



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

Joe Shallow, Vice President

JShallow@PrestigeGroup.com • 610.701.1133 Cell

610.902.3900 x123 or 800.866.5876

COUNTRY VIEW ASSISTED LIVING

2925 Seneca Trail S.
MONROE COUNTY
PETERSTOWN, WEST VIRGINIA

42 BED • 35 BATH



WELL MAINTAINED • PRIVATE PAY

***Turn Key Opportunity
Historically Strong Census
Only Assisted Living Facility in Monroe County***

Exclusively Offered At \$1,600,000

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

COUNTRY VIEW ASSISTED LIVING

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COUNTRY VIEW ASSISTED LIVING EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering
“Country View Assisted Living”
295 Seneca Trail S. • Peterstown, West Virginia 24963
Monroe County

Country View Assisted Living is a 42 bed assisted living facility that provides a turn-key opportunity for a new owner.

The one-story facility was purpose built in 2004. It has been owned and managed by the same family since it's inception. They are well known for providing an excellent quality of care for their residents.

Country View enjoys a well earned, outstanding reputation throughout southeastern West Virginia. It is the only assisted living facility in Monroe County. The residents come from Monroe County as well as the adjoining counties.

The facility has a historically strong census and all residents are private pay.

The facility has been well maintained, with no outstanding deferred maintenance.

Country View has been extremely well managed and is a great turn-key opportunity with upside potential for new ownership. Ownership is selling due to their desire to retire.

The facility is next door to a Monroe Health Center, a medical care center, which is extremely convenient for the medical needs of the residents.

New ownership can add an additional income stream by adding Adult Day Care services.

There is an opportunity for expansion of the facility. The owner has a 1+/-acre, flat, contiguous parcel available for sale.

COUNTRY VIEW ASSISTED LIVING PROPERTY OVERVIEW

Site Size:	1.62+/- Acres
Site Shape:	Rectangular (210' x 299.88' x 412.11' x 324')
Building Size:	19,000+/-sf
Age of Building;	Built Approx. 2004
Stories:	1
# Units:	28
# Beds	42
# Bathrooms:	35 (each unit has full bath, plus 3 shower rooms, 5 community toilet rooms)
Foundation:	Concrete
Exterior:	Brick and Vinyl Siding
Roof:	Shingle over 5/8" Plywood
Interior Finish:	Sheetrock
Ceiling:	Ceiling Tile & Sheetrock
Flooring:	Dining Area: Ceramic Tile Shower Room, Bathrooms, Kitchen: Stonehard Flooring Hallways: Vinyl Tile Resident Rooms: Laminate and Carpet
HVAC:	5 Heat Pumps — PTAC Units in Resident Rooms / Electric
Electric:	220 amp
Hot Water Heater:	Six 50 Gallon Electric Units
Water & Sewer:	Public
Kitchen:	Commercial Quality
Dining Areas:	10 Tables and 37 Chairs (purchased 1st quarter 2023)
Laundry:	On-site — 2 Washers, 2 Dryers
Generator:	82KW, Olympic Brand — Propane
Security System:	"Wander Guard" Camera System
Fire Protection:	100% Sprinklered, Fire Extinguishers and Fire Suppression Range Hood
Fire Alarm:	Yes — connected to Monitoring Service
Other Areas:	Lobby, Hair Salon, Exterior Chairs and Swing, Administrative Offices
Medical Care:	Monroe Health Center is one minute away from facility Carilion Giles Community Hospital 15 Minutes Princeton Community Hospital 20 Minutes

COUNTRY VIEW ASSISTED LIVING INCOME & EXPENSES

Income	2023
Patient Care Revenue	1,330,843
Reimbursement Meals	1,525
Other Income	212
Total	1,332,581

Expenses	
Meals	114,930
Medical Waste Services	4,351
Publications, Magazines & Subscriptions	186
Security & Background	910
Small Medical Equipment	17,963
Supplies	6,320
Vaccines & Medicines	1,900
Advertising & Promotion	2,331
Vehicle Insurance	9,200
Bank Service Charges	10,118
Continuing Education	115
Donations/Charities	780
Equipment (Repairs & Maintenance)	2,433
Insurance	16,931
Computer	2,760
Licenses/Permits	425
Office Expense	21,762
Payroll	637,570
Professional Fees	12,845
Materials (Repairs & Maintenance)	1,268
Taxes	32,056
Utilities	48,493
Total	945,647
Net Income	386,933

COUNTRY VIEW ASSISTED LIVING RENT ROLL

Resident	Monthly Rate
1	\$3,400
2	\$3,000
3	\$3,000
4	\$3,000
5	\$3,000
6	\$3,000
7	\$2,900
8	\$3,000
9	\$3,000
10	\$3,000
11	\$3,000
12	\$3,400
13	\$3,400
14	\$3,000
15	\$3,000
16	\$2,900
17	\$3,000
18	\$2,900
19	\$2,900

Resident	Monthly Rate
20	\$3,000
21	\$3,000
22	\$3,000
23	\$3,000
24	\$3,000
25	\$3,000
26	\$3,400
27	\$3,400
28	\$3,300
29	\$3,400
30	\$3,400
31	\$3,800
32	\$3,300
33	\$3,300
34	\$3,400
35	\$3,800
36	\$3,800
37	\$3,400
38	\$3,400

Total \$120,900

COUNTRY VIEW ASSISTED LIVING AERIAL VIEW AND TAX MAP



COUNTRY VIEW ASSISTED LIVING PHOTOGRAPHS



COUNTRY VIEW ASSISTED LIVING PHOTOGRAPHS



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COUNTRY VIEW ASSISTED LIVING PHOTOGRAPHS



COUNTRY VIEW ASSISTED LIVING DEMOGRAPHICS

WEST VIRGINIA

STATE

ADD COMPARISON

2020 POPULATION

1.81M

0.544% 1-YEAR DECLINE

US SENATOR



Joe
Manchin

DEMOCRATIC PARTY

US SENATOR



Shelley
Moore
Capito

REPUBLICAN PARTY

2020 MEDIAN AGE

42.7

0.471% 1-YEAR INCREASE

2020 POVERTY RATE

17.1%

2.63% 1-YEAR DECREASE

2020 MEDIAN HOUSEHOLD INCOME

\$48,037

2.84% 1-YEAR GROWTH

2020 MEDIAN PROPERTY VALUE

\$123,200

3.01% 1-YEAR GROWTH

2020 EMPLOYED POPULATION

713,907

0.00182% 1-YEAR DECLINE

In 2020, Monroe County, WV had a population of 13.3k people with a median age of 46.7 and a median household income of \$44,828. Between 2019 and 2020 the population of Monroe County, WV declined from 13,401 to 13,344, a -0.425% decrease and its median household income grew from \$38,540 to \$44,828, a 16.3% increase.

The 5 largest ethnic groups in Monroe County, WV are White (Non-Hispanic) (96.1%), Two+ (Non-Hispanic) (1.62%), Black or African American (Non-Hispanic) (1.12%), White (Hispanic) (1.05%), and American Indian & Alaska Native (Non-Hispanic) (0.0749%).

None of the households in Monroe County, WV 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.

99.5% of the residents in Monroe County, WV are U.S. citizens.

In 2020, the median property value in Monroe County, WV was \$115,300, and the homeownership rate was 78.1%.

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

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COUNTRY VIEW ASSISTED LIVING DEMOGRAPHICS

Economy

The economy of Monroe County, WV employs 5.03k people. The largest industries in Monroe County, WV are Health Care & Social Assistance (890 people),

Construction (702 people), and Manufacturing (690 people), and the highest paying industries are Manufacturing (\$54,716), Transportation & Warehousing

(\$53,220), and Transportation & Warehousing, & Utilities (\$52,775).

Employment by Industries

Workforce

All

Value

5.03k

2020 VALUE

± 532

-0.691%

1 YEAR DECLINE

± 14.7%

From 2019 to 2020, employment in Monroe County, WV declined at a rate of -0.691%, from 5.06k employees to 5.03k employees.

The most common employment sectors for those who live in Monroe County, WV, are Health Care & Social Assistance (890 people), Construction (702 people), and Manufacturing (690 people). This chart shows the share breakdown of the primary industries for residents of Monroe County, WV, though some of these residents may live in Monroe County, WV and work somewhere else. Census data is tagged to a residential address, not a work address.

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

 View Data  Save Image  Share / Embed

5,027 workers



Sources: Wikipedia, , DATA USA, Census.gov

COUNTRY VIEW ASSISTED LIVING DEMOGRAPHICS

Health

88.6% of the population of Monroe County, WV has health coverage, with 31.4% on employee plans, 24.8% on Medicaid, 19.4% on Medicare, 10.2% on non-group plans, and 2.66% on military or VA plans.

Per capita personal health care spending in West Virginia was \$9,462 in 2014. This is a

5.5% increase from the previous year (\$8,969).

Primary care physicians in Monroe County, WV see 2656 patients per year on average, which represents a 0.896% decrease from the previous year (2680 patients). Compare this to dentists who see 6638 patients per

year, and mental health providers who see 1659 patients per year.

By gender, of the total number of insured persons, 51.3% were men and 48.7% were women.

Patient to Clinician Ratios

Patient to Primary Care Physician Ratio

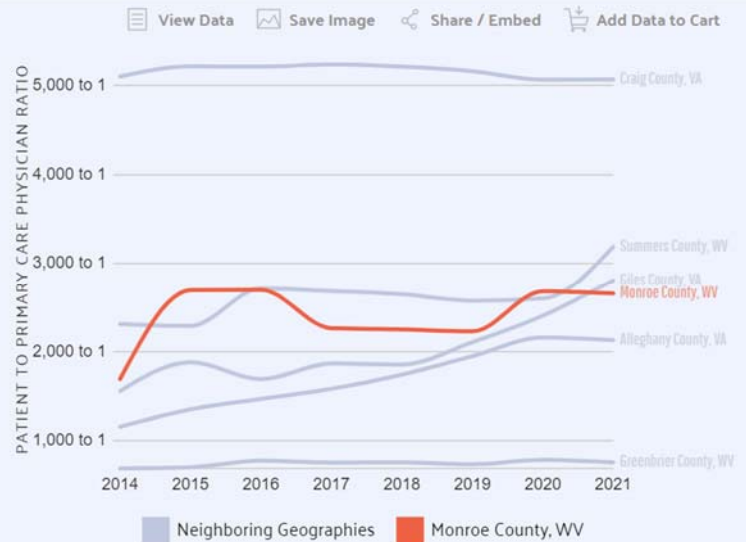
2,656 to 1

PATIENT TO PRIMARY CARE PHYSICIAN RATIO IN MONROE COUNTY, WV

Primary care physicians in Monroe County, WV see an average of 2,656 patients per year. This represents a 0.896% decrease from the previous year (2,680 patients).

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

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

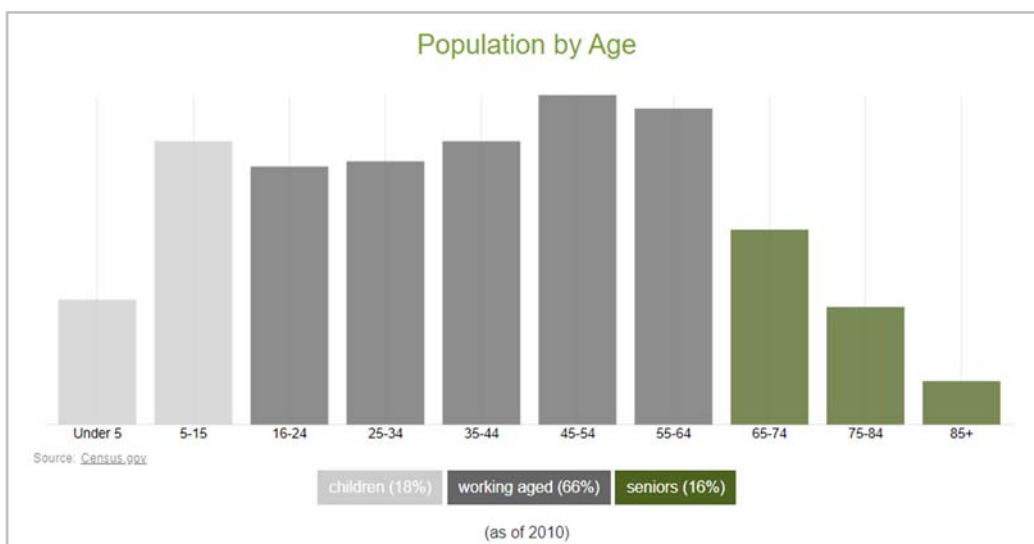


COUNTRY VIEW ASSISTED LIVING DEMOGRAPHICS

Key Senior Statistics



- **16%** of the population of West Virginia are seniors Source: [Census.gov](https://www.census.gov)
- **30%** of those seniors living in West Virginia are living alone Source: [Census.gov](https://www.census.gov)
- **8%** of West Virginia senior households have an annual income of less than \$10k and **31%** less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)
- **26%** of West Virginia 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 West Virginia is **\$16,714/year** Source: [Census.gov ACS](https://www.census.gov/acs)
- The median household income for a West Virginia senior is **\$29,490** Source: [Census.gov ACS](https://www.census.gov/acs)
- Compared to other states, West Virginia ranks **49th** for Long Term Care and **45th** for America's Health Rankings Source: [AmericasHealthRankings.org](https://www.americashealthrankings.org)
- There are **34,830** working seniors in West Virginia Source: [Census.gov ACS](https://www.census.gov/acs)
- **23%** of the seniors in West Virginia 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)



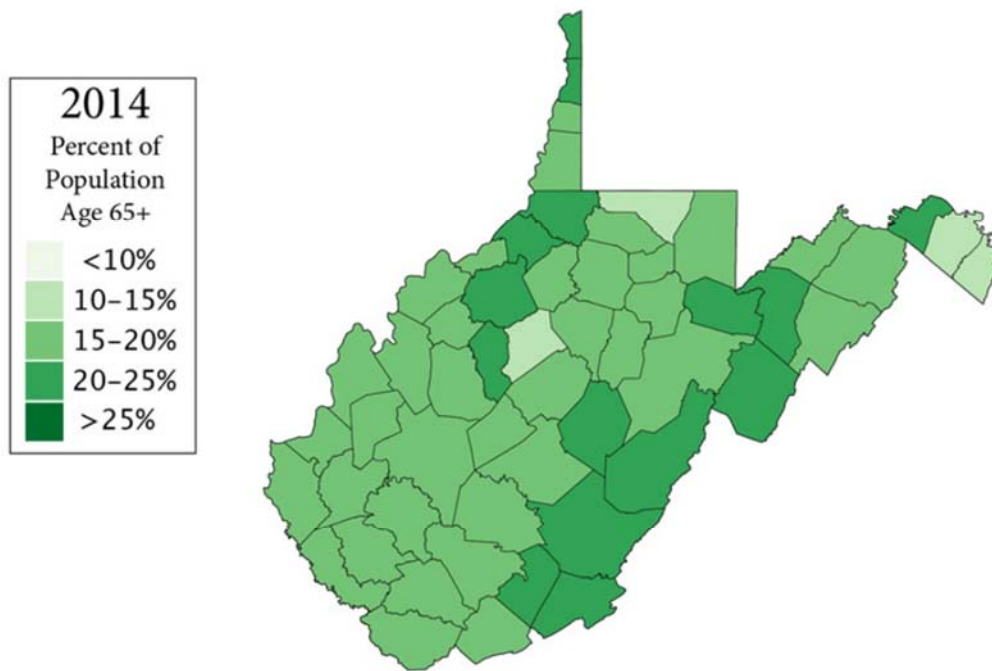
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COUNTRY VIEW ASSISTED LIVING DEMOGRAPHICS

The number of people aged 65 and over in West Virginia is projected to rise **29%** over the next 15 years, from **329,775** to **426,443**.

U.S. Census Population Projections

West Virginia 65+ Population by County



Source: United States Census Bureau



The 65+ population in West Virginia as a percent of total state population is below:

Over 65	2015	2020	2025	2030
Population	329,775	372,024	408,533	426,443
Percent	18.1%	20.7%	23.1%	24.8%
National Percent	14.5%	16.3%	18.2%	19.7%

Sources: Wikipedia, , DATA USA, Census.gov

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COUNTRY VIEW ASSISTED LIVING AREA INFORMATION

Peterstown is a town located in Monroe County, West Virginia.

Monroe County sits in the southeaster area of West Virginia and is adjacent to Virginia.

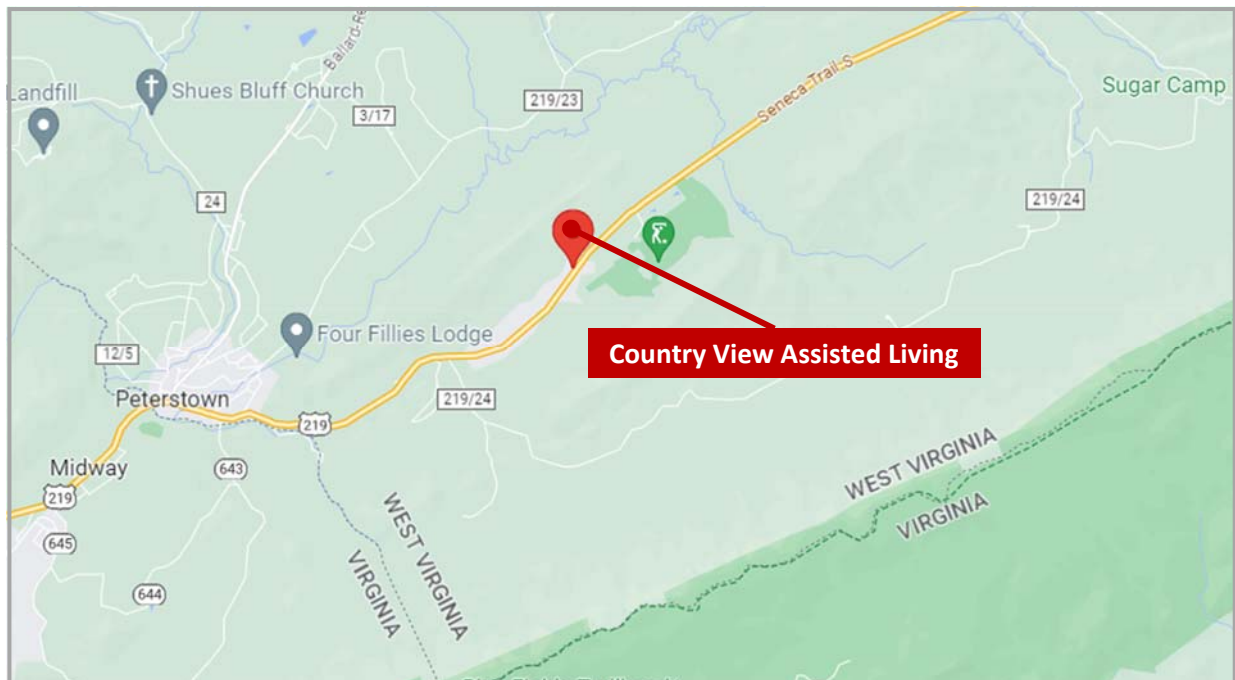
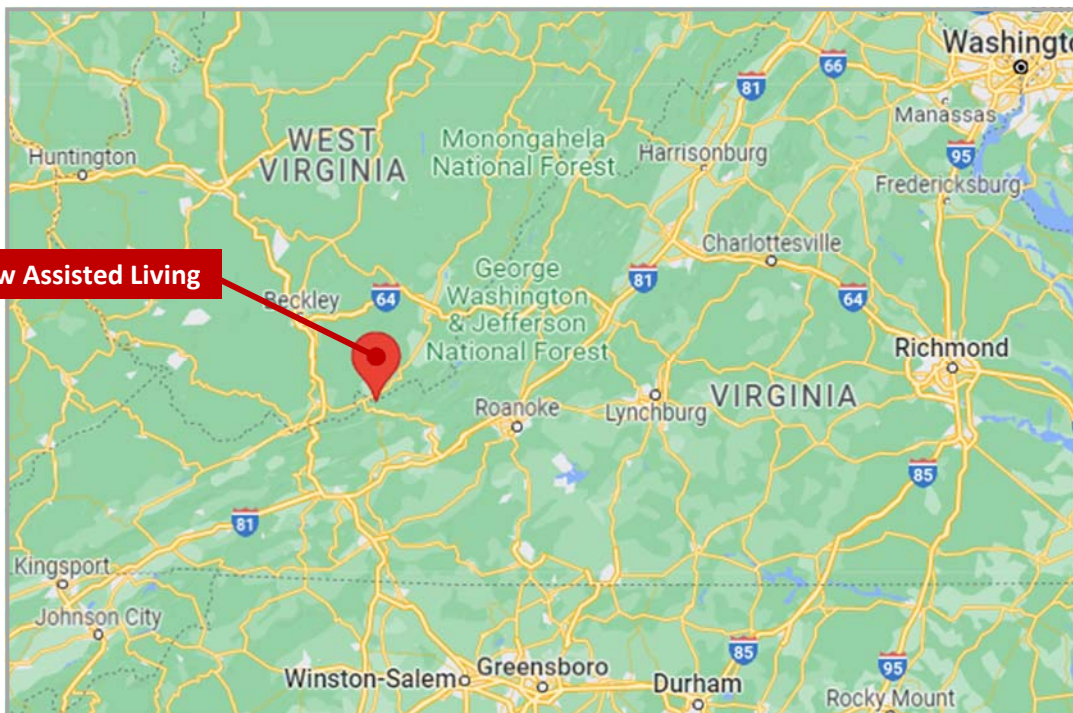
It is situated in the Allegheny Highlands, Appalachian Mountain area.

The area attracts visitors for its beauty, pastoral character, and history. Access to the Appalachian Trail, Jefferson National forest, Mancove Lake State Park and Hanging Rock Observatory are all available in Monroe County.

The area economy is heavily agriculturally driven.



COUNTRY VIEW ASSISTED LIVING MAPS



COUNTRY VIEW ASSISTED LIVING CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 2925 SENECA TRAIL SOUTH, PETERSTOWN, WEST VIRGINIA 29463

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