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THE PREMIER BROKER FOR SENIOR HOUSING & HEALTHCARE FACILITIES

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

**BETHANY VILLAGE
SENIOR LIVING COMMUNITY**
IN THE BEAUTIFUL POCONO MOUNTAINS

150 Noble Lane
WAYNE COUNTY • BETHANY, PA
Situated on 22+/-Acres

70 BED / 52 BATH PERSONAL CARE HOME



METICULOUSLY MAINTAINED • PRIVATE PAY

*Turn-Key Opportunity in Highly Desirable
Pennsylvania Poconos with Expansion Possibilities*

Exclusively Offered At \$8,500,000

PrestigeGroupSeniorHousing.com
PrestigeGroup.com

BETHANY VILLAGE SENIOR LIVING COMMUNITY

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BETHANY VILLAGE SENIOR LIVING COMMUNITY

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“Bethany Village Senior Living Community”

150 Noble Lane • Bethany, Pennsylvania 18431
POCONO MOUNTAINS AREA
Wayne County

Bethany Village Senior Living Community is a 70 bed personal care facility that provides a turn-key opportunity with tremendous upside potential for a new owner as it is situated on 22+/- acres.

There is a possibility of an additional, contiguous 5+/- acres available for sale. (see site map)

New ownership has a tremendous opportunity to expand the existing facility or branch out into the independent living sector of senior housing by developing independent housing units on the excess acreage.

Bethany Village enjoys a well earned, outstanding reputation throughout northeastern Pennsylvania. The facility has been owned and operated by the same entity since 1998. They are well known for providing an excellent quality of care for their residents.

The facility has a historically strong census as well as a continuous wait list for new residents.

The facility has been meticulously maintained, with no outstanding deferred maintenance. There have been many capital improvements made in the last few years including a new roof (2022), on demand hot water heaters, updated sprinkler pumps and fire system as well as a new phone system.

Bethany Village has been extremely well managed and is a great turn-key opportunity with upside potential for new ownership.

The property has it's own Water Treatment and Sewer Treatment plants. Both of these are sufficient for the current needs of the facility as well as future development.

Wayne County is located in northeaster Pennsylvania and is in the Pocono Mountain Region. The Pocono Mountains have long been a popular tourist destination for local and regional visitors. Unlike some parts of the Rust Belt, some of these communities are experiencing a modest population increase largely attributable to vacationers from New York and New Jersey turning their vacation homes into permanent residences.

The Pocono Mountain Region is served by many highways making transport to New York, Pennsylvania and New Jersey easily accessible. Philadelphia and New York City are within a couple of hours of the region.

BETHANY VILLAGE SENIOR LIVING COMMUNITY PROPERTY OVERVIEW

Site Size:	22.3+/- Acres — Potential for 5+/- Acres to be Purchased Separately
Site Shape:	Irregular
Building Size:	33,200+/-sf
Stories:	3 — 3rd floor Currently Used as Offices. Can be Converted to 3 Additional Resident Rooms with Private Baths
# Units:	52
# Beds	70
# Bathrooms:	52
Foundation:	Reinforced Concrete Footings and Piers
Frame:	Wood Frame
Exterior:	Vinyl Siding Over Wood Frame and .75" Gypsum Board
Roof:	Installed 2022 — Gabled Wood Covered with Architectural Shingles with Cupolas
Interior Finish:	Mostly Vinyl Wall Covering or Paint Over Gypsum Board with Wood Trim
HVAC:	PTAC Units in Most Rooms with AC Condensers and Air Handlers. Natural Gas, Fired Forced Air Heating in Common Areas
Electric:	800 Amp (Approx), 3 Phase, 3 Wire
Hot Water Heater:	On-Demand (Newly Installed)
Water:	On-Site Water Treatment Plant — Licensed as a Public Water Supplier. 50,000 gallon gravity fed and treated covered reservoir. The well pumps 100 gallons/minute. There are new 6" water lines from the well house to the facility. There is also a gravity fed fire hydrant on the property.
Sewer:	On-Site Sewer Treatment Plant was Recently Completed to Serve the Facility and has Adequate Capacity for Expansion. It is approved for 7,000 gallons per day. Facility uses approximately 3,200 per day
Kitchen:	Commercial Quality with Walk-in Cooler & Walk-in Freezer
Dining Areas:	Yes
Third Floor:	Currently Used as Offices — Can be Utilized as 3 Additional Resident Rooms (All with Private Baths)
Laundry:	Commercial On-Site and Resident Machines
Elevator:	One — Otis 3 Stop
Generator:	Yes
Room Monitors:	Call Bell in Every Room
Security System:	Yes — Monitored In-house / Connected to Monitoring Service
Fire Protection:	100% Sprinklered — Recently Updated Sprinkler Pumps and Fire System
Fire Alarm:	Yes — connected to Fire Dept / Monitoring Service)
Other Areas:	Beauty/Barber Salon, TV Room, Activities Room, Lounge, Outdoor Gazebo, Nurses Stations, Administrative Offices
Zoning:	S — Special District
Hospital Nearby:	Wayne Memorial Hospital — 3.2 Miles

BETHANY VILLAGE SENIOR LIVING COMMUNITY

INCOME & EXPENSES

INCOME	2023
Patient Care Revenue	2,894,797
Miscellaneous Revenue	56,072
TOTAL	2,950,869

EXPENSES	
Personal Care	754,389
Ancillary	51,016
Dietary	368,127
Property	302,158
Housekeeping / Laundry	167,361
COVID Expenses	7,675
General Administration	174,720
Payroll	133,295
TOTAL	1,958,741
NET INCOME	992,127

BETHANY VILLAGE SENIOR LIVING COMMUNITY

RENT ROLL — 2023

Room	Occupied Beds	Monthly Room & Board
100	1	\$ 4,185
101	1	\$ 4,185
102	1	\$ 4,495
103	1	\$ 4,495
104	1	\$ 4,495
105	1	\$ 4,495
106	1	\$ 4,340
107	1	\$ 4,340
108	1	\$ 4,495
110	1	\$ 4,495
111	1	\$ 4,495
112	1	\$ 4,495
113	1	\$ 4,495
114	1	\$ 4,495
115	2	\$ 7,130
116	1	\$ 4,495
117	1	\$ 4,495
118	1	\$ 4,495
119	1	\$ 4,495
120	1	\$ 4,495
121	1	\$ 4,495
122	1	\$ 4,495
123	1	\$ 4,495
124	1	\$ 4,495
125	1	\$ 4,495
126	1	\$ 4,495
127	1	\$ 4,495
128	1	\$ 4,495
129	1	\$ 4,650
130	1	\$ 4,650
Total	31	\$ 118,575

Room	Occupied Beds	Monthly Room & Board
201	1	\$ 4,650
202	1	\$ 4,650
203	1	\$ 4,650
204	1	\$ 4,650
206	1	\$ 4,495
207	1	\$ 4,495
208	1	\$ 4,495
209	1	\$ 4,495
210	1	\$ 4,495
212	1	\$ 4,495
213	1	\$ 4,495
214	1	\$ 4,495
215	1	\$ 4,495
216	1	\$ 4,495
217	1	\$ 4,495
218	1	\$ 4,495
219	1	\$ 4,495
220	1	\$ 4,495
221	1	\$ 4,495
222	1	\$ 4,495
223	1	\$ 4,650
224	1	\$ 4,650
Total	22	\$ 99,820

Total # Beds — 53
100% Occupancy

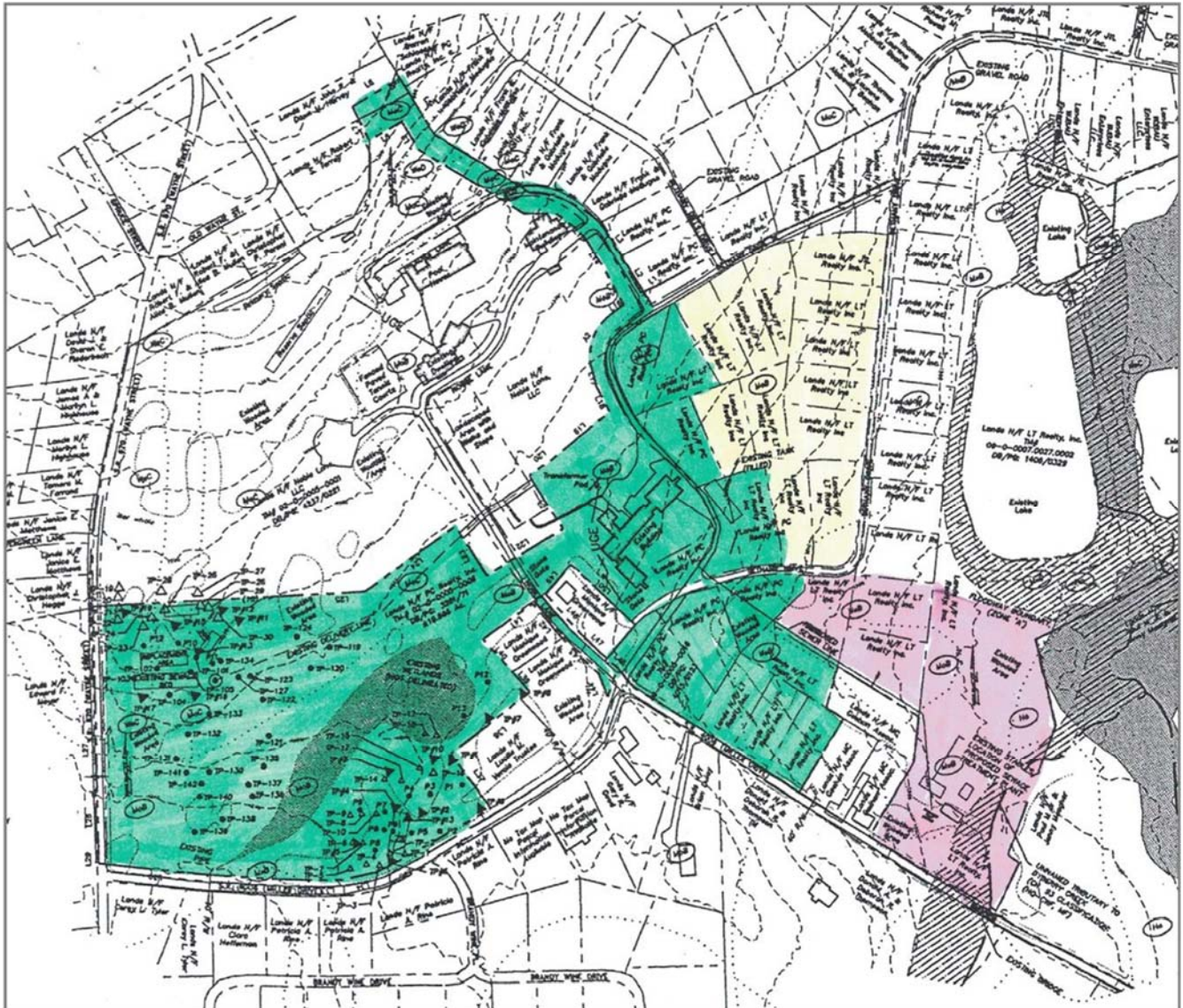
Total Monthly Rate
\$ 218,395

BETHANY VILLAGE SENIOR LIVING COMMUNITY AERIAL VIEW AND TAX MAP



BETHANY VILLAGE SENIOR LIVING COMMUNITY

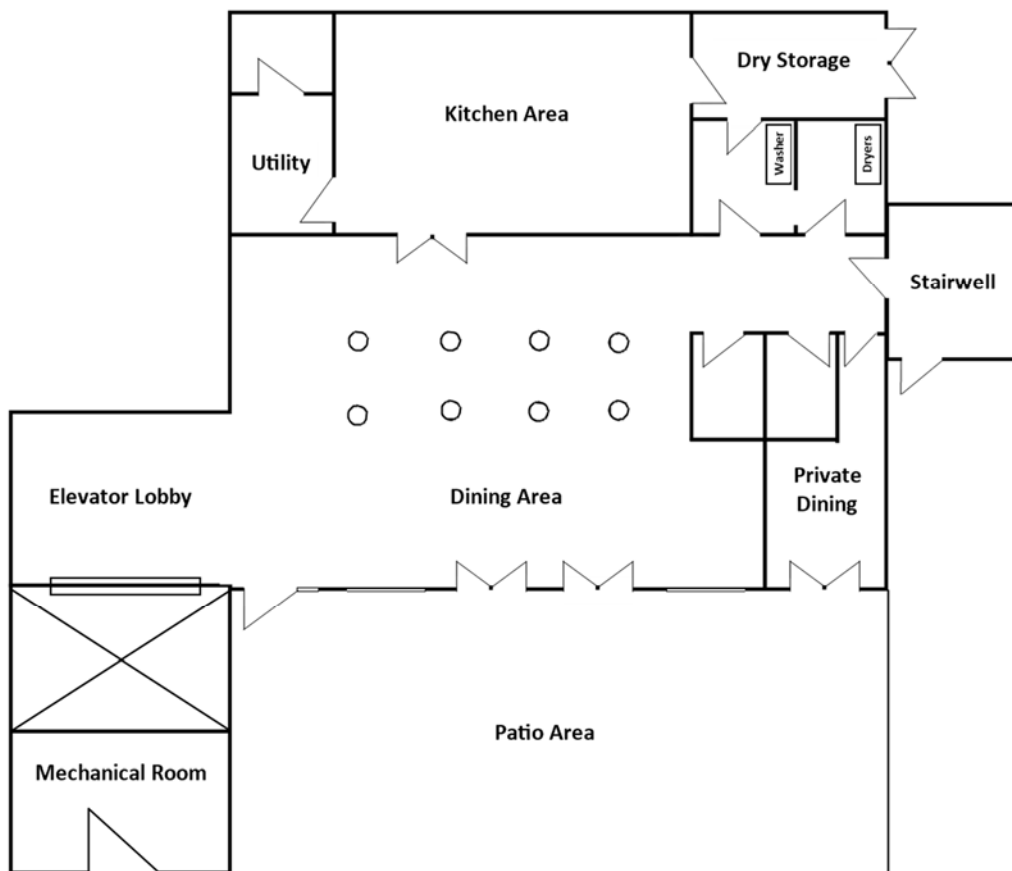
SITE PLAN



GREEN: CURRENT PARCEL
PINK: INCLUDED WITH SALE
YELLOW: ADDITIONAL LAND AVAILABLE FOR EXPANSION

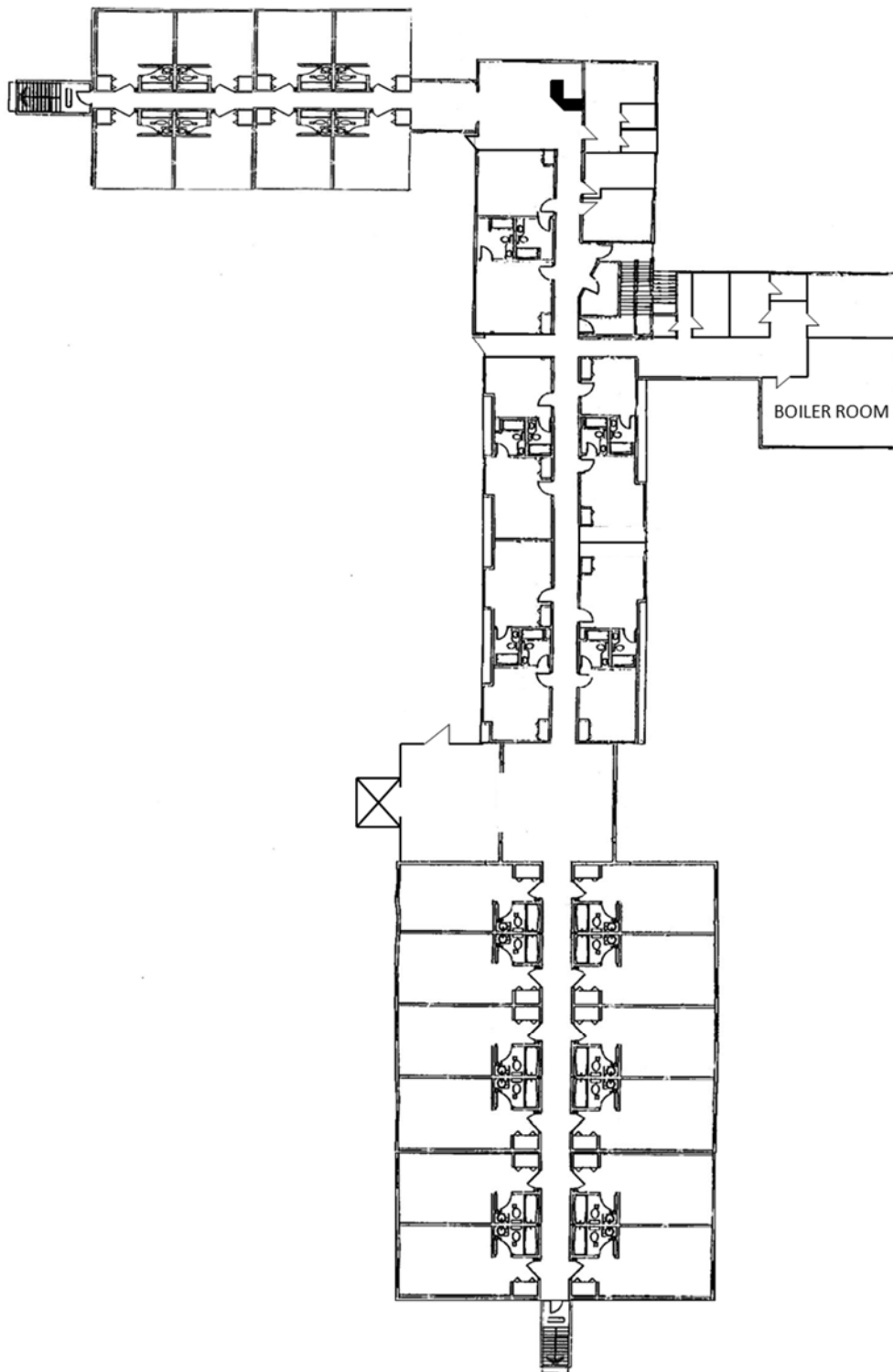
BETHANY VILLAGE SENIOR LIVING COMMUNITY

FLOOR PLAN — GROUND LEVEL



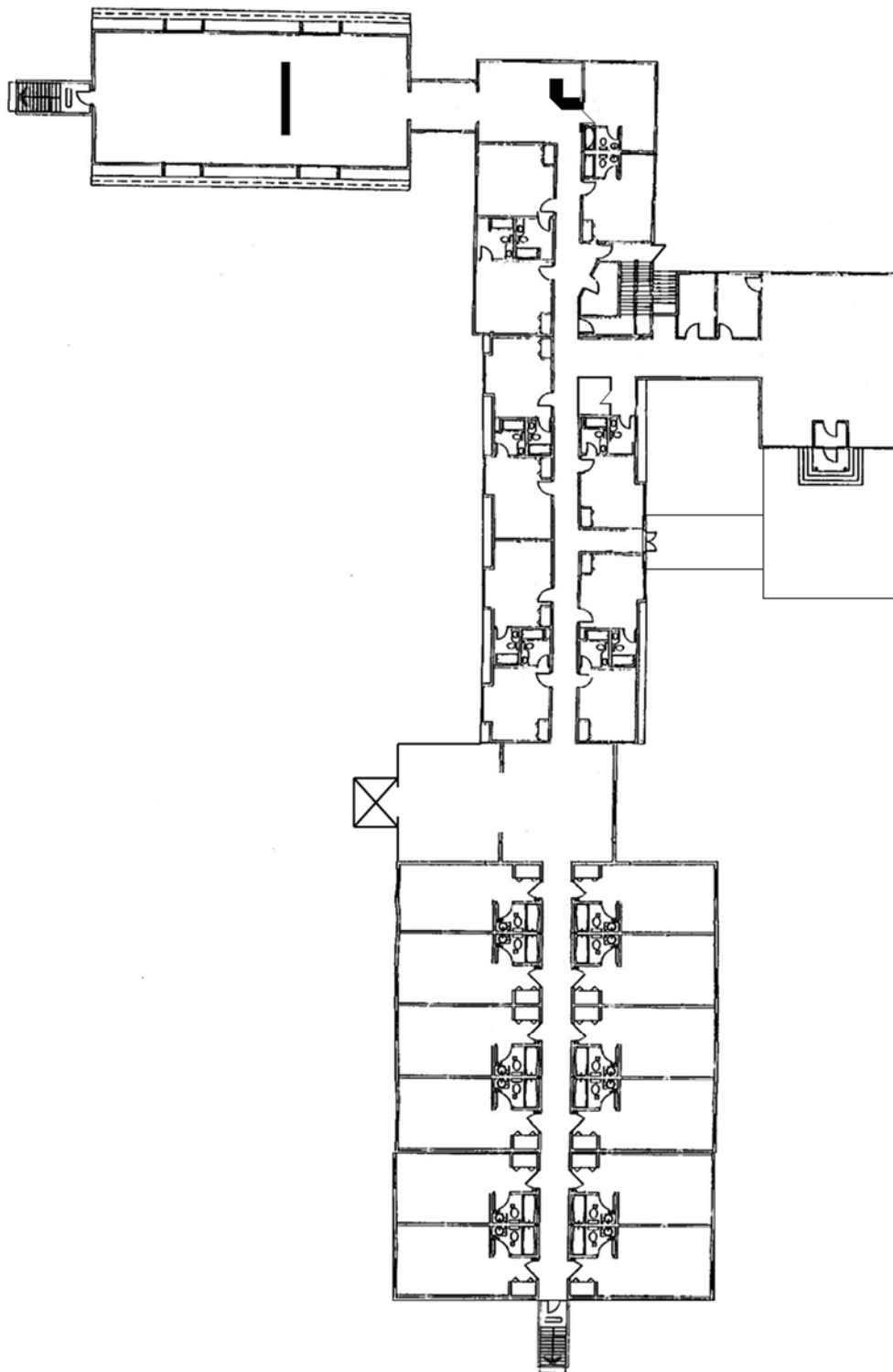
BETHANY VILLAGE SENIOR LIVING COMMUNITY

FLOOR PLAN — 100 LEVEL

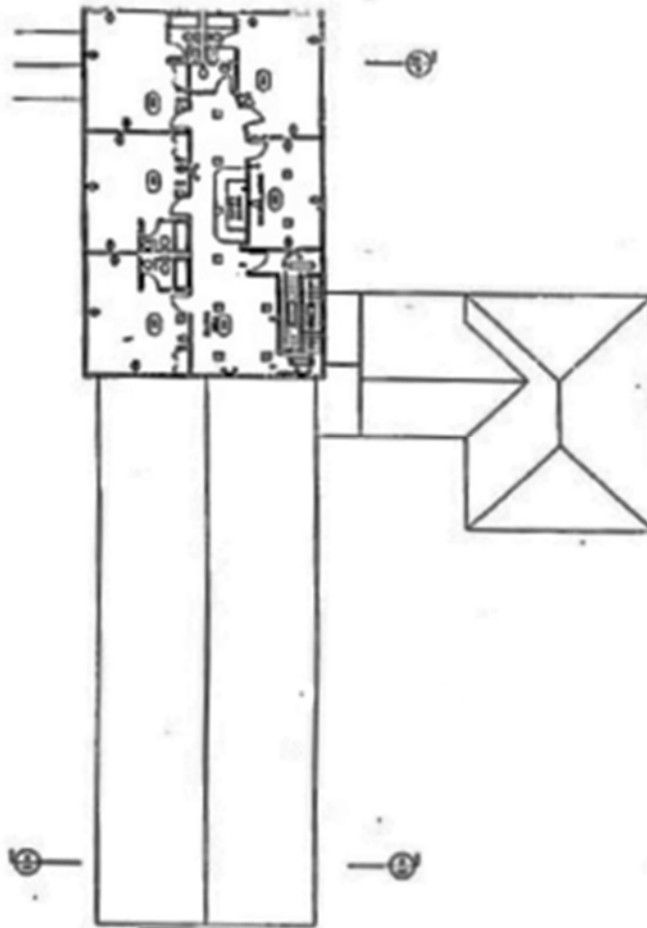


BETHANY VILLAGE SENIOR LIVING COMMUNITY

FLOOR PLAN — 200 LEVEL



BETHANY VILLAGE SENIOR LIVING COMMUNITY FLOOR PLAN — UPPER LEVEL



- Currently Used as Offices
- Can be Utilized as 3 Additional Resident Rooms
- All Have Private Baths

BETHANY VILLAGE SENIOR LIVING COMMUNITY PHOTOGRAPHS



BETHANY VILLAGE SENIOR LIVING COMMUNITY PHOTOGRAPHS



BETHANY VILLAGE SENIOR LIVING COMMUNITY PHOTOGRAPHS



Commercial Washers & Dryers



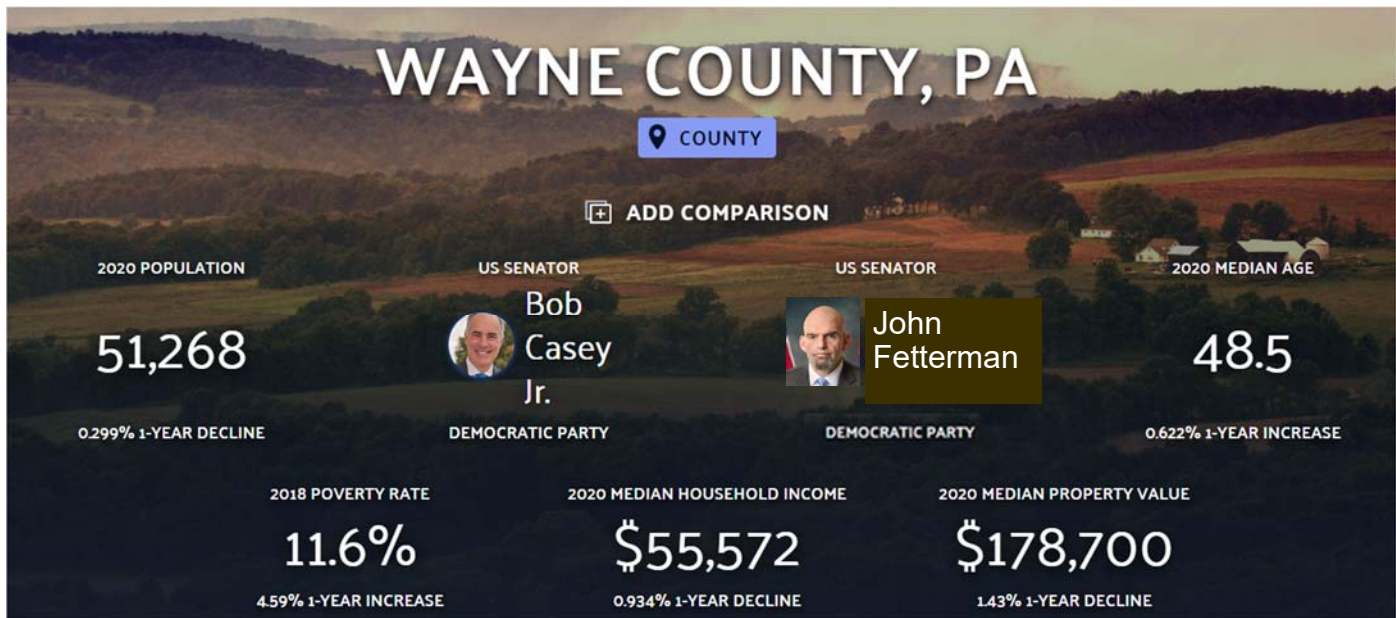
Gas Heat

BETHANY VILLAGE SENIOR LIVING COMMUNITY PHOTOGRAPHS



Sprinkler System

BETHANY VILLAGE SENIOR LIVING COMMUNITY DEMOGRAPHICS



In 2020, Wayne County, PA had a population of 51.3k people with a median age of 48.5 and a median household income of \$55,572. Between 2019 and 2020 the population of Wayne County, PA declined from 51,422 to 51,268, a -0.299% decrease and its median household income declined from \$56,096 to \$55,572, a -0.934% decrease.

The 5 largest ethnic groups in Wayne County, PA are White (Non-Hispanic) (90.2%), Black or African American (Non-Hispanic) (3.24%), White (Hispanic) (2.81%), Two+ (Non-Hispanic) (1.16%), and Two+ (Hispanic) (1.06%).

None of the households in Wayne County, PA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

98.9% of the residents in Wayne County, PA are U.S. citizens.

In 2020, the median property value in Wayne County, PA was \$178,700, and the homeownership rate was 80.9%.

Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

BETHANY VILLAGE SENIOR LIVING COMMUNITY

DEMOGRAPHICS

Economy

The economy of Wayne County, PA employs 21.1k people. The largest industries in Wayne County, PA are Health Care &

Social Assistance (3,103 people), Retail Trade (2,654 people), and Construction (2,123 people), and the highest paying

industries are Utilities (\$104,375), Mining, Quarrying, & Oil & Gas Extraction (\$92,569), and Information (\$60,833).

Employment by Industries

Workforce

All

Value

21.1k

2020 VALUE

± 873

-0.0853%

1 YEAR DECLINE

± 5.72%

From 2019 to 2020, employment in Wayne County, PA declined at a rate of -0.0853%, from 21.1k employees to 21.1k employees.

The most common employment sectors for those who live in Wayne County, PA, are Health Care & Social Assistance (3,103 people), Retail Trade (2,654 people), and Construction (2,123 people). This chart shows the share breakdown of the primary industries for residents of Wayne County, PA, though some of these residents may live in Wayne County, PA and work somewhere else. Census data is tagged to a residential address, not a work address.



Sources: Wikipedia, , DATA USA, Census.gov

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BETHANY VILLAGE SENIOR LIVING COMMUNITY

DEMOGRAPHICS

Health

94.1% of the population of Wayne County, PA has health coverage, with 41.9% on employee plans, 16.5% on Medicaid, 19.5% on Medicare, 14.4% on non-group plans, and 1.69% 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 Wayne County, PA see 1972 patients per year on average, which represents a 15.5% increase from the previous year (1707 patients). Compare this to dentists who see 1834 patients per year,

and mental health providers who see 1117 patients per year.

By gender, of the total number of insured persons, 49.9% were men and 50.1% were women.

Patient to Clinician Ratios

Patient to Primary Care Physician Ratio

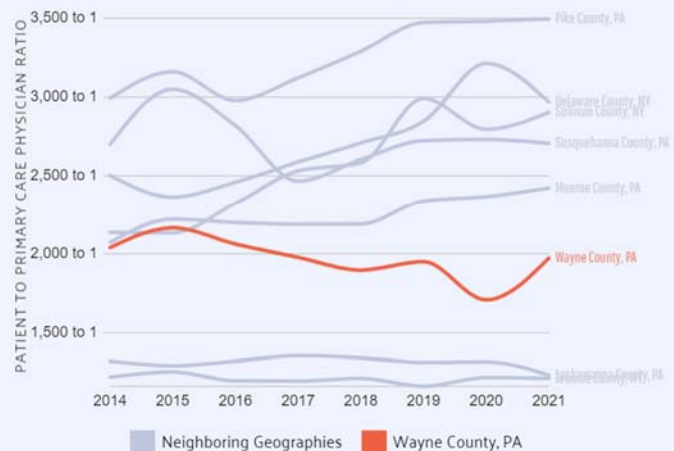
1,972 to 1

PATIENT TO PRIMARY CARE PHYSICIAN RATIO IN WAYNE COUNTY, PA

Primary care physicians in Wayne County, PA see an average of 1,972 patients per year. This represents a 15.5% increase from the previous year (1,707 patients).

The following chart shows how the number of patients seen by primary care physicians has been changing over time in Wayne County, PA in comparison to its neighboring geographies.

Data from [the County Health Rankings & Roadmaps County Health Rankings](#).



Sources; Wikipedia, DATA USA, Census.gov

BETHANY VILLAGE SENIOR LIVING COMMUNITY

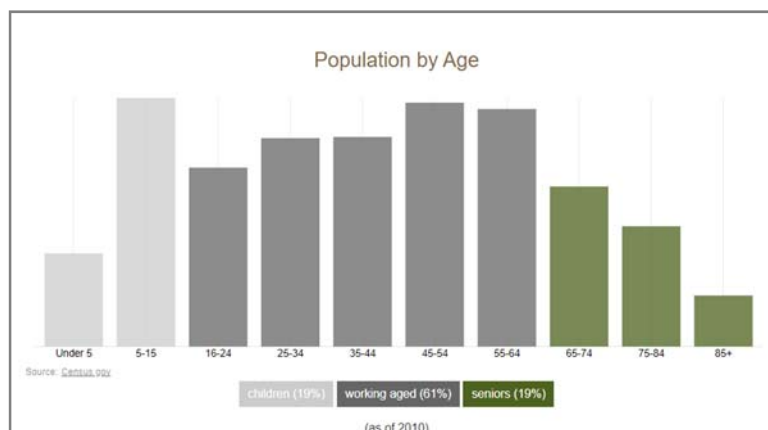
DEMOGRAPHICS

Key Senior Statistics



Use these key statistics to learn more about Honesdale, PA seniors.

- **19%** of the population of Honesdale, PA are seniors Source: [Census.gov](https://www.census.gov)
- **45%** of those seniors living in Honesdale, PA are living alone Source: [Census.gov](https://www.census.gov)
- **0%** of Honesdale senior households have an annual income of less than \$10k and **37%** less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)
- **36%** of Honesdale, PA residents 60 and over received food stamps in the last year Source: [Census.gov ACS](https://www.census.gov/acs)
- The average Social Security Income in Honesdale is **\$15,849/year** Source: [Census.gov ACS](https://www.census.gov/acs)
- The median household income for a Honesdale senior is **\$23,611** Source: [Census.gov ACS](https://www.census.gov/acs)
- Compared to other states, Pennsylvania ranks **39th** for Long Term Care and **25th** for America's Health Rankings Source: [AmericasHealthRankings.org](https://www.americashealthrankings.org)
- There are **108** working seniors in Honesdale Source: [Census.gov ACS](https://www.census.gov/acs)
- **26%** of the seniors in Honesdale are veterans Source: [Census.gov ACS](https://www.census.gov/acs)



Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

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



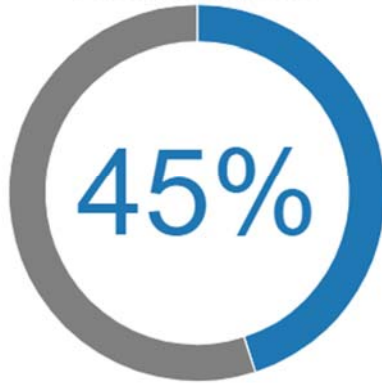
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BETHANY VILLAGE SENIOR LIVING COMMUNITY

DEMOGRAPHICS

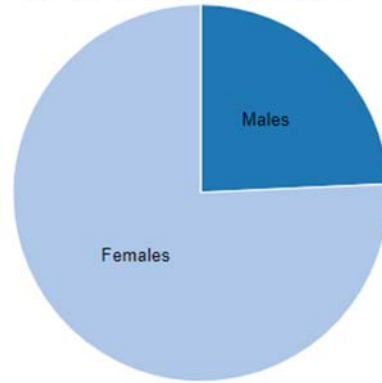
Seniors Living Alone

Percent Living Alone



Source: [Census.gov](https://www.census.gov)

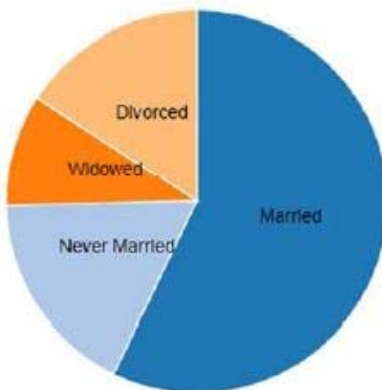
Gender of Seniors Living Alone



Source: [Census.gov](https://www.census.gov)

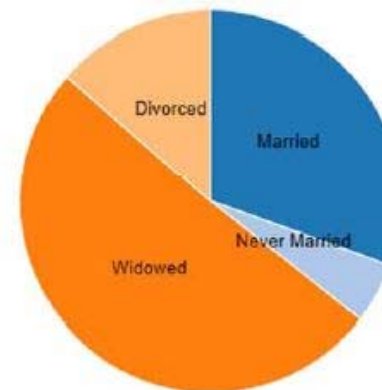
Marital Status

Males



Source: [Census.gov ACS](https://www.census.gov)

Females



Source: [Census.gov ACS](https://www.census.gov)

Sources: Wikipedia, , DATA USA, Census.gov

BETHANY VILLAGE SENIOR LIVING COMMUNITY

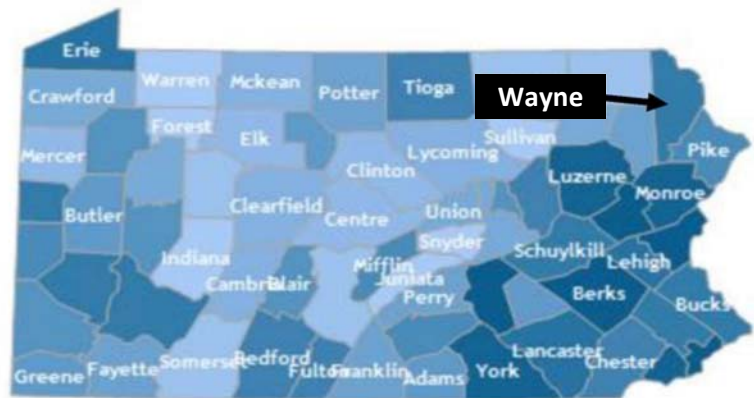
AREA INFORMATION

Bethany is a borough located in Wayne County, Pennsylvania. It is just three miles to the Borough of Honesdale, the county seat.

Wayne County is part of Northeastern Pennsylvania. The county is bordered by Susquehanna County, Lackawanna County, Monroe County, Pike County, Delaware County (NY) and Sullivan County (NY).

Major U.S. cities within a 200 mile radius include Philadelphia, New York and Baltimore.

Bethany is 33 miles to Scranton.



Regional Map with 200 Mile Radius



Sources; Wikipedia, West End Alliance, DATA USA, Census.gov

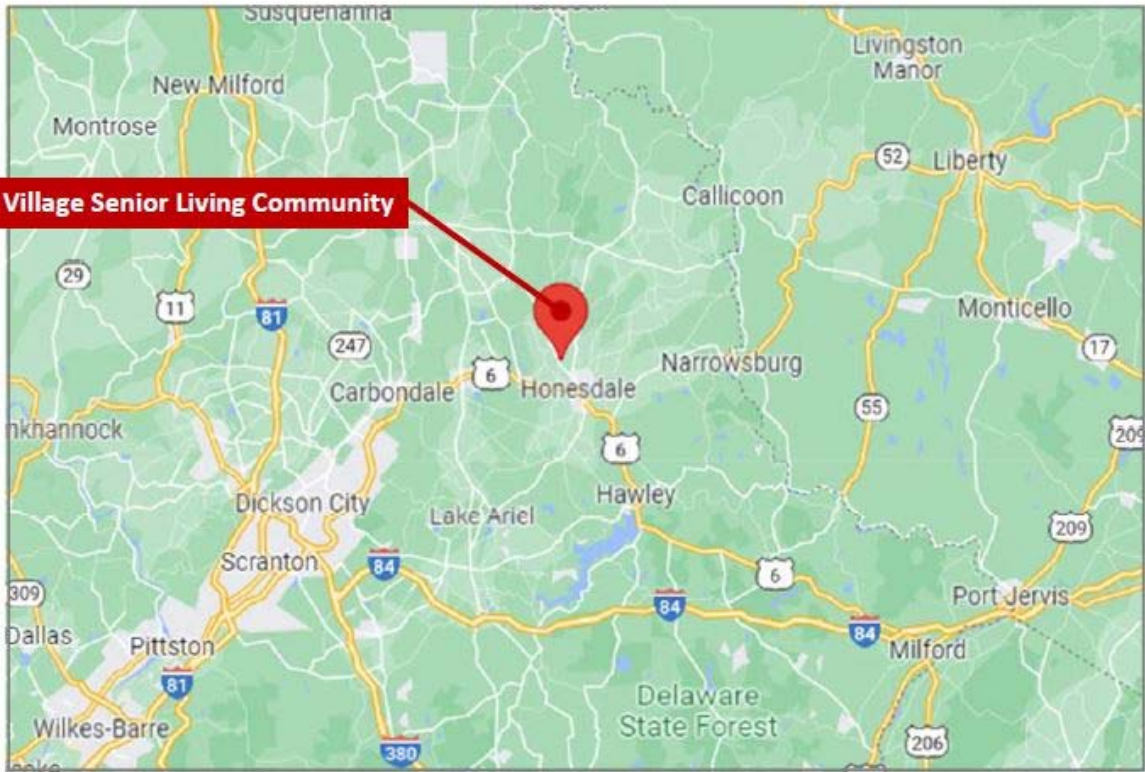
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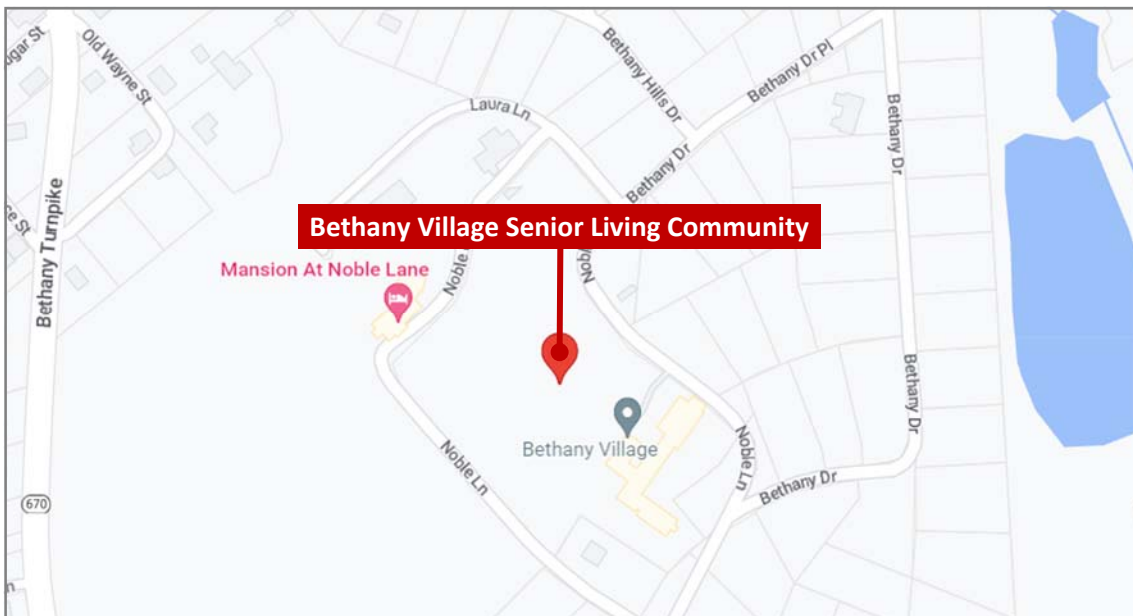
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BETHANY VILLAGE SENIOR LIVING COMMUNITY MAPS

Bethany Village Senior Living Community



Bethany Village Senior Living Community



BETHANY VILLAGE SENIOR LIVING COMMUNITY

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 150 NOBLE LANE, BETHANY, PA 18431

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 _____, 2024, 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