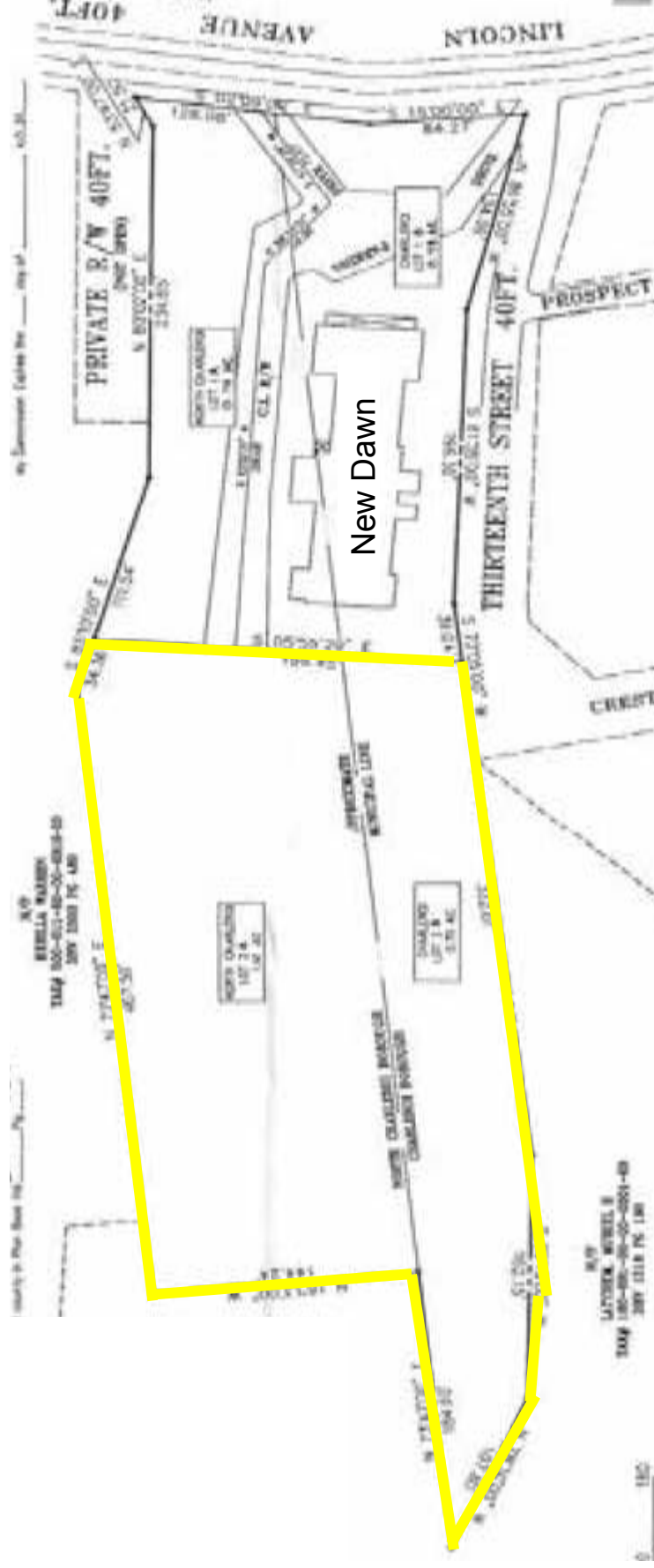
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# THORPE'S PERSONAL CARE HOMES NEW DAWN FLOOR PLAN



## THORPE'S PERSONAL CARE HOMES NEW DAWN SITE PLAN

Highlighted area is ground for  
possible expansion



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## THORPE'S PERSONAL CARE HOMES AREA AND REGIONAL OVERVIEW

**Charleroi** is a borough in Carroll Township, Washington County, Pennsylvania. Charleroi is situated along the Monongahela River. It is in the southeastern part of the state.

**Charleroi** was born as an industrial town that revolved around the manufacturing of glass. The town was inhabited in 1890 and incorporated in 1891. During this time glass was in a high demand in the country, and Charleroi thrived off this need. The town fueled the Industrial Era with its glass productions. Just like many other counties bordering the Monongahela River the town's community was a melting pot of nationalities. With this growing population came a need for a retail segment in Charleroi. What started off as just a means to accommodate the workers and their families, thrived into a massive commercial district that turned Charleroi into the Mid-Mon Valley area shopping center. Today the Charleroi Community continues to be a hybrid of Industrial, Residential, and Commercial center in the Washington County.

**Charleroi** is just 25 miles from Pittsburgh and is considered part of the Metropolitan Pittsburgh area.

The **Pittsburgh metropolitan area** (also called **Greater Pittsburgh, Southwestern Pennsylvania** or the **Pittsburgh Tri-State**) is the largest population center in both the Ohio River Valley and Appalachia. The metropolitan area consists of the City of Pittsburgh in the Commonwealth of Pennsylvania and surrounding counties. By many definitions the area extends into the U.S. states of West Virginia and Ohio. The larger "tri-state" region is defined by the U.S. Census as the combined statistical area (CSA) while definitions of the metropolitan statistical area (MSA) are within Pennsylvania.



The area is renowned for its industries including steel, glass and oil; its economy also thrives on healthcare, education, technology, robotics, financial services and the film industry. The region is an emergent area for oil and natural gas companies' Marcellus shale production. The city of Pittsburgh is headquarters to major global financial institutions including PNC Financial Services (the nation's fifth-largest bank), Federated Investors and the regional headquarters of BNY Mellon.

The region is also the 21st largest port in the United States with almost 34 million short tons of river cargo for 2011, the port ranked 9th largest in the U.S. when measured in domestic trade. Since 1954 suburban Boyers, Pennsylvania has been home to one of the world's largest archives including CORBIS images, and Federal documents, since 1998 Iron Mountain Incorporated has used the complex as its main facility.

**Washington County** has several economic development organizations including the Washington County Chamber of Commerce and the Washington County Council on Economic Development. They and other organizations are engaged in public/private partnerships to forge business growth and expansion. They offer services to help companies site selection, financing and incentive assistance. "Pennsylvania Works!" is a unique program which provides commercial loans in the qualified "Investment Area" which includes Washington County. The purpose of this financing is to enhance the creation and growth of firms that have a customer base outside the region and bring in new revenue to the local economy.

**Charleroi** is serviced by the "Mid Mon Valley Transit Authority" with daily routes into Pittsburgh. There is easy access to the Greyhound Bus Terminal and AMTRAK.

The Interstate Highway system is minutes away.

The Pittsburgh International Airport is 30 miles from Charleroi.

# THORPE'S PERSONAL CARE HOMES AREA AND REGIONAL OVERVIEW

## WASHINGTON COUNTY KEY STATISTICS

### INDUSTRY

#### Total Industry (Department of Labor & Industry)

Total # of Industries—5,297  
Total # of Employees—86,993  
Average Annual Wage—\$52,711

#### Manufacturing

Number of Manufacturers—236  
Number of Employees—9,212  
Average Annual Wage—\$57,540

#### Construction

Number of Companies—611  
Number of Employees—7,295  
Average Annual Wage—\$67,551

#### Natural Resources Extraction (DEP 2013)

##### Coal Mining: (DEP)

Total # of Operators—3  
Number of Employees—109  
Average Annual Wage—\$98,586 (DOL)

##### Gas Drilling:

Permits Issued by Well Type: (2014)  
Coalbed Methane—1  
Gas—411  
Multiple Well Bore Type—2  
Wells Drilled: 220—Unconventional: 220

Industrial Park Sites: 35

### HOUSING

- Total # of Housing Units: 92,977
- Total # of Occupied Units: 85,089
- Number of Owner-Occupies Units: 64,541
- Number of Renter-Occupied Units: 20,548
- Owner Occupied Homes: 124,700

### EMPLOYMENT

#### TOP 10 EMPLOYERS (4th Qtr. 2014)

1. Washington Hospital
2. Washington Trotting Association
3. Monongahela Valley Hospital, Inc.
4. PA State System of Higher Education
5. Washington County
6. Crown Castle USA, Inc.
7. Consol PA Coal Co.
8. Canon McMillan School District
9. Giant Eagle, Inc.
10. Peters Township School District

#### GOVERNMENT EMPLOYEES (Census 2014 avg)

Local: # of Employer Units—184  
# of Employees—7,078  
Avg. Annual Wage—\$41,952  
State: # of Entities—25  
# of Employees—1,487  
Avg. Annual Wage—\$61,076  
Federal: # of Entities—63  
# of Employees—446  
# Avg. Annual Wage—\$56,822

PA Department of Labor & Industry



# THORPE'S PERSONAL CARE HOMES

## AREA AND REGIONAL OVERVIEW

### WASHINGTON COUNTY KEY STATISTICS<sup>CONT</sup>

#### TRANSPORTATION

- Total Number of Highway Miles—2,875
- Interstate Highway Mileage—64.68
- State Roads—1,123
- Township and Local Roads—1,707
- County Maintained Bridges—118
- Covered Bridges—22
- State Bridges—110

##### Number of Airports—3

Locations: S. Franklin Twp., (County Airport) Finleyville and Eighty Four.

##### Number of Heliports—4, Private

Locations: Canonsburg (2), Mon-Valley Hospital, Washington Hospital

##### Bus Lines and Taxicab Companies

Number of Bus Lines—4—Charter / 2— Scheduled Routes

Number of Taxicab Companies—1

##### Railroads

Number of Railroads—2

Class 1 Railroads: CSX Transportation (B&O), Norfolk Southern (N&W)

##### River Commerce

Total River Mileage—41.5

Number of Barge Lines—2

Number of Terminals—18(active)

Total Tonnage Shipped (2014)— 20.3 million tons

##### Carrier Service

Transportation and Warehousing—114

#### BUSINESS

##### Retail Trade (Dept of Labor & Industry 2014 Annual Avg)

Employer Units—637

Employment—9,460

Average Annual Wage—\$25,764

##### Wholesale Trade

Employer Units—306

Employment—3,866

Average Annual Wage—\$71,286

##### Finance and Insurance

Employer Units—263

Employment—1,921

Average Annual Wage—\$65,125

##### Real Estate, Rental, Leasing

Employer Units—155

Employment—1,636

Average Annual Wage—\$90,521

#### RELIGION

##### Total Number of Churches—290

Number of Roman Catholic Churches—30

Number of Protestant Churches—231

Number of Orthodox Churches—7

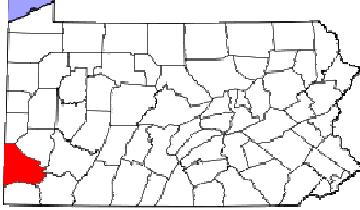
Number of Synagogues—1

Churches of Other Affiliations—21

# THORPE'S PERSONAL CARE HOMES

## AREA AND REGIONAL OVERVIEW

### WASHINGTON COUNTY KEY STATISTICS<sup>CONT</sup>



#### AGRICULTURE

2012 Agricultural Census ([www.agcensus.usda.gov](http://www.agcensus.usda.gov))

- Total Number of Farms—1,915
- Acres of Farmland—205,821
- Average Size—107 Acres
- Total Sales (Cash Receipts) - \$35.4 Million

**Value of Sales—(2012)** (By commodity/commodity group)

Milk from Cows—\$8 Million

Poultry & Livestock & their Products —\$16.6 Million

Total Crop—\$18.7 Million

#### MEDICAL SERVICES

Number of Physicians (Medical & Surgeons)—373

Number of Dentists—132

Number of Ambulance Services—12

**Number of General Hospitals—3**

Locations: Canonsburg, Mon Valley, Washington

**Number of Outpatient Clinics—9**

Locations: Avella, Washington, Burgettstown, Claysville, Canonsburg, Hickory, Monongahela, Fredericktown, Cokeburg

**Nursing Facilities—12**

#### EDUCATION

##### Public Schools (2014-2015)

Number of School Districts—14  
Number of Professional Personnel—2,299  
Average Salary—\$59,093  
Elementary Schools—29  
Elementary/Secondary Schools—7  
Secondary Schools—17  
Vocational- Technical Schools—2  
Vocational-Technical Teachers—36  
Student Population—27,853

##### Private and NonPublic Schools (2014-2015)

Total Private and Non-Public Schools—26  
Full Time Equivalent Teachers—139  
Student Population: 1,936

##### Higher Education (2014-2015)

California University of Pennsylvania  
Student Enrollment—7,978  
Faculty (Full-Time Equivalent) —314  
Washington and Jefferson College  
Student Enrollment—1,362  
Full Time Faculty—109

##### Branch Campuses-Colleges/Universities

Community College of Allegheny County  
Waynesburg University

**Career and Technology Centers—2**

#### LIBRARIES

##### Public Libraries

Number of Libraries—14

**Locations:** Avella, Bentleyville, Burgettstown, California, Canonsburg, Charleroi, Chartiers-Houston, Donora, Fredericktown, McDonald, Marianna, Monongahela, McMurray, Washington.

##### Private Libraries

California University of Pennsylvania- Total # of Volumes: 317,000  
(Not including Electronic books, Videos, CD's, DVD's and Electronic Databases)

Washington and Jefferson College- Total # of Volumes: 127,000

Washington County Law Library- Total # of Volumes: 25,000



# THORPE'S PERSONAL CARE HOMES

## DEMOGRAPHICS

U.S. Department of Commerce ([www.commerce.gov](http://www.commerce.gov)) | Blogs ([www.census.gov/about/contact-us/social\\_media.html](http://www.census.gov/about/contact-us/social_media.html)) | Index A-Z ([www.census.gov/about/index.html](http://www.census.gov/about/index.html)) | Glossary ([www.census.gov/glossary/](http://www.census.gov/glossary/)) | FAQs ([ask.census.gov](http://ask.census.gov))



[www.census.gov/en.html](http://www.census.gov/en.html)

Search

### U.S. Census Quick Facts

All Topics	+	CARROLL TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA	PITTSBURGH CITY, PENNSYLVANIA	PENNSYLVANIA
<b>People</b>				
<b>Population</b>				
Population estimates, July 1, 2016, (V2016)	NA	NA	12,784,227	
Population estimates, July 1, 2015, (V2015)	5,555	304,391	12,802,503	
Population estimates base, April 1, 2010, (V2016)	NA	NA	12,702,857	
Population estimates base, April 1, 2010, (V2015)	5,640	305,685	12,702,857	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	NA	NA	0.8%	
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	-1.5%	-0.4%	0.8%	
Population, Census, April 1, 2010	5,640	305,704	12,702,379	
<b>Age and Sex</b>				
Persons under 5 years, percent, July 1, 2015, (V2015)	X	X	5.8%	
Persons under 5 years, percent, April 1, 2010	4.1%	4.9%	5.7%	
Persons under 18 years, percent, July 1, 2015, (V2015)	X	X	21.0%	
Persons under 18 years, percent, April 1, 2010	17.0%	16.3%	22.0%	
Persons 65 years and over, percent, July 1, 2015, (V2015)	X	X	17.0%	
Persons 65 years and over, percent, April 1, 2010	24.9%	13.6%	15.4%	
Female persons, percent, July 1, 2015, (V2015)	X	X	51.1%	
Female persons, percent, April 1, 2010	52.0%	51.6%	51.3%	
<b>Race and Hispanic Origin</b>				
White alone, percent, July 1, 2015, (V2015) (a)	X	X	82.8%	
White alone, percent, April 1, 2010 (a)	97.7%	86.0%	81.9%	
Black or African American alone, percent, July 1, 2015, (V2015) (a)	X	X	11.7%	
Black or African American alone, percent, April 1, 2010 (a)	1.1%	26.1%	10.8%	
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	X	X	0.4%	
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	2	0.2%	0.2%	
Asian alone, percent, July 1, 2015, (V2015) (a)	X	X	3.4%	
Asian alone, percent, April 1, 2010 (a)	0.2%	4.4%	2.7%	
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	X	X	0.1%	
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	0.0%	2	2	
Two or More Races, percent, July 1, 2015, (V2015)	X	X	1.9%	
Two or More Races, percent, April 1, 2010	0.8%	2.5%	1.9%	
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	X	X	6.8%	
Hispanic or Latino, percent, April 1, 2010 (b)	1.2%	2.3%	5.7%	
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	X	X	77.4%	
White alone, not Hispanic or Latino, percent, April 1, 2010	96.6%	64.8%	79.5%	
<b>Population Characteristics</b>				
Veterans, 2011-2015	643	17,916	870,770	
Foreign born persons, percent, 2011-2015	0.3%	8.2%	6.3%	
<b>Housing</b>				
Housing units, July 1, 2015, (V2015)	X	X	5,502,813	
Housing units, April 1, 2010	2,457	156,165	5,567,315	
Owner-occupied housing unit rate, 2011-2015	89.6%	48.0%	69.2%	
Median value of owner-occupied housing units, 2011-2015	\$143,000	\$94,700	\$166,000	
Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,143	\$1,080	\$1,425	
Median selected monthly owner costs -without a mortgage, 2011-2015	\$434	\$436	\$498	
Median gross rent, 2011-2015	\$631	\$610	\$840	
Building permits, 2015	X	X	22,854	

[www.PrestigeGroupSeniorHousing.com](http://www.PrestigeGroupSeniorHousing.com)



The Premier Senior Housing & Health Care Broker

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

# THORPE'S PERSONAL CARE HOMES

## DEMOGRAPHICS

All Topics	CARROLL TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA	PITTSBURGH CITY, PENNSYLVANIA	PENNSYLVANIA
<b>Families and Living Arrangements</b>			
Households, 2011-2015	2,205	132,468	4,958,859
Persons per household, 2011-2015	2.49	2.13	2.49
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	92.9%	78.7%	88.0%
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	2.1%	10.6%	10.6%
<b>Education</b>			
High school graduate or higher, percent of persons age 25 years+, 2011-2015	93.7%	91.4%	89.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	30.4%	38.3%	28.6%
<b>Health</b>			
With a disability, under age 65 years, percent, 2011-2015	6.5%	10.2%	9.5%
Persons without health insurance, under age 65 years, percent	▲ 3.8%	▲ 10.3%	▲ 7.5%
<b>Economy</b>			
In civilian labor force, total, percent of population age 16 years+, 2011-2015	59.6%	62.0%	62.8%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	52.5%	59.5%	58.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	509	1,306,229	23,504,192
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	184,027	6,865,043	96,329,248
Total manufacturers shipments, 2012 (\$1,000) (c)	99,079	2,054,597	231,396,178
Total merchant wholesaler sales, 2012 (\$1,000) (c)	D	7,437,618	191,170,147
Total retail sales, 2012 (\$1,000) (c)	30,083	4,107,092	178,794,945
Total retail sales per capita, 2012 (c)	\$5,348	\$13,413	\$14,008
<b>Transportation</b>			
Mean travel time to work (minutes), workers age 16 years+, 2011-2015	29.3	23.4	26.3
<b>Income and Poverty</b>			
Median household income (in 2015 dollars), 2011-2015	\$63,935	\$40,715	\$53,599
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$33,152	\$28,097	\$29,291
Persons in poverty, percent	▲ 3.3%	▲ 22.9%	▲ 13.2%
<b>Businesses</b>			
Total employer establishments, 2014	X	X	298,297 <sup>1</sup>
Total employment, 2014	X	X	5,255,409 <sup>1</sup>
Total annual payroll, 2014 (\$1,000)	X	X	248,560,941 <sup>1</sup>
Total employment, percent change, 2013-2014	X	X	1.4% <sup>1</sup>
Total nonemployer establishments, 2014	X	X	799,663
All firms, 2012	420	24,792	975,453
Men-owned firms, 2012	228	13,819	579,400
Women-owned firms, 2012	166	8,062	304,803
Minority-owned firms, 2012	F	4,469	131,512
Nonminority-owned firms, 2012	385	18,476	818,858
Veteran-owned firms, 2012	69	2,132	97,969
Nonveteran-owned firms, 2012	339	20,719	837,792
<b>Geography</b>			
Population per square mile, 2010	418.4	5,521.4	283.9
Land area in square miles, 2010	13.48	55.37	44,742.70
FIPS Code	4212511424	4261000	42

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

## THORPE'S PERSONAL CARE HOMES THORPE'S AERIAL MAP



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## THORPE'S PERSONAL CARE HOMES NEW DAWN AERIAL MAP



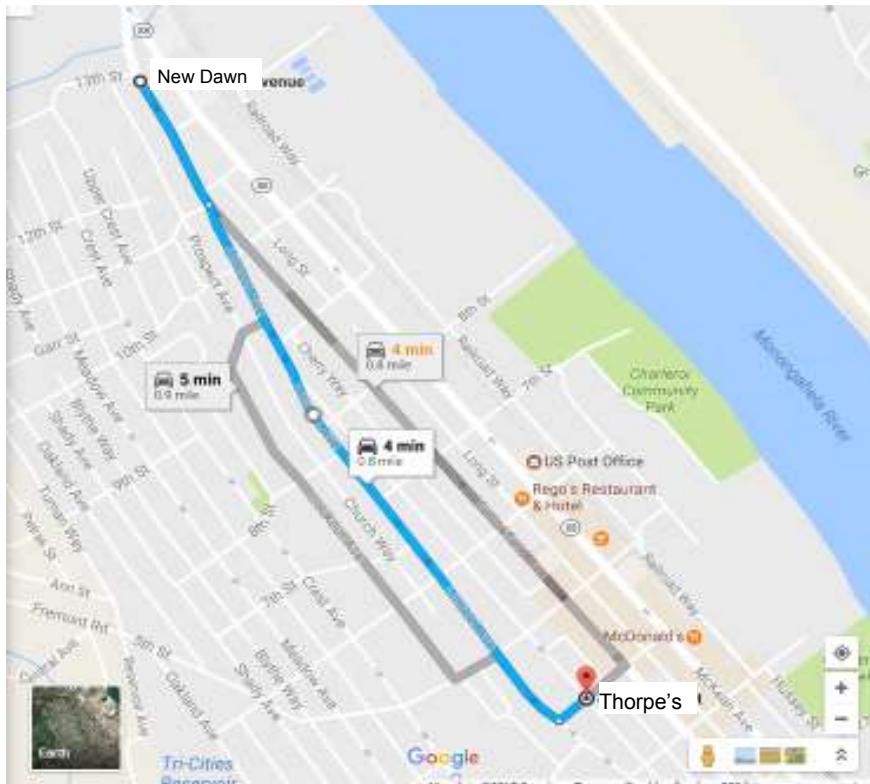
[www.PrestigeGroupSeniorHousing.com](http://www.PrestigeGroupSeniorHousing.com)



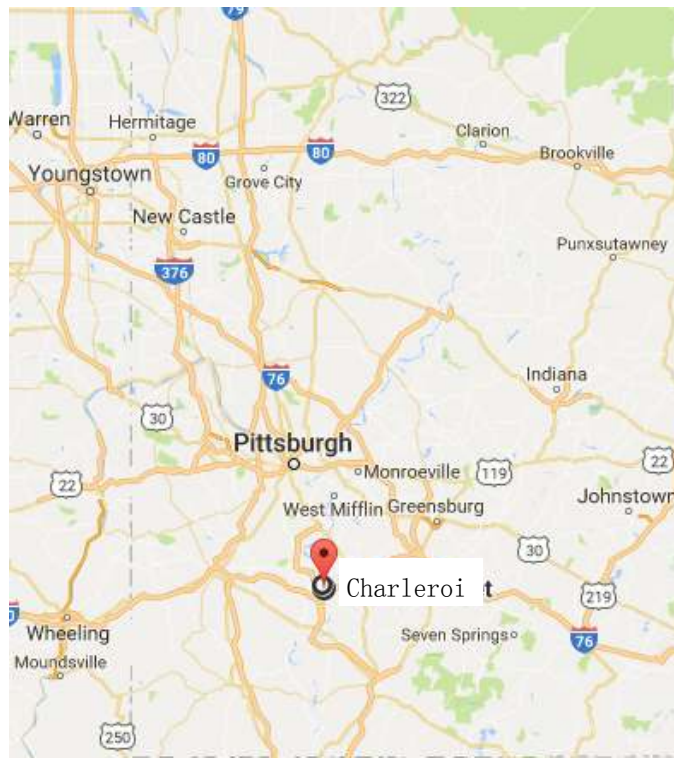
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## THORPE'S PERSONAL CARE HOMES MAPS



New Dawn and Thorpe's are located just 4 minutes from each other.



## THORPE'S PERSONAL CARE HOMES CONFIDENTIALITY DISCLAIMER

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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.

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ACKNOWLEDGED, AGREED AND ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by

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

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

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

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Buyer's Email Address (Print)

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Buyer's Mailing Address (Print)

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Buyer's Cell Number (Print)

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Buyer's Office Number

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Buyer's Fax Number