



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

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## **"TROY ADULT HOME"**

132 Oakwood Avenue, Troy, New York 12180



**33 BED ADULT HOME**

**OFFERED EXCLUSIVELY... ~~\$ 800,000~~ \$650,000**

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

# TROY ADULT HOME

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## **TROY ADULT HOME EXECUTIVE SUMMARY**

### **THE SUBJECT PROPERTY — Troy Adult Home 132 Oakwood Avenue, Troy, NY 12180**

**Troy Adult Home** is an 8,620+/- square foot facility and sits on .93+/- acres.

The facility is licensed for a total of 33 residents.

Troy Adult Home has 16 bedrooms and 6 bathrooms situated on two floors.

The facility is an older building, built in 1898 that has gone through a complete re-hab in 1984. It has been well maintained since.

The current owner has managed the facility for 30 years and enjoys a well earned reputation for quality care.

Troy Adult Home's residents are a combination of SSI and private pay with many veterans.

The facility is situated on almost an acre of flat, level land. The current Owner of the facility has not explored the possibility of expansion. However, the Buyer will benefit from the great potential to add additional beds to the facility.

## TROY ADULT HOME PROPERTY OVERVIEW

### IMPROVEMENTS

<b>Gross Building Area:</b>	8,600+/- square feet
<b>Site Size:</b>	.93+/- Acres
<b>Number of Buildings:</b>	1
<b>Age of Building:</b>	Originally Built 1898 Fully Renovated 1984
<b>Basement:</b>	Yes— Used for Storage
<b>Stories:</b>	2
<b># Beds:</b>	Licensed for 33
<b># Bedrooms:</b>	16 <ul style="list-style-type: none"><li>• 7 Bedrooms on 1st Floor</li><li>• 9 Bedrooms on 2nd Floor</li></ul>
<b># Bathrooms:</b>	6 (3 on each floor)
<b>Building Shape:</b>	Rectangular
<b>Exterior Walls:</b>	Siding
<b>Roof:</b>	Shingle
<b>Roof Age:</b>	2004
<b>Heating:</b>	Natural Gas
<b>Air Conditioning:</b>	In Common Areas
<b>Plumbing:</b>	Copper
<b>Electric:</b>	Circuit Breakers
<b>Generator:</b>	Yes

## TROY ADULT HOME PROPERTY OVERVIEW

### IMPROVEMENTS

<b>Sprinkler System:</b>	Yes
<b>Security System:</b>	Yes with a monitoring service
<b>Water:</b>	Public
<b>Sewer:</b>	Public
<b>Kitchen:</b>	1 Commercial
<b>Dining Room:</b>	2 Dining Rooms
<b>Laundry:</b>	On-site - 1 Washer and 1 Dryer
<b>Exterior Spaces:</b>	Gazebo
<b>Parking:</b>	On-site
<b>Nearby Hospitals:</b>	St. Mary's Hospital .3 Miles / 2 Minutes Away Samaritan Hospital 1.3 Miles / 6 Minutes Away

# TROY ADULT HOME

## INCOME AND EXPENSES

<b>INCOME</b>		
Income	581,759	
<b>Total Income</b>	<b>581,759</b>	<b>\$581,759</b>
<b>EXPENSES</b>		
<i>Administration &amp; General Expenses</i>		
Donations	1,000	
Dues, Conferences & Subscriptions	1,622	
Advertisement	720	
Car: Gas	3,530	
Insurance: Key Life Employees	1,248	
Insurance: Disability	447	
Insurance: General	15,409	
Employee Benefits	36,420	
Insurance: Workers Comp	12,109	
Continuing Education	270	
Legal Fees	2,553	
Other Professional Fees	1,000	
Office Expenses		
Postage	262	
Bank Charges	198	
Supplies	2,342	
Telephone	2,744	
<b>Total Administration &amp; General Expenses</b>	<b>81,873</b>	
<i>Attendant Payroll Expenses</i>	<b>176,060</b>	
<i>Dietary Services Expenses</i>		
Dietary Consultant	575	
Foods	55,658	
Non-Food Supplies	736	
<b>Total Dietary Services Expenses</b>	<b>56,969</b>	
<i>Housekeeping Expenses</i>		
House Supplies	2,793	
Housekeeping maintenance (Pests)	1,090	
<b>Total Housekeeping Expenses</b>	<b>3,882</b>	
<i>Laundry &amp; Linen Expenses</i>		
Laundry: Linen	985	
Laundry: Maintenance	360	
<b>Total Laundry &amp; Linen Expenses</b>	<b>1,345</b>	
<i>Occupancy Expenses</i>		
Real Estate Taxes	15,606	
School Taxes	12,673	
Miscellaneous Taxes / Fees	198	
General Maintenance	20,842	
Fire Maintenance	1,240	
Sanitation	3,387	
Utilities	7,715	
Water & Sewer	2,589	
Medical Supplies	1,122	
<b>Total Occupancy Expenses</b>	<b>65,370</b>	
<i>Payroll Taxes</i>		
FUTA 2016	420	
NYS Employment Tax	1,435	
FICA Employer Contribution	13,408	
<b>Total Payroll Expenses</b>	<b>15,263</b>	
<i>Social &amp; Recreation</i>		
Recreation Activities	5,022	
<b>TOTAL EXPENSE</b>		<b>\$405,786</b>
<b>NET INCOME</b>		<b>\$175,973</b>

## TROY ADULT HOME RENT ROLL

Unit #	Monthly Rent
1	\$1,450
2	1,235
3	1,235
4	2,400
5	1,235
6	1,800
7	1,450
8	2,500
9	1,235
10	3,514
11	1,500
12	1,235
13	1,235
14	1,235
15	1,235
16	2,000
17	1,235
18	2,900
19	1,235
20	1,235
21	1,235
22	2,500
23	1,235
24	1,235
<b>Total Rent</b>	<b>\$39,304</b>



# TROY ADULT HOME PHOTOGRAPHS





## TROY ADULT HOME AERIAL MAP

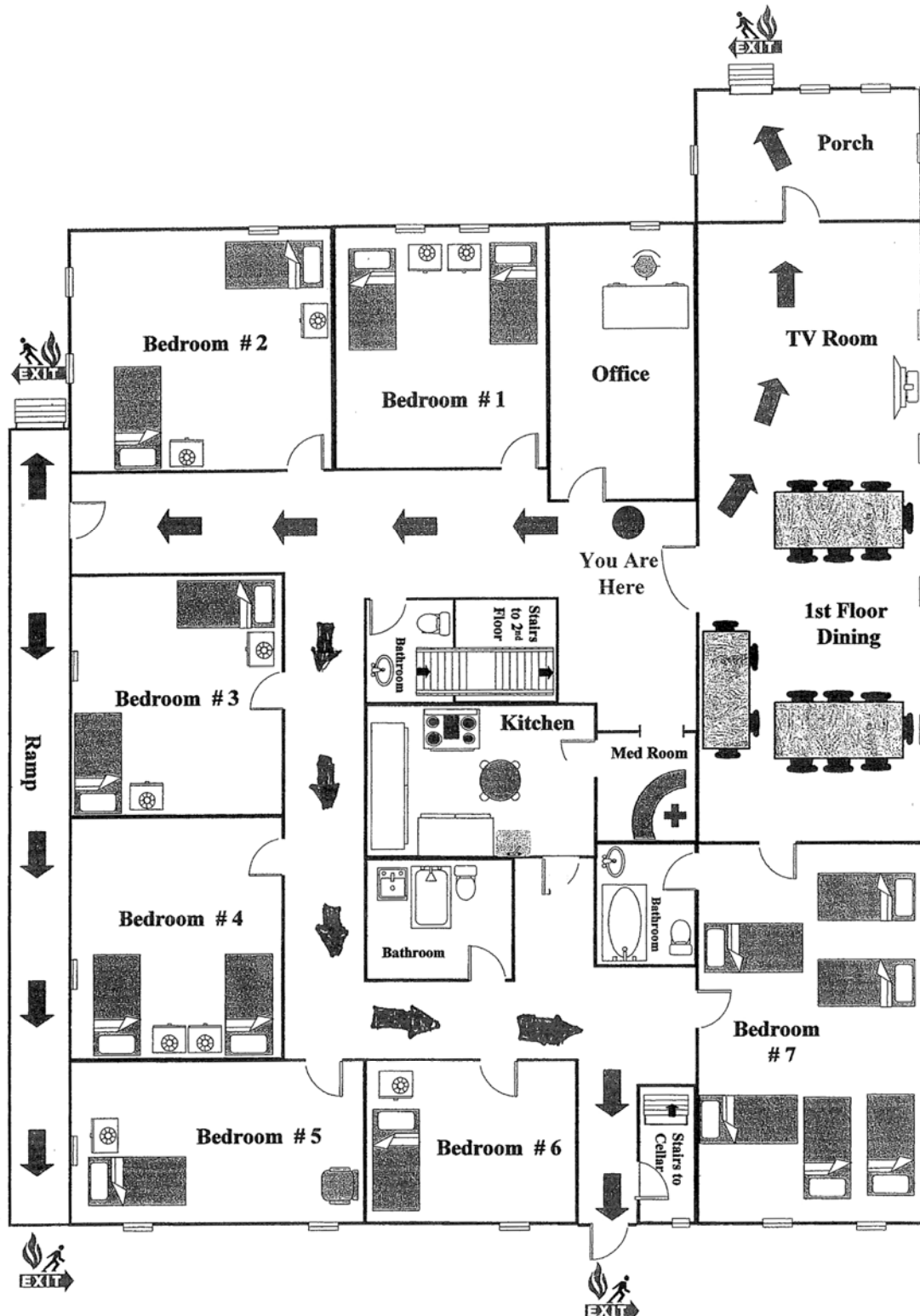


# TROY ADULT HOME SITE MAP



# TROY ADULT HOME

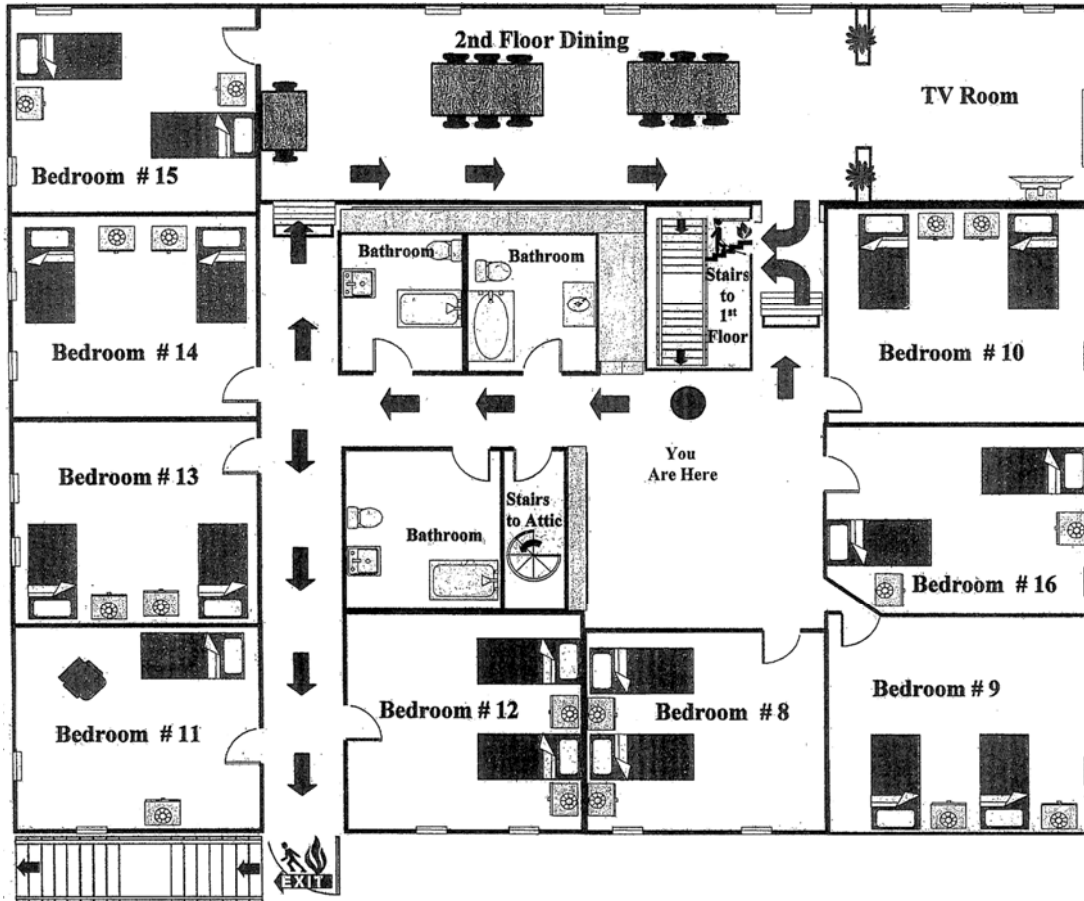
## FLOOR PLAN • FIRST FLOOR





# TROY ADULT HOME

## FLOOR PLAN • SECOND FLOOR



## TROY ADULT HOME AREA OVERVIEW

**Troy** is a city in New York State and is located in Rensselaer County. The city is located on the western edge of Rensselaer County and on the eastern bank of the Hudson River. Troy is the county seat of Rensselaer County. Being located close to the cities of Albany and Schenectady, it forms the region known as the Capital District. It is one of the three major centers that comprise the Albany Metropolitan Statistical Area (MSA), which has a population of 1,170,483.

Today, Troy is home to Rensselaer Polytechnic Institute, the oldest private engineering and technical university in the USA founded in 1824.

According to the United States Census Bureau, the city has a total area of 11.0 square miles of which 10.4 square miles is land and 0.6 square miles is water.

Troy is located several miles north of Albany near the junction of the Erie and Champlain canals, via the Hudson River and is the terminus of the New York Barge Canal. It is the distribution center for a large area.

The western edge of the city is flat along the river, and then steeply slopes to higher terrain to the east.

Troy, like many older industrial cities, has been battered by industrial decline and the migration of jobs to the suburbs. Nevertheless, the presence of Rensselaer Polytechnic Institute is helping Troy develop a small high-technology sector, particularly in video game development. The downtown core also has a smattering of advertising and architecture firms, and other creative businesses attracted by the area's distinctive architecture. RPI is the city's largest private employer.



The **Capital District**, also known as the Capital Region, refers to the metropolitan area that surrounds Albany, which is the capital of New York. The Capital District is the fourth largest metropolitan region in the state and the 45th largest in the country with a population of 1,170,483 in 2013.

The Capital District has become known as a major anchor of “Tech Valley”, the moniker that describes the tech focused region of eastern New York State.

The Rensselaer County Economic Development Partnership is a robust partnership that relies on the investment and collaboration of investors and regional partners whose purpose is to build a successful and sustainable economy in Rensselaer County. The partners consist of a wide range of public and private businesses and organizations that represent wide range of industries.



# TROY ADULT HOME

## AREA OVERVIEW

### MAJOR EMPLOYERS OF RENSELEAR COUNTY (2016)

- St. Peter's Health Partners 3,558
- Rensselaer Polytechnic Institute 1,822
- Rensselaer County 1,406
- Regeneron 1,325
- Hudson Valley Community College 1,251
- Dake Bros./Stewarts Ice Cream Co. 1,141
- Community Care Physicians 1,037
- Pitney Bowes/MapInfo 825
- CDTA 800
- East Greenbush Central School District 794
- Averill Park School District 675
- Hannaford Brothers 631
- Troy City School District 625
- City of Troy 500
- New York State Independent Systems Operator 500
- Evergreen Commons 481
- New York State 479
- RGC BOCES / Questar III 475
- Walmart 461
- Sage Colleges 429
- Community Hospice Inc. 425
- AMRI 354
- The Arc of Rensselaer County 330
- Lansingburgh Central School District 322
- First Niagara Bank 310
- YMCA 308
- Amtrak 300
- Unity House of Troy 300
- NYS Health 300
- Garelick Farms 260
- Phoenix 251
- Rifenburg Construction Inc. 250
- U.X. Marx 250
- Pioneer Savings Bank 236
- Computer Sciences Corp. 225
- Rensselaer City School District 214
- Brittonkill School District 205
- Berlin Central School District 200
- Golub Corp./Price Chopper 200
- Saint Gobain 200
- Hoosick Falls School District 190
- Schodack Central School District 190
- Taconic 188
- Hoosick Valley Central School District 186
- Express Scripts 175
- Commission for Economic Opportunity 139
- Polsinello Fuels 125
- Rose & Kiernan Inc. 125
- Hoosick Falls Health Center 120

### GE HEALTHCARE 110 Industry Sectors

- Educational, health and social services: 20,154 / 25.5%
- Public administration: 8,262 / 10.4%
- Retail trade: 9,319 / 11.7%
- Manufacturing: 6,292 / 7.9%
- Professional, scientific, mgmt, administrative, waste management: 7,260 / 9.2%
- Finance, insurance, real estate, and rental and leasing: 5,289 / 6.7%
- Construction: 5,291 / 6.7%
- Arts, entertainment, recreation, accommodation, food, services: 5,995 / 7.6%
- Transportation, warehousing, & utilities: 3,341 / 4.2%
- Other services (except public admin.): 3,084 / 3.9%
- Information: 2,168 / 2.7%
- Wholesale trade: 2,218 / 2.8%
- Agriculture, forestry, fishing, hunting, and mining: 503 / 0.6% (Source: U.S. Census Bureau American Community Survey)

# TROY ADULT HOME LICENSE

**NEW YORK STATE DEPARTMENT OF HEALTH  
OPERATING CERTIFICATE**

*I do hereby certify that pursuant to authority conferred by law this operating certificate has been issued on the 1<sup>st</sup> day of February, 2014*

to **Lina S. Saraza**

to operate a **PRIVATE PROPRIETARY ADULT HOME  
MAXIMUM CAPACITY: 33 RESIDENTS**

to be known as **Troy Adult Home**

located at **132 Oakwood Avenue  
Troy, NY 12180  
Rensselaer County**

*In accordance with the regulations promulgated and adopted by the Department of Health as the statute provides. Programs authorized by the operating certificate: ADULT HOME*



In witness whereof, I have hereunto set my hand and affixed the official seal of the New York State Department of Health this 25<sup>th</sup> day of March, 2014.

  
**KEITH W. SERVIS**  
Acting Deputy Director  
Office of Primary Care & Health  
Systems Management

Expiration Date: January 31, 2018

Number: 600-F-243

**NIRAV R. SHAH, M.D., M.P.H**  
Commissioner of Health

# TROY ADULT HOME

## TROY DEMOGRAPHICS

PEOPLE	TROY	NEW YORK
<b>Population</b>		
<i>i</i> Population estimates, July 1, 2016, (V2016)	49,702	19,745,289
<i>i</i> Population estimates base, April 1, 2010, (V2016)	50,129	19,378,110
<i>i</i> Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	-0.9%	1.9%
<i>i</i> Population, Census, April 1, 2010	50,129	19,378,102
<b>Age and Sex</b>		
<i>i</i> Persons under 5 years, percent, July 1, 2016, (V2016)	X	5.9%
<i>i</i> Persons under 5 years, percent, April 1, 2010	6.4%	6.0%
<i>i</i> Persons under 18 years, percent, July 1, 2016, (V2016)	X	21.2%
<i>i</i> Persons under 18 years, percent, April 1, 2010	20.2%	22.3%
<i>i</i> Persons 65 years and over, percent, July 1, 2016, (V2016)	X	15.4%
<i>i</i> Persons 65 years and over, percent, April 1, 2010	10.9%	13.5%
<i>i</i> Female persons, percent, July 1, 2016, (V2016)	X	51.4%
<i>i</i> Female persons, percent, April 1, 2010	49.5%	51.6%
<b>Race and Hispanic Origin</b>		
<i>i</i> White alone, percent, July 1, 2016, (V2016) (a)	X	69.9%
<i>i</i> White alone, percent, April 1, 2010 (a)	72.9%	65.7%
<i>i</i> Black or African American alone, percent, July 1, 2016, (V2016) (a)	X	17.7%
<i>i</i> Black or African American alone, percent, April 1, 2010 (a)	16.4%	15.9%
<i>i</i> American Indian and Alaska Native alone, percent, July 1, 2016, (V2016) (a)	X	1.0%
<i>i</i> American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.3%	0.6%
<i>i</i> Asian alone, percent, July 1, 2016, (V2016) (a)	X	8.9%
<i>i</i> Asian alone, percent, April 1, 2010 (a)	3.4%	7.3%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2016, (V2016) (a)	X	0.1%
<i>i</i> Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	Z	Z
<i>i</i> Two or More Races, percent, July 1, 2016, (V2016)	X	2.5%
<i>i</i> Two or More Races, percent, April 1, 2010	4.1%	3.0%
<i>i</i> Hispanic or Latino, percent, July 1, 2016, (V2016) (b)	X	19.0%
<i>i</i> Hispanic or Latino, percent, April 1, 2010 (b)	7.9%	17.6%
<i>i</i> White alone, not Hispanic or Latino, percent, July 1, 2016, (V2016)	X	55.8%
<i>i</i> White alone, not Hispanic or Latino, percent, April 1, 2010	69.7%	58.3%
<b>Population Characteristics</b>		
<i>i</i> Veterans, 2011-2015	2,245	828,586
<i>i</i> Foreign born persons, percent, 2011-2015	7.8%	22.5%
<b>Housing</b>		
<i>i</i> Housing units, July 1, 2016, (V2016)	X	8,231,687
<i>i</i> Housing units, April 1, 2010	23,474	8,108,103
<i>i</i> Owner-occupied housing unit rate, 2011-2015	38.2%	53.6%

# TROY ADULT HOME

## TROY DEMOGRAPHICS

	TROY	NEW YORK
<i>i</i> Median value of owner-occupied housing units, 2011-2015	\$143,800	\$283,400
<i>i</i> Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,444	\$2,022
<i>i</i> Median selected monthly owner costs -without a mortgage, 2011-2015	\$563	\$709
<i>i</i> Median gross rent, 2011-2015	\$842	\$1,132
<i>i</i> Building permits, 2016	X	33,711
<b>Families &amp; Living Arrangements</b>		
<i>i</i> Households, 2011-2015	19,808	7,262,279
<i>i</i> Persons per household, 2011-2015	2.28	2.63
<i>i</i> Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	73.8%	89.1%
<i>i</i> Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	12.5%	30.4%
<b>Education</b>		
<i>i</i> High school graduate or higher, percent of persons age 25 years+, 2011-2015	84.7%	85.6%
<i>i</i> Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	25.2%	34.2%
<b>Health</b>		
<i>i</i> With a disability, under age 65 years, percent, 2011-2015	11.7%	7.4%
<i>i</i> Persons without health insurance, under age 65 years, percent	8.0%	8.1%
<b>Economy</b>		
<i>i</i> In civilian labor force, total, percent of population age 16 years+, 2011-2015	62.0%	63.3%
<i>i</i> In civilian labor force, female, percent of population age 16 years+, 2011-2015	61.6%	58.7%
<i>i</i> Total accommodation and food services sales, 2012 (\$1,000) (c)	94,979	49,285,508
<i>i</i> Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	531,774	155,666,053
<i>i</i> Total manufacturers shipments, 2012 (\$1,000) (c)	88,832	148,879,931
<i>i</i> Total merchant wholesaler sales, 2012 (\$1,000) (c)	D	341,734,970
<i>i</i> Total retail sales, 2012 (\$1,000) (c)	487,476	251,167,736
<i>i</i> Total retail sales per capita, 2012 (c)	\$9,760	\$12,834
<b>Transportation</b>		
<i>i</i> Mean travel time to work (minutes), workers age 16 years+, 2011-2015	20.3	32.3
<b>Income &amp; Poverty</b>		
<i>i</i> Median household income (in 2015 dollars), 2011-2015	\$38,954	\$59,269
<i>i</i> Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$21,445	\$33,236
<i>i</i> Persons in poverty, percent	26.1%	15.4%


# TROY ADULT HOME


## TROY DEMOGRAPHICS

BUSINESSES		TROY	NEW YORK
Businesses			
	Total employer establishments, 2015	X	540,298 <sup>1</sup>
	Total employment, 2015	X	7,998,994 <sup>1</sup>
	Total annual payroll, 2015 (\$1,000)	X	513,083,321 <sup>1</sup>
	Total employment, percent change, 2014-2015	X	1.8% <sup>1</sup>
	Total nonemployer establishments, 2015	X	1,685,636
	All firms, 2012	2,925	2,008,988
	Men-owned firms, 2012	1,476	1,139,910
	Women-owned firms, 2012	1,125	725,709
	Minority-owned firms, 2012	632	709,021
	Nonminority-owned firms, 2012	2,112	1,248,304
	Veteran-owned firms, 2012	258	137,532
	Nonveteran-owned firms, 2012	2,490	1,811,544
GEOGRAPHY			
Geography			
	Population per square mile, 2010	4,840.1	411.2
	Land area in square miles, 2010	10.36	47,126.40
	FIPS Code	3675484	36

### Value Notes

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., V2016) refers to the final year of the series (2010 thru 2016). *Different vintage years of estimates are not comparable.*

### Fact Notes

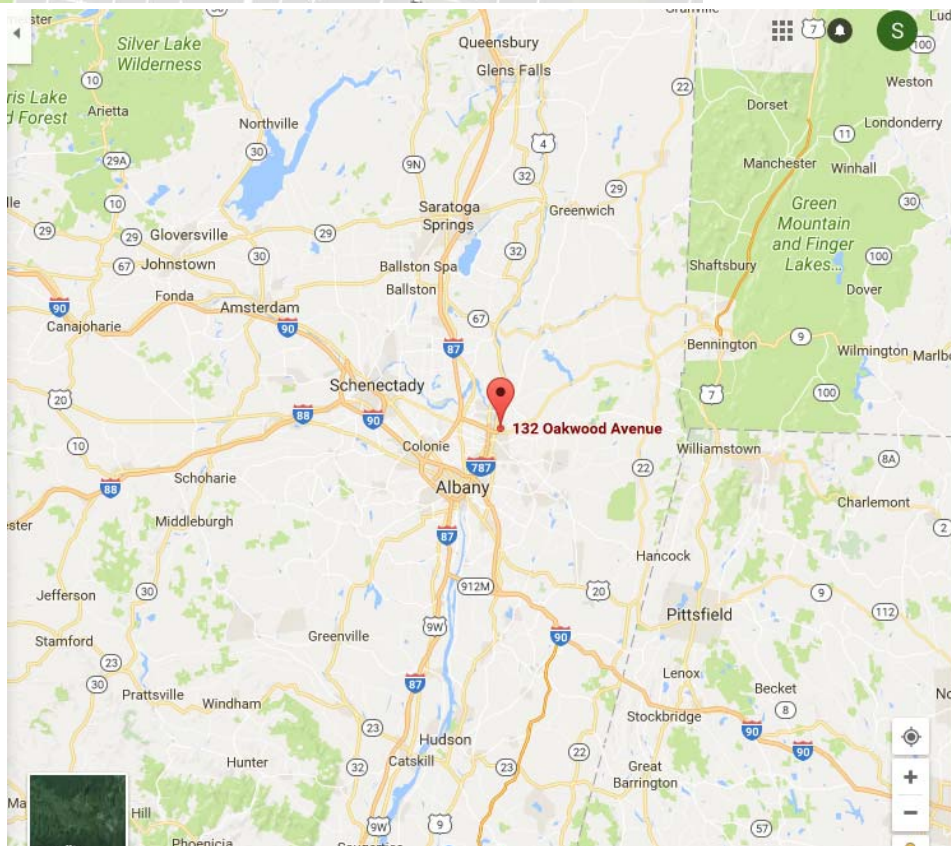
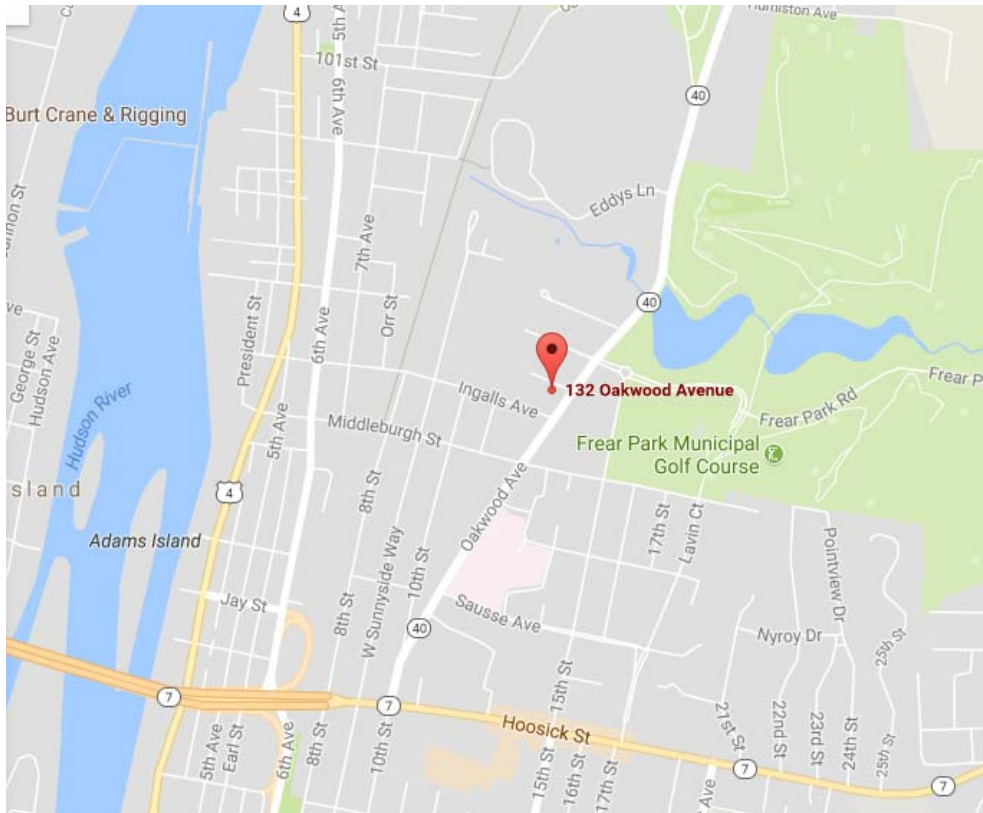
- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

### Value Flags

- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms



# TROY ADULT HOME MAPS



# TROY ADULT HOME

## CONFIDENTIALITY AND DISCLAIMER

**PROPERTY ADDRESS:** 132 Oakwood Avenue, Troy, New York 12180

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 \_\_\_\_\_, 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*