



*The Premier Broker for
Senior Housing and Healthcare Facilities*

Jim Baranello, Vice President

Email: JBaranello@PrestigeGroup.com

484.995.6114 Cell

610.902.3900 or 800.866.5876



“WALDEN III SENIOR LIVING COMMUNITY”

325 North Broadway

Northampton County ~ “Lehigh Valley”

Wind Gap, PA 18091

**57 Units Personal Care
12 Units Independent Living**

**MEMORY CARE
VALUE ADDED OPPORTUNITY**

~~\$ 8,500,000~~ \$7,500,000

www.PrestigeGroupSeniorHousing.com

www.PrestigeGroup.com

WALDEN III SENIOR LIVING COMMUNITY

TABLE OF CONTENTS

1. Property Overview- p.1-5
2. Photographs- p.6-9
3. Financial Analysis
 - ~ Projected Income and Expenses- p.10
 - ~ 2016 Income and Expenses- p.11
 - ~ 2015 Income and Expenses- p.12
 - ~ 2014 Income and Expenses- p.13
 - ~ 2013 Income and Expenses- p.14
 - ~ Rent Roll - Personal Care- p.15-16
 - ~ Rent Roll - Independent Living- p.17
 - ~ Projected Conversion Memory Care Rent Roll- p.18
 - ~ Pro-Forma Comparison
 - Current Operation to Memory Care Addition- p.19
4. Floor Plan- p.20
5. Site Plan- p.21
6. Area and Regional Overview- p.22-23
7. Demographics- p. 24-25
8. Maps- p.26
9. Aerial Map- p.27
10. Certificate of Compliance- p.28
11. Confidentiality & Disclaimer- p.29

WALDEN III SENIOR LIVING COMMUNITY

PROPERTY OVERVIEW

THE SUBJECT PROPERTY— 325 N. Broadway, Wind Gap, PA 18091

Walden III Senior Living Community is comprised of a Personal Care Home and Independent Living units.

Walden III Senior Living Community offers the following value added opportunities that can generate significant additional income for the buyer.

There are 1 1/2+/- acres of undeveloped land for possible development of a Personal Care Home, Independent Living Facility, Memory Care Facility or Nursing Home.

Converting 17 existing Personal Care rooms to 17 Memory Care rooms with 22 Memory Care beds would increase revenue by \$68,945 monthly, resulting in adjusted net income of \$42,152.

Included in the sale is a Pennsylvania license for a home health care agency.

All of these are opportunities for additional income streams from this property.

Land

The subject site is generally level and is comprised of an irregular shaped parcel of approximately 7+/- acres.

Much of the property is wooded.

Facility

The Facility consists of

Personal Care Home: One Story Building, 31,291+/-sf

- 77 Beds

- *Additional 5 Beds Possible*

6 Independent Living Buildings

- 12 Units

- 15 Beds

**Maximum occupancy 23 beds if semi-private.*

Hospitals

Lehigh Valley Hospital - Muhlenberg Campus	20 Miles	22 Minutes
St. Lukes Monroe	12 Miles	22 Minutes
Pocono Medical Center	15 Miles	18 Minutes
Easton Hospital	16 Miles	22 Minutes

WALDEN III SENIOR LIVING COMMUNITY

PROPERTY OVERVIEW

PERTINENT DETAILS OF THE PERSONAL CARE HOME

Date Built:	1987
Additions:	1988, 1992, 1994, 1996, 2002
Lot Size:	7+/- Acres
Foundation:	Concrete Slab on Grade
Kitchen:	Fully Outfitted Commercial Grade
Exterior Walls:	Brick Front and Vinyl Siding (Side & Back)
Interior Walls:	Drywall—Paint or Wallpaper
Ceilings:	Drywall and Drop Ceiling in Hallways
Flooring:	Ceramic Tile, Carpet, Vinyl
Dining Room:	3 Main Dining Rooms, 2 Small Dining Areas
Roof:	Elk Prestique II—Asphalt, Fibre Glass Shingles 35 Year Warranty Installed 1998
Air Conditioning:	Central Air—Either by Dedicated AC Compressors and Air Handlers or Part of the Heat Pump
Electric:	1000 Amp Service (except for the 2002 addition) Comprised of 5 Panels— All with Manual Shut-off. Panels are Housed in a Dedicated Electrical Room. 2002 Addition: (Rooms 149-154) Two Separate 100 Amp Service—Located at Either Ends of the Building
Heating:	<u>Rooms B1, B2, B3, 101, 102, 103:</u> Baseboard Hot Water - Recently Installed High Efficiency Propane Boiler <u>Main Hallway—Rooms 104-130, Main Dining Rooms, Three Lounges, One Bedroom Apartment and Laundry Rooms:</u> Forced Hot Air—Recently Installed High Efficiency Propane Boiler <u>Rooms 142-145 and Two Bedroom Apartment—</u> Electric Heat Pump <u>Rooms 146, 147, 148:</u> Electric Wall Heat Pump
Heating Type:	Propane— Because of the High Volume Used they Receive “Terminal Pricing” Which is Substantially Below the Going Rate Even for High Volume Users



WALDEN III SENIOR LIVING COMMUNITY

PROPERTY OVERVIEW

PERTINENT DETAILS OF THE PERSONAL CARE HOME

Domestic Hot Water: Multiple Hot Water Heater including small Six Gallon Water Heaters in Closets of Private Rooms.

Plumbing: All Lines are 6" PVC and are Run Through Multiple Manholes Across the Property The System Feeds into the Main on the Street. All Laterals are 4" PVC and are Fed into Multiple Manholes. The Bulk of the Internal Lines are Copper. There are also PEX Lines.



Water: Public—Supplied by Pennsylvania American Water - 4' Line feeds the Facility There are Back Flow Preventers to Separate the Residential Water Line and the Sprinkler System Which has a Much Larger Back Flow Preventer Built in.

Sewer: Public - Provided by the Wind Gap Municipal Authority

Generator: Kohler Standby Generator—Designed to Maintain Lighting Throughout the Facility, Keep the Kitchen Operational and Heat or Air Condition 2/3 of the Building. Generac 10KW Standby Generator—For the 2002 Addition Functions Same as Above

Fire Alarm: Integrated Emergency Panel (Edwards EST 1-226) - Located Adjacent to Nursing Office and Kitchen The Panel Indicated the Zone Where Emergency was Triggered and if Sprinkler System was Activated
All Fire Safety Equipment is Inspected Annually and Comply with State Standards for Location and Number of Pull Stations, Fire Extinguishers, Horns/Lights etc.
Ancil Hood in the Kitchen is Inspected Twice a Year

Security System: Alarms on All Exterior Doors

Sprinkler System: Fully Sprinklered - A Compressor in the Mechanical Room Will Force Water to the Entire Facility Within the Required 60 Seconds

Activity Building: Includes Movie Projector

Other Amenities: Doctor's Office, Hair Salon, Computer Room

Exterior Spaces: Two Gazebos, Four Porches, Patio, Outdoor Cooking Area

Zoning: R-8 Allows for Multi-Family Dwellings. Senior Living is a Permitted Use

WALDEN III SENIOR LIVING COMMUNITY

PROPERTY OVERVIEW

SQUARE FOOTAGE FOR ALL BUILDINGS IN WALDEN III PROPERTY

PERSONAL CARE FACILITY—Phases 1-7

	SQUARE FOOTAGE
Original House purchased in 1985, constructed in 1955	3234+/-sf
Phase One completed February 1987	4120+/-sf
Phase Two completed November 1987	1400+/-sf
Phase Three completed September 1988	4775+/-sf
Phase Four completed December 1990	4600+/-sf
Phase Five completed October 1994	3940+/-sf
Phase Six completed March 1996	1020+/-sf
Phase Seven completed January 2002	2950+/-sf
Total:	26,039+/-sf

INDEPENDENT LIVING APARTMENTS (2001 - 2017)

E-1 & E-2	1600+/-sf
E-3 & E-4	1090+/-sf
384 Cottage & Apartment	2361+/-sf
E-5 & E-6	1550+/-sf
E-9	1161+/-sf
E-10, E-11 & E-12	1996+/-sf
Total:	9,758+/-sf

AUXILIARY STRUCTURES ON THE CAMPUS

Garage/Shed completed May 1988	450+/-sf
Administrative Office opened January 2004	2112+/-sf
Activity Center/ Projection Room/ Newgrange Office	544+/-sf
Total:	3106+/-sf

GRAND TOTAL: 38,903+/- Square Feet

WALDEN III SENIOR LIVING COMMUNITY

PROPERTY OVERVIEW

HISTORY OF THE COMMUNITY

1985: Initial tract of land purchased: Brick home on 4.5 acres.

1986: Construction commenced in April.

1987: Walden III began operation on February 17th, 1987.

The initial phase accommodated 24 residents in Assisted Living Facility

Early 90's: Additional Acreage was purchased on the west end of property. This gave the property direct access to Eighth Street and substantially increased the amount of impervious surface which could be utilized on the existing site.

2001: 384 North Broadway purchased. This property abuts the northeast section of the existing site. 3 Bedroom house and Garage

3 Bedroom House is used as part of the Independent Living program.

Garage has been converted a one bedroom apartment as part of the Independent Living program.

2002: Addition to Assisted Living Facility

2003: Administrative Office built - Free Standing Building

Activity Center Built— Behind Main Facility

Garage Built— Storage of Maintenance Equipment at the west end of property

2010: 360 North Broadway purchased. 2 Independent Living Units created.

2012: 360 North Broadway re-hab and conversion completed. Two Independent Living units created

2015: 402 North Broadway purchased — Two Buildings for Independent Living units
Larger building will be converted to 3 one bedroom apartments.

- 1 One Bedroom Apartment is completed and occupied

- 1 One Bedroom Apartment will be completed by December 2016

- 1 One Bedroom Apartment will be completed by February 2017

Cottage building—Refurbishing is complete and is occupied

WALDEN III SENIOR LIVING COMMUNITY

PHOTOGRAPHS



Personal Care Home



WALDEN III SENIOR LIVING COMMUNITY PHOTOGRAPHS



Office

Independent Living Cottages



WALDEN III SENIOR LIVING COMMUNITY

PHOTOGRAPHS



Personal Care Home



Independent Living Unit

WALDEN III SENIOR LIVING COMMUNITY PHOTOGRAPHS



Personal Care Home

WALDEN III SENIOR LIVING COMMUNITY

PROJECTED INCOME AND EXPENSES

WITH MAXIMUM OCCUPANCY FOR PERSONAL CARE and INDEPENDENT LIVING

INCOME	\$1,938,180
Auxiliary Services	62,192
Total Income	\$2,000,372

EXPENSES

Advertising	\$22,574
Cable TV	\$11,562
Casualty Insurance	\$28,992
Employer Medical Benefits	\$31,084
Exterminator	\$1,980
Food Purchases	\$191,400
Home Supplies	\$70,000
Accounting Fees	\$10,000
Repairs and Maintenance	\$50,000
Resident Services and Supplies	\$23,900
Salaries ****	\$460,200
Payroll Taxes	\$42,370
Staff Training	\$1,700
Taxes - Real Estate	\$66,227
Telephone	\$12,092
Utilities - Electricity	\$64,206
- Oil/Propane	\$20,944
Waste Removal	\$2,760
Water and Sewer	\$48,768
Worker's Compensation Insurance	\$24,648
Office Expense	\$16,322

**** Salaries - Adjusted for addition of Administrator (\$54,000 annually)
Total for Administrative and Assistant Administrator is \$100,000.

TOTAL EXPENSE	\$1,201,729
NET INCOME	\$798,643

WALDEN III SENIOR LIVING COMMUNITY

2016 INCOME AND EXPENSES

INCOME	\$1,767,537
Ancillary Services	60,904
Total Income	\$1,828,441

EXPENSES

**** Expenses based on Jan-June Actual multiplied by 2

Advertising	\$22,574
Cable TV	\$11,562
Casualty Insurance	\$28,992
Employer Medical Benefits	\$75,400
Exterminator	\$1,980
Food Purchases	\$191,400
Home Supplies	\$70,000
Accounting Fees	\$10,000
Office Expense	\$16,322
Repairs and Maintenance	\$50,000
Resident Services and Supplies	\$23,900
Salaries	\$406,200
Payroll Taxes	\$42,370
Staff Training	\$1,700
Taxes - Real Estate	\$66,227
Telephone	\$12,092
Utilities - Electricity	\$64,206
- Oil/Propane	\$20,944
- Waste Removal	\$2,760
- Water and Sewer	\$48,768
Worker's Compensation Insurance	\$24,648
 TOTAL ADMIN EXPENSE	 \$1,192,045
 NET INCOME	 \$636,396

WALDEN III SENIOR LIVING COMMUNITY

2015 INCOME AND EXPENSES

INCOME	\$1,722,671
Ancillary Services	65,927
 Total Income	 \$1,788,598
<u>EXPENSES</u>	
Advertising	\$26,023
Cable TV	\$11,635
Casualty Insurance	\$29,669
Employer Medical Benefits	\$70,656
Exterminator	\$2,041
Food Purchases	\$204,316
Home Supplies	\$85,328
Legal Fees	\$12,824
Accounting Fees	\$32,849
Office Expense	\$23,045
Supplies	\$200
Repairs and Maintenance	\$49,761
Resident Services and Supplies	\$24,525
Salaries	\$402,391
Payroll Taxes	\$38,436
Staff Training	\$1,254
Taxes - Real Estate	\$66,227
Taxes- Other	\$1,238
Telephone	\$11,006
Utilities - Electricity	\$66,428
- Oil/Propane	\$20,754
- Waste Removal	\$3,978
- Water and Sewer	\$70,405
Worker's Compensation Insurance	\$21,848
 TOTAL EXPENSE	 \$1,276,837
 NET INCOME	 \$511,761

WALDEN III SENIOR LIVING COMMUNITY

2014 INCOME AND EXPENSES

INCOME	\$1,705,132	
Ancillary Services	\$69,120	
Total Income		\$1,774,252

EXPENSES

Advertising	\$20,623
Cable TV	\$10,601
Casualty Insurance	\$24,176
Employer Medical Benefits	\$55,081
Food Purchases	\$205,167
Home Supplies	\$69,727
Accounting Fees	\$42,939
Insurance Expense	\$3,075
Office Expense	\$18,737
Supplies	\$5,279
Repairs and Maintenance (Note 1)	\$139,738
Resident Services and Supplies	\$18,506
Salaries	\$395,727
Payroll Taxes	\$37,980
Staff Training	\$572
Taxes - Real Estate (Note 2)	\$912
Telephone	\$9,967
Utilities - Electricity	\$77,480
- Oil/Propane	\$8,198
- Waste Removal	\$5,861
- Water and Sewer	\$64,058
Worker's Compensation Insurance	\$23,419

TOTAL EXPENSE	\$1,237,823
----------------------	--------------------

NET INCOME	\$536,429
-------------------	------------------

Notes

- 1 - Repair category adjusted for actual repairs net of renovations and upgrades
- 2 - Real Estate taxes from financials low due to rebate from lawsuit category adjusted to reflect actual real estate taxes.

WALDEN III SENIOR LIVING COMMUNITY

2013 INCOME AND EXPENSES

INCOME	\$1,647,798
Ancillary Services	\$89,446
TOTAL REVENUE	\$1,737,244
<u>EXPENSES</u>	
Advertising	\$19,287
Cable TV	\$13,800
Casualty Insurance	\$28,376
Employer Medical Benefits	\$53,161
Food Purchases	\$199,931
Home Supplies	\$58,722
Legal Fees	\$3,600
Accounting Fees	\$15,116
Office Expense	\$24,180
Supplies	\$3,642
Repairs and Maintenance	\$139,850
Resident Services and Supplies	\$19,396
Salaries	\$376,747
Payroll Taxes	\$40,963
Staff Training	\$1,233
Taxes - Real Estate	\$87,871
Telephone	\$9,290
Utilities - Electricity	\$84,722
- Oil/Propane	\$7,810
- Waste Removal	\$5,474
- Water and Sewer	\$66,988
Worker's Compensation Insurance	\$18,680
TOTAL EXPENSE	\$1,278,839
NET INCOME	\$458,405

WALDEN III SENIOR LIVING COMMUNITY

MONTHLY RENT ROLL - PERSONAL CARE

CURRENT RENT ROLL PERSONAL CARE PLUS INDEPENDENT LIVING

<u>Room No.</u>	<u>Number of Residents Personal Care Rooms</u>	<u>Rent</u>
101	1	\$2,640
102	1	2,640
103	1	2,455
104	1	2,330
106	1	2,640
107	1	2,640
108	1	2,330
109	1	2,640
110	1	2,455
111	1	2,330
112	1	2,330
113	1	2,640
114	1	2,640
115	1	2,330
116	1	2,310
117	1	2,330
118	1	2,330
119	1	2,330
120	1	2,330
121	1	2,330
122	1	2,330
123	1	2,330
124	1	2,330
125	1	2,640
126	1	2,330
127	1	2,640
128	1	2,075
130	1	2,640
142	1	2,455
143	1	2,455
144	1	2,455
145	1	2,455

WALDEN III SENIOR LIVING COMMUNITY

MONTHLY RENT ROLL - PERSONAL CARE

<u>Room No.</u>	<u>Personal Care (Cont)</u>	<u>Rent</u>
146	1	\$2,455
147	1	2,330
148	1	2,620
B01	1	2,080
B02	1	2,015
B03	1	2,080
201	1	2,330
202	1	2,455
129	1	2,330
131	1	2,330
132	1	2,330
133	1	2,330
134	1	2,330
135	1	2,330
136	1	2,330
137	1	1,900
138	1	2,620
139	1	2,330
141	1	2,640
149	1	2,640
150	1	2,640
151	1	2,295
152	1	2,640
153	2	3,450
154	1	2,590
Personal Care	58	\$138,555

57 Private Rooms with 1 room containing a married couple
105 was converted to a lounge; 140 was not used as a number

WALDEN III SENIOR LIVING COMMUNITY

MONTHLY RENT ROLL - INDEPENDENT LIVING

INDEPENDENT LIVING

E-1	2	\$3,530
E-2	1	600
E-3	1	1,630
E-4	1	2,300
E-5	1	2,350
E-6	1	1,420
384 A	2	1,880
384 B	1	1,340
E-9	2	1,705
E-10	1	2,350
E-11	1	1,555
E-12	1	2,300
Total Residents	15	

TOTAL MONTHLY INDEPENDENT LIVING \$22,960

TOTAL MONTHLY 2016 REVENUE (Personal Care and Independent Living) \$161,515

TOTAL REVENUE ANNUALIZED \$1,938,180
--

WALDEN III SENIOR LIVING COMMUNITY

PROJECTED CONVERSION MEMORY CARE - RENT ROLL

**WITH MAXIMUM OCCUPANCY FOR
PERSONAL CARE, MEMORY CARE and INDEPENDENT LIVING**

105 was converted to a lounge; 140 was not used as a number

<u>ROOM NO</u>	<u>PERSONAL CARE OCCUPANCY</u>	<u>RENT</u>
101	1	\$2,640
102	1	2,640
103	1	2,455
104	1	2,330
106	1	2,640
107	1	2,640
108	1	2,330
109	1	2,640
110	1	2,455
111	1	2,330
112	1	2,330
113	1	2,640
114	1	2,640
115	1	2,330
116	1	2,310
117	1	2,330
118	1	2,330
119	1	2,330
120	1	2,330
121	1	2,330
122	1	2,330
123	1	2,330
124	1	2,330
125	1	2,640
126	1	2,330
127	1	2,640
128	1	2,075
130	1	2,640
142	1	2,455
143	1	2,455
144	1	2,455
145	1	2,455
146	1	2,455
147	1	2,330
148	1	2,620
B01	1	2,080
B02	1	2,015
B03	1	2,080
201	1	2,330
202	1	2,455
Personal Care Residents	40	

TOTAL PERSONAL CARE

\$96,500

WALDEN III SENIOR LIVING COMMUNITY

PROJECTED CONVERSION MEMORY CARE - RENT ROLL

MEMORY CARE

\$5,500 single \$4,500 double

129	1	5500
131	1	5500
132	1	5500
133	1	5500
134	1	5500
135	1	5500
136	1	5500
137	1	5500
138	2	9000
139	1	5500
141	2	9000
149	2	9000
150	2	9000
151	1	5500
152	1	5500
153	1	5500
154	2	9000

Total Memory Care Residents 22

TOTAL MEMORY CARE \$111,000

WALDEN III SENIOR LIVING COMMUNITY

PROJECTED CONVERSION MEMORY CARE - RENT ROLL

INDEPENDENT LIVING

E-1	2	3530
E-2	1	600
E-3	1	1630
E-4	1	2300
E-5	1	2350
384 B	1	1340
384 A	2	1880
E-6	1	1420
402	2	1705
E-10	1	2350
E-11	1	1555
E-12	1	2300

Total Independent Residents 15

TOTAL INDEPENDENT LIVING \$22,960

TOTAL PC, IL, MEMORY CARE	\$230,460
----------------------------------	------------------

WALDEN III SENIOR LIVING COMMUNITY

PRO-FORMA COMPARISON

CURRENT OPERATION to MEMORY CARE ADDITION

	<u>CURRENT OPERATION</u> <u>MONTHLY</u>	<u>CONVERSION TO</u> <u>INCLUDE</u> <u>MEMORY CARE</u> <u>MONTHLY</u>
		\$5,500/bed single & \$4,500 double
Personal Care	\$138,555 (57 Units)	\$96,500 (40 Units)
Memory Care	—	\$111,000 12 Memory Units @ \$5500 10 Memory Beds @ \$4500
Independent Living	\$22,960 (12 Units)	\$22,960 (12 Units)
Total Revenue	\$161,515	\$230,460
INCREASED REVENUE		\$68,945

MONTHLY SALARY INCREASE FOR ADDITION OF MEMORY CARE STAFF

Salary Expense includes 7 additional Personal Care staff at \$15/hr:

Annual cost per staff member is \$ 31,200

Also included is an Activities Director at \$ 62,400 per year

Personal Care Staff	\$18,200(31,200*7 /12)
Activities Director	\$5,200(62,400/12)
Workers Comp Insurance	\$1,638
Employer Matching Social Security Tax	\$1,755
Memory Care Salary Expense	\$26,793

NET PROFIT FROM MEMORY CARE ADDITION

\$5,500/\$4,500 per bed

MONTHLY PROFIT

(\$68,945 - \$26,793

(Revenue - Salary)

\$42,152

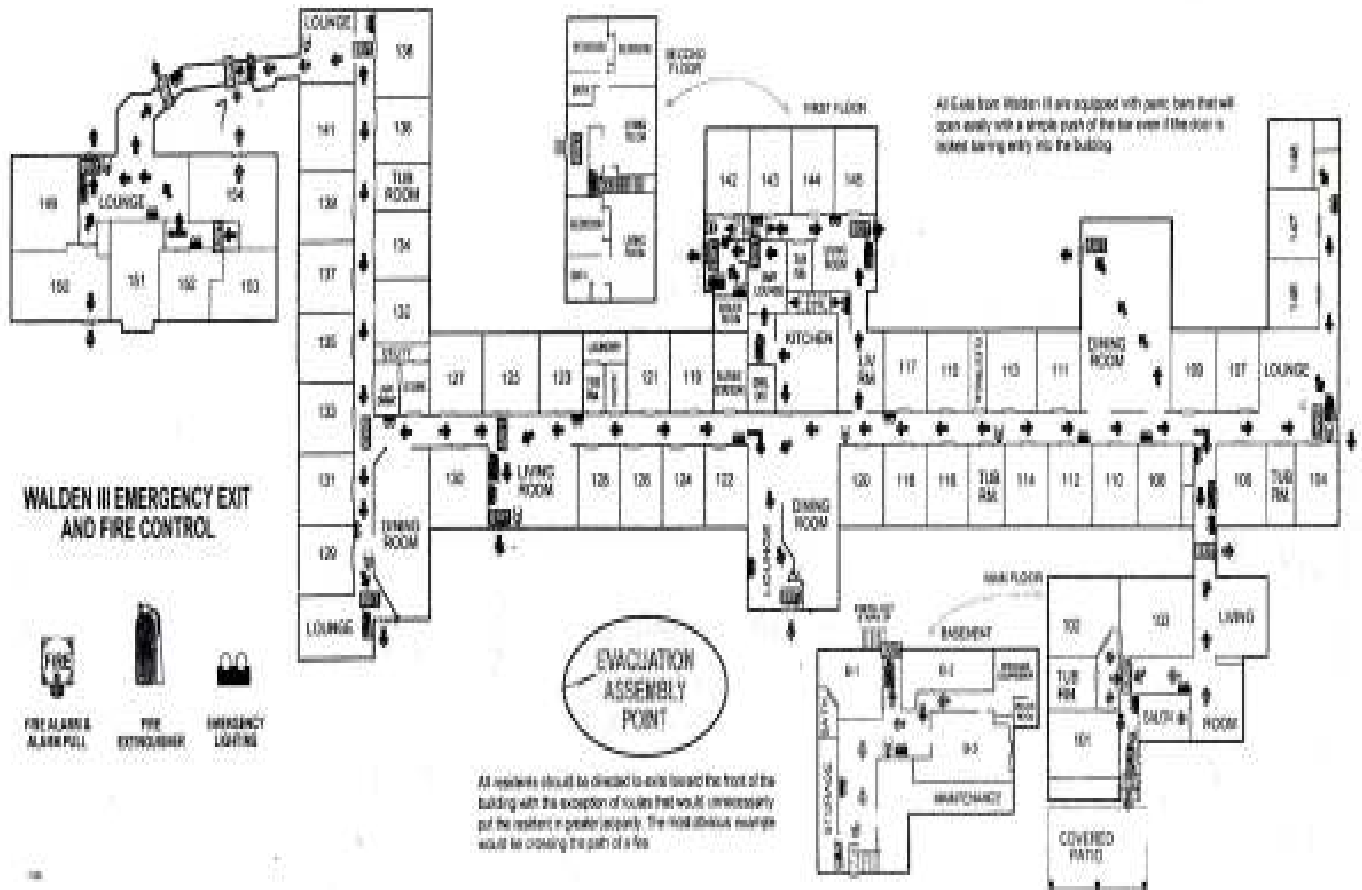
ANNUAL ADDED

PROFIT

\$505,824

WALDEN III SENIOR LIVING COMMUNITY

FLOOR PLAN



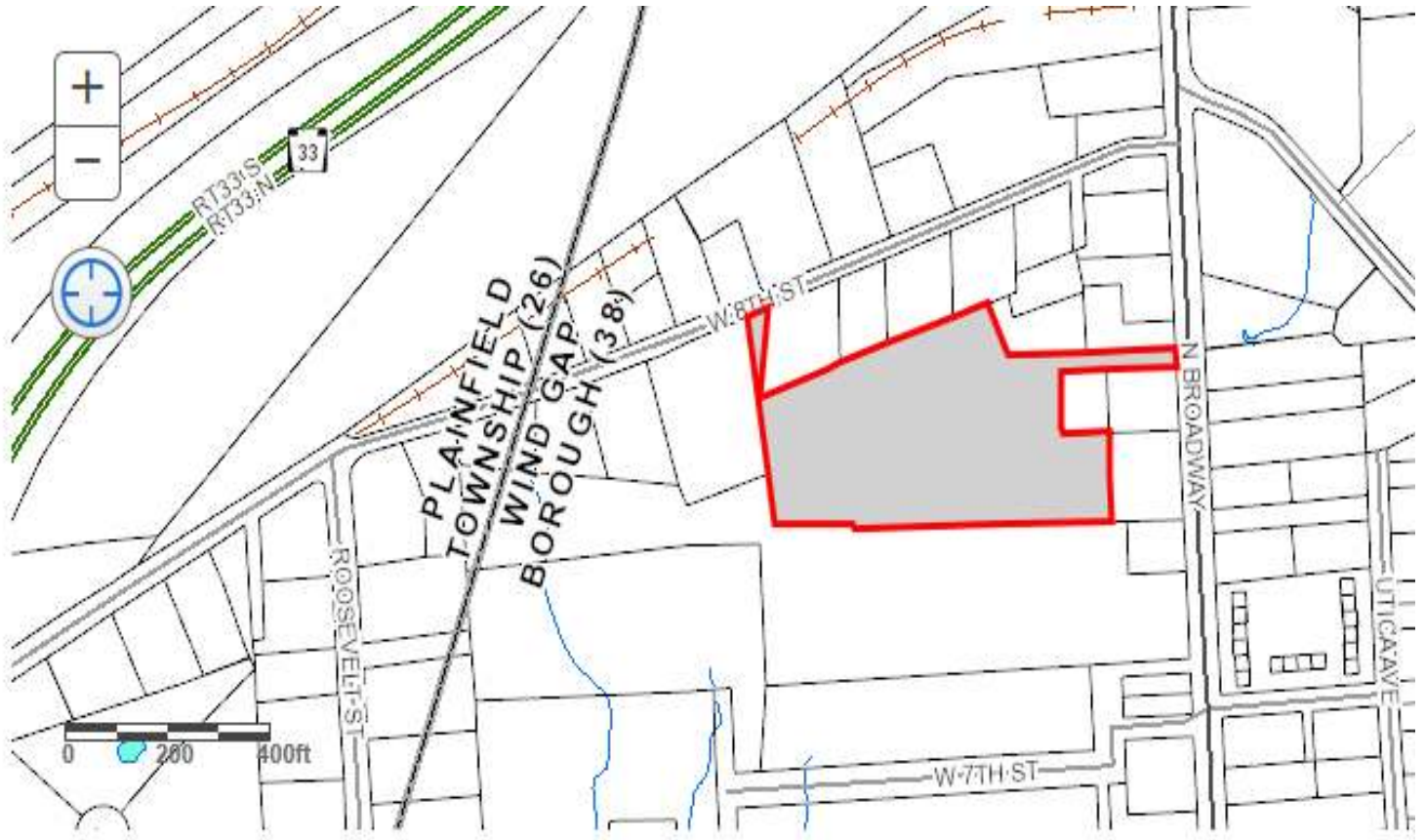
WALDEN III SENIOR LIVING COMMUNITY

FLOOR PLAN



WALDEN III SENIOR LIVING COMMUNITY

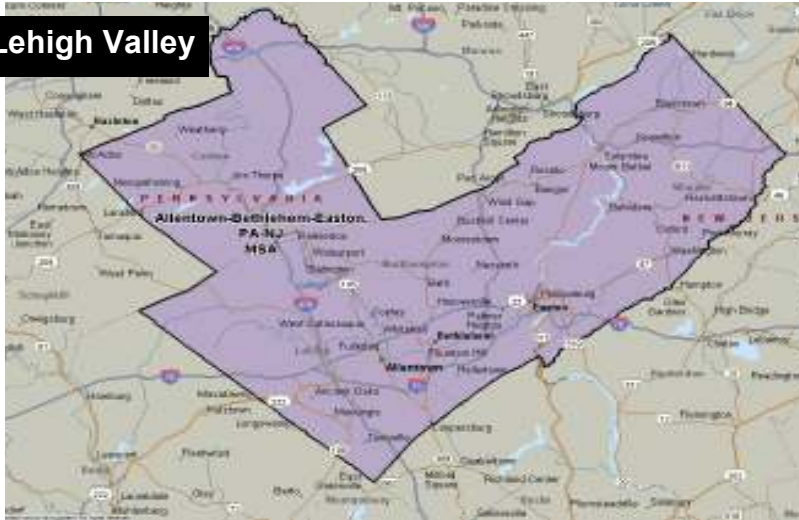
SITE PLAN



WALDEN III SENIOR LIVING COMMUNITY

AREA AND REGIONAL OVERVIEW

Lehigh Valley



The property is located in the Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area as defined by the U.S. Office of Management and Budget. The Allentown MSA is 1,454 square miles in size. It ranks 68 in population out of the nation's 381 metropolitan statistical areas.

The Allentown MSA has an estimated population of 830,094 in 2014. This represents an average annual increase of .3% over the 2010 census. The Allentown MSA added an average of 2,230 residents per year

over the 2010-2014 period. It's annual growth rate was .7%.

The Allentown MSA growth rate is projected to increase at a .2% annual rate from 2014-2019. This is equivalent to the addition of an average of 2,020 residents per year.

Total employment in the Allentown MSA is currently estimated at 347,000 jobs. Since 2003, employment rose by 16,200 jobs. There were gains in employment in the last ten years despite the national economic downturn and sluggish recovery.

The Allentown MSA unemployment rate has been slightly lower than that of the United States which is a positive indicator.

MAJOR EMPLOYERS

Lehigh Valley Hospital and Health Network	11,659 Employees
St. Luke's Hospital and Health Network	8,900 Employees
Air Products	3,500 Employees
Giant Food Stores	2,449 Employees
PPL	2,413 Employees
Sands Casino Resort	2,200 Employees
Sodexo	2,170 Employees
B. Braun Medical	1,942 Employees
Amazon.com	1,937 Employees
Mack Trucks	1,900 Employees

WALDEN III SENIOR LIVING COMMUNITY

AREA AND REGIONAL OVERVIEW

Northampton County is a county located in the **Lehigh Valley** region of Pennsylvania. As of the 2010 census, the population was 297,735. Its county seat is Easton.

Northampton lies 60 miles north of Philadelphia and 80 miles west of New York.

Northampton County is included in the Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area, which is also included in the New York City-Newark, New Jersey, NY-NJ-CT-PA Combined Statistical Area. Its northern edge borders The Pocono mountains and its borders the Delaware River on the east, which divided Pennsylvania and New Jersey.

Public bus service in Northampton County is available through the Lehigh and Northampton Transportation Authority (LANTA).

The area is serviced by major Highways I-78, US 22 and PA 33.

The county is industrially oriented. It produces anthracite coal, cement and other industrial products.

The Lehigh Valley, which includes all of Lehigh and Northampton counties, is bounded on the north by Blue Mountain, a ridge of the Appalachian mountain range and on the south by South Mountain.



The **Lehigh Valley** referred to as “*The Valley*” is a metropolitan region officially consisting of Carbon, Lehigh and Northampton counties in eastern Pennsylvania and Warren county on the western edge of New Jersey, in the United States. The Lehigh Valley's largest city is Allentown.

The Lehigh Valley is the fastest growing and third most populous region in the state of Pennsylvania with a population of 821,623 residents as of the 2010 U.S. Census. It is eclipsed in total population only by the metropolitan areas of Philadelphia and Pittsburgh in Pennsylvania. It is the 64th most populated metropolitan area in the United States. Lehigh County, the Valley's largest county in terms of overall population, is among the fastest growing in the nation as well, ranking in the 79th percentile for population growth between 2010–2012. The core population centers are located in southern and central Lehigh and Northampton counties along U.S. Route 22 and Interstate 78.

In March 2014, the Lehigh Valley was recognized by business publication *Site Selection Magazine* as being the second-best performing region of its size for economic development in the entire United States. It was also ranked by *Fortune* in May 2015 as being among the top 10 best places in the U.S. to locate corporate Finance and Information Technology operations for companies, such as call centers and IT support.

The Lehigh Valley is served by air transportation through Lehigh Valley International Airport located in Hanover Township.

The Valley is also served by Allentown Queen City Municipal Airport, a two-runway general aviation facility located in Allentown.


In New Jersey, bus service is provided by New Jersey Transit.


Several private bus lines provide bus service from various Valley locations to New York City's Port Authority Bus Terminal, Philadelphia's Greyhound Terminal, Atlantic City's Bus Terminal, and other regional locations.


WALDEN III SENIOR LIVING COMMUNITY

DEMOGRAPHICS

ALL TOPICS

 Browse more datasets

 NORTHAMPTON COUNTY, PENNSYLVANIA

 PENNSYLVANIA

PEOPLE

Population

Population estimates, July 1, 2015, (V2015)	300,813	12,802,503
Population estimates base, April 1, 2010, (V2015)	297,736	12,702,887
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	1.0%	0.8%
Population, Census, April 1, 2010	297,736	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	5.5%	5.7%
Persons under 18 years, percent, July 1, 2015, (V2015)	20.4%	21.0%
Persons under 18 years, percent, April 1, 2010	21.9%	22.0%
Persons 65 years and over, percent, July 1, 2015, (V2015)	17.8%	17.0%
Persons 65 years and over, percent, April 1, 2010	15.7%	15.4%
Female persons, percent, July 1, 2015, (V2015)	50.9%	51.1%
Female persons, percent, April 1, 2010	51.2%	51.3%

Race and Hispanic Origin

White alone, percent, July 1, 2015, (V2015) (a)	88.0%	82.6%
White alone, percent, April 1, 2010 (a)	86.3%	81.9%
Black or African American alone, percent, July 1, 2015, (V2015) (a)	6.4%	11.7%
Black or African American alone, percent, April 1, 2010 (a)	5.0%	10.8%
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	0.4%	0.4%
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.2%	0.2%
Asian alone, percent, July 1, 2015, (V2015) (a)	3.0%	3.4%
Asian alone, percent, April 1, 2010 (a)	2.4%	2.7%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	0.1%	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)	2.1%	1.9%
Two or More Races, percent, April 1, 2010	2.2%	1.9%
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	12.4%	6.8%
Hispanic or Latino, percent, April 1, 2010 (b)	10.5%	5.7%
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	77.9%	77.4%
White alone, not Hispanic or Latino, percent, April 1, 2010	81.0%	79.5%

Population Characteristics

Veterans, 2010-2014	21,568	906,384
Foreign born persons, percent, 2010-2014	6.8%	6.1%

Housing

Housing units, July 1, 2015, (V2015)	121,581	5,602,813
Housing units, April 1, 2010	120,363	5,567,315
Owner-occupied housing unit rate, 2010-2014	72.3%	69.5%
Median value of owner-occupied housing units, 2010-2014	\$208,900	\$164,900
Median selected monthly owner costs -with a mortgage, 2010-2014	\$1,681	\$1,443
Median selected monthly owner costs -without a mortgage, 2010-2014	\$620	\$495
Median gross rent, 2010-2014	\$952	\$832
Building permits, 2015	328	22,854

Families and Living Arrangements

Households, 2010-2014	112,790	4,957,736
Persons per household, 2010-2014	2.56	2.49
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014	87.3%	88.0%
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014	12.4%	10.5%

WALDEN III SENIOR LIVING COMMUNITY

DEMOGRAPHICS

Education		
① High school graduate or higher, percent of persons age 25 years+, 2010-2014	89.4%	89.0%
② Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	27.2%	28.1%
Health		
③ With a disability, under age 65 years, percent, 2010-2014	8.3%	9.3%
④ Persons without health insurance, under age 65 years, percent	▲ 9.4%	▲ 7.5%
Economy		
⑤ In civilian labor force, total, percent of population age 16 years+, 2010-2014	63.7%	62.8%
⑥ In civilian labor force, female, percent of population age 16 years+, 2010-2014	58.1%	58.3%
⑦ Total accommodation and food services sales, 2012 (\$1,000) (c)	941,050	23,504,192
⑧ Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	1,137,248	96,329,248
⑨ Total manufacturers shipments, 2012 (\$1,000) (c)	4,081,181	231,366,178
⑩ Total merchant wholesaler sales, 2012 (\$1,000) (c)	9,979,809	191,170,147
⑪ Total retail sales, 2012 (\$1,000) (c)	3,627,410	178,794,945
⑫ Total retail sales per capita, 2012 (c)	\$12,121	\$14,008
Transportation		
⑬ Mean travel time to work (minutes), workers age 16 years+, 2010-2014	27.5	26.1
Income and Poverty		
⑭ Median household income (in 2014 dollars), 2010-2014	\$61,041	\$53,115
⑮ Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$30,116	\$28,912
⑯ Persons in poverty, percent	▲ 10.0%	▲ 13.2%
BUSINESSES		
⑰ Total employer establishments, 2014	6,237	296,297 ¹
⑱ Total employment, 2014	97,821	5,255,409 ¹
⑲ Total annual payroll, 2014	4,084,130	248,560,941 ¹
⑳ Total employment, percent change, 2013-2014	1.0%	1.4% ¹
㉑ Total nonemployer establishments, 2014	17,553	799,663
㉒ All firms, 2012	22,663	975,453
㉓ Men-owned firms, 2012	12,925	579,400
㉔ Women-owned firms, 2012	7,413	304,803
㉕ Minority-owned firms, 2012	3,460	131,512
㉖ Nonminority-owned firms, 2012	18,503	818,858
㉗ Veteran-owned firms, 2012	1,720	97,909
㉘ Nonveteran-owned firms, 2012	19,766	837,792
GEOGRAPHY		
㉙ Population per square mile, 2010	805.4	283.9
㉚ Land area in square miles, 2010	369.67	44,742.70
㉛ FIPS Code	42085	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.

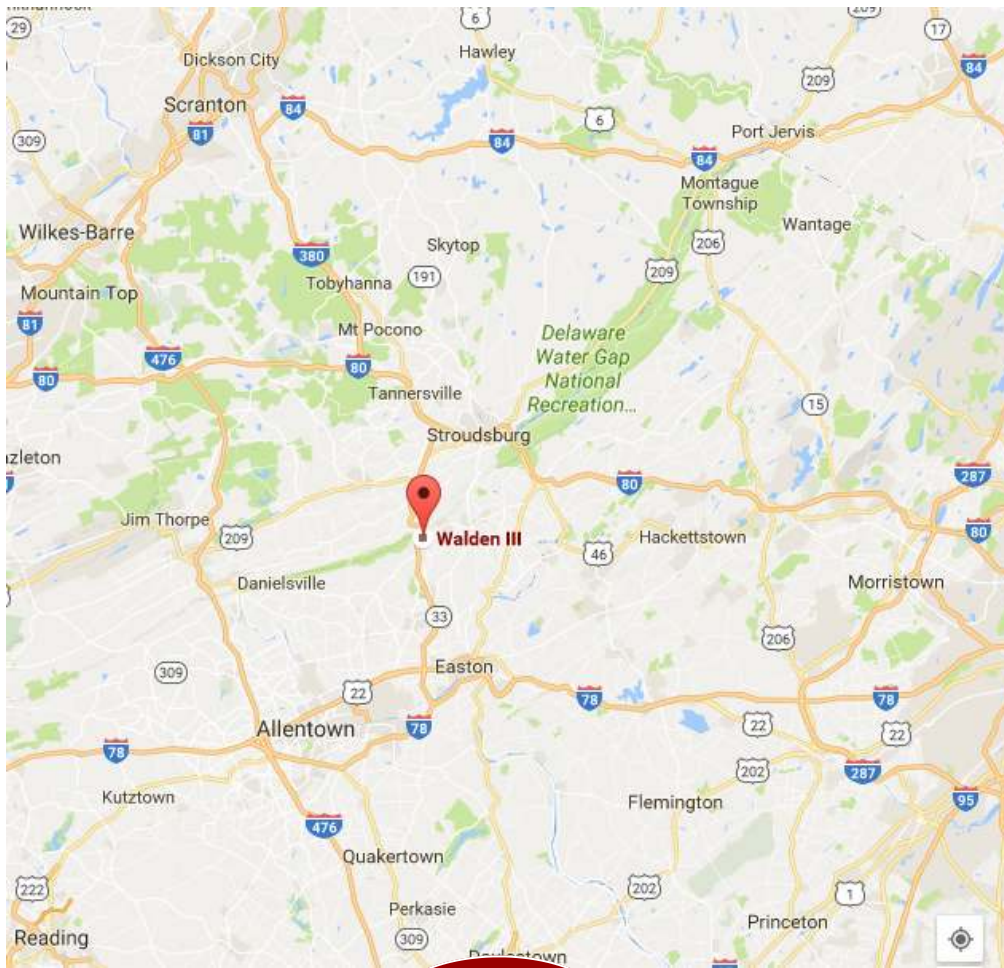
(a) Includes persons reporting only one race

(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

WALDEN III SENIOR LIVING COMMUNITY MAPS



WALDEN III SENIOR LIVING COMMUNITY

AERIAL MAP



WALDEN III SENIOR LIVING COMMUNITY

CERTIFICATE OF COMPLIANCE



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to LIFEOPTIONS INC LEGAL ENTITY
 To operate WALDEN III NAME OF FACILITY OR AGENCY
 Located at 325 NORTH BROADWAY, WIND GAP, PA 18091 (COMPLETE ADDRESS OF FACILITY OR AGENCY)
 _____ ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE
 _____ ADDRESS OF SATELLITE SITE _____ 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 77 (MAXIMUM CAPACITY)
 or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: _____

This certificate is granted in accordance with the Public Welfare 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 October 28, 2016 until October 28, 2017,
 unless sooner revoked for non-compliance with applicable laws and regulations.

No: 242420

Robert E. Robinson
ISSUING OFFICER

Jay Baul
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 - 12/14

WALDEN III SENIOR LIVING COMMUNITY

CONFIDENTIALITY DISCLAIMER

PROPERTY ADDRESS: 325 N. Broad St., Wind Gap, PA 18091

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 _____, 2016, 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