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THE PREMIER BROKER FOR SENIOR HOUSING & HEALTHCARE FACILITIES

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

THE BROAD STREET RESIDENCE

5224-5226 N. Broad Street
PHILADELPHIA, PENNSYLVANIA

24 BED • 6 FULL & 1 PARTIAL BATH



EXTREMELY PROFITABLE

Value Add Opportunity

*Conveniently Located on Broad Street (Rt. 611)
Down the Street From Jefferson Einstein Hospital*

Exclusively Offered At \$750,000

*PrestigeGroupSeniorHousing.com
PrestigeGroup.com*

THE BROAD STREET RESIDENCE

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THE BROAD STREET RESIDENCE

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“The Broad Street Residence”

**5224 – 5226 N. Broad Street
Philadelphia, Pennsylvania 19141**

The Broad Street Residence is a 24 bed Personal Care Facility that provides a turn-key opportunity for a new owner.

The Broad Street Residence has been owned and operated by the current owners for approximately 37 years. Through their conscientious and efficient management style they have created a highly profitable business.

The owners have decided it is time to retire and have chosen to not fill the vacant beds. The facility is still very profitable in spite of the vacancy.

The facility was formerly a residential twin that was transformed into its' current use as a personal care facility. The two story building was built in the early 20th century. Although not updated to todays standards, it has been well maintained for its current clientele.

The facility is located in the Olney neighborhood of North Philadelphia. It is situated on Broad Street (Route 611), a main travel route in Philadelphia. It is across the street from Jefferson Einstein Hospital and minutes from the SEPTA transit hub, La Salle University and both prestigious Philadelphia high schools: Philadelphia High School for Girls and Central High School.

The Broad Street Residence is an excellent turn-key opportunity for a new owner. In addition, by increasing the occupancy, this becomes a significantly profitable value add situation.

THE BROAD STREET RESIDENCE PROPERTY OVERVIEW

Site Size:	6,100 +/-sf
Site Shape:	Rectangular
Building Size:	3,790 +/-sf
Age of Building:	Built in 1905
Stories:	2
# Units:	22
# Beds	24
# Bathrooms:	6 Full, 1 Partial
Basement:	Mechanicals and Storage
Exterior:	Brick
Roof:	Rubber
	Installed Approximately 2017
Interior Finish:	Plaster
Ceiling:	Plaster
Flooring:	Vinyl Plank, Tile, Carpet
Heat:	Gas Furnace
Air Conditioning:	Central Air
Electric:	220 amp
Hot Water Heater:	Two Gas Fired Hot Water Heaters
Water & Sewer:	Public
Kitchen:	Commercial Stove, Commercial Refrigerator, 3 Part Sink
Dining Areas:	4 Tables with Chairs
Laundry:	On-site — 2 Washers, 2 Dryers
Fire Alarm:	Monitored, Smoke Alarms and Fire Extinguishers on All Floors
Other Areas:	Lobby, Office, Exterior Metal Fire Escape
Zoning:	RSA 3
Healthcare Nearby:	Jefferson Einstein Hospital 2 Minutes

THE BROAD STREET RESIDENCE INCOME & EXPENSES

Income	Actual 2023	Proforma 2024
Patient Care Revenue	371,188	371,188
Vacant Units @ 95% Occupancy	0	118,263
Total	371,188	489,451
Expenses		
Food & Supplies	51,145	56,260
Salaries	106,620	117,282
Payroll Tax	15,304	15,304
Licenses	1,482	1,482
Business Privilege Tax	1,872	1,872
Utilities & Phone	25,864	35,502
Maintenance & Repair	5,329	5,862
Office Expense	736	1,472
Continuing Education	330	700
Insurance	6,353	6,353
Real Estate	3,954	3,954
Total	218,989	246,042
Net Income	152,199	243,409 *

2 staff rooms and 5 vacant rooms have potential to create \$10,374 monthly potential income (\$124,488 annually)

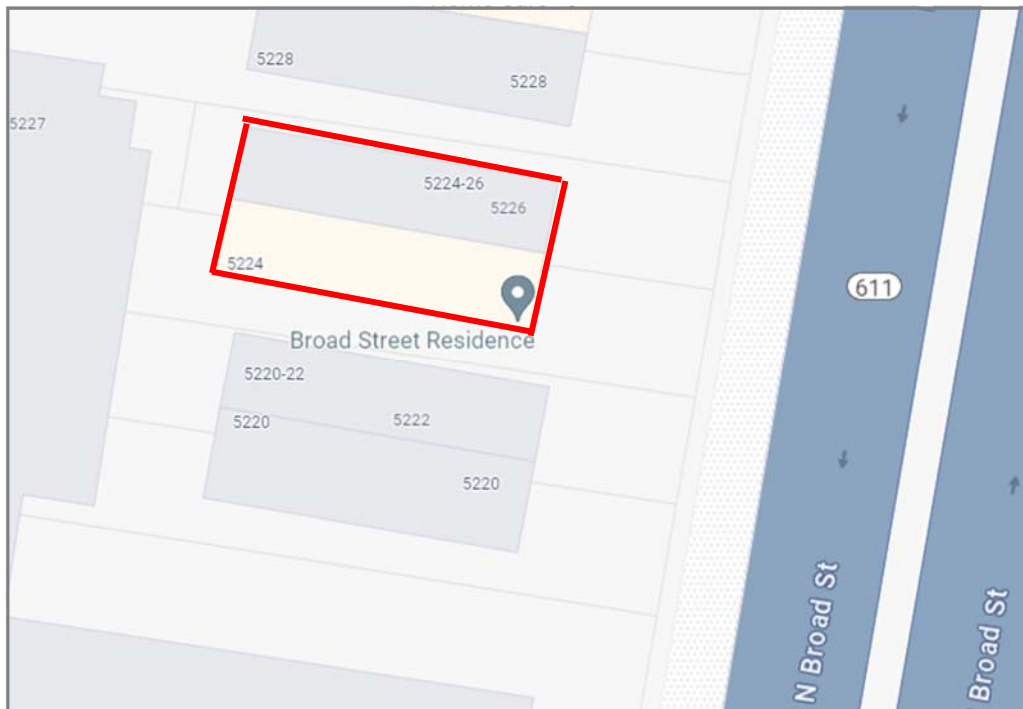
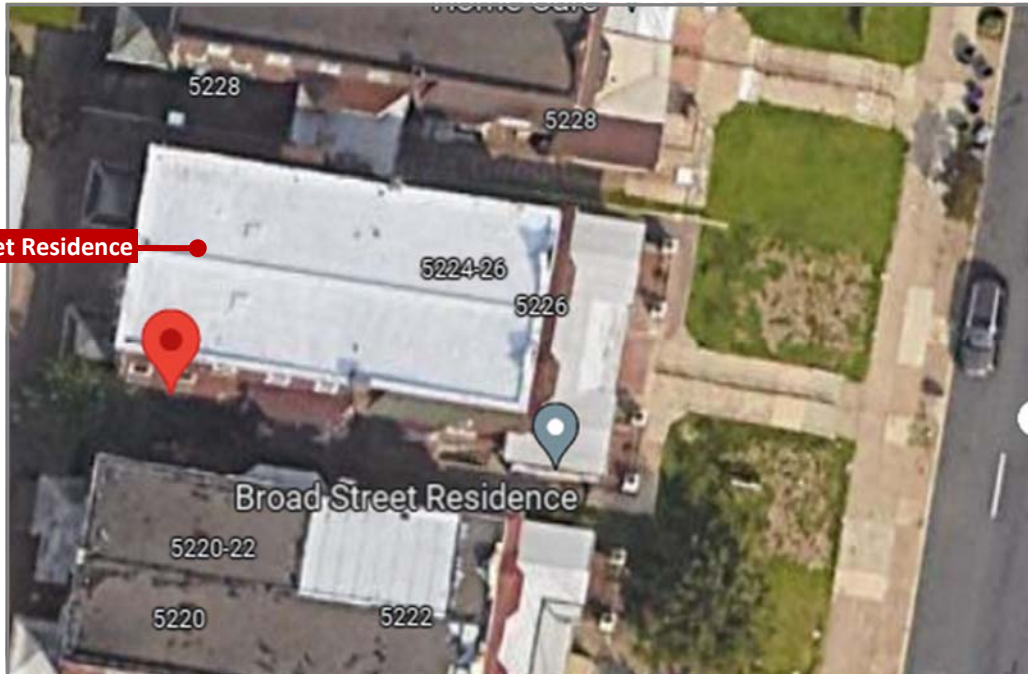
** Potential Net Income*

THE BROAD STREET RESIDENCE RENT ROLL

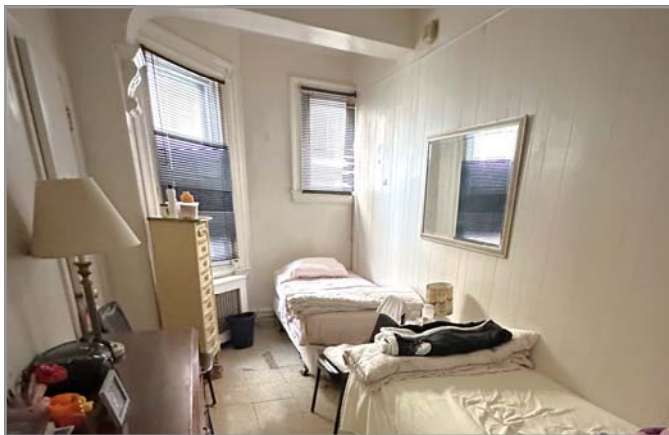
Resident	Monthly	Proforma
1	2,000.00	2,000.00
2	1,482.00	1,482.00
3	1,482.00	1,482.00
3	1,482.00	1,482.00
4	1,482.00	1,482.00
5	Staff	1,482.00
6	1,482.00	1,482.00
7	1,482.00	1,482.00
8	1,300.00	1,300.00
8	1,502.00	1,502.00
9	1,502.00	1,502.00
10	Staff	1,482.00
11	1,502.00	1,502.00
12	1,700.00	1,700.00
13	1,482.00	1,482.00
14	1,502.00	1,502.00
15	1,482.00	1,482.00
16	1,400.00	1,400.00
17	1,482.00	1,482.00
18	Vacant	1,482.00
18	Vacant	1,482.00
19	1,482.00	1,482.00
19	Vacant	1,482.00
20	Vacant	1,482.00
21	1,502.00	1,502.00
21	Vacant	1,482.00
Total	28,730.00	39,104.00

THE BROAD STREET RESIDENCE AERIAL VIEW AND TAX MAP

The Broad Street Residence



THE BROAD STREET RESIDENCE PHOTOGRAPHS



THE BROAD STREET RESIDENCE PHOTOGRAPHS



THE BROAD STREET RESIDENCE LICENSE



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to SHELLEY R. SMITH LEGAL ENTITY

To operate BROAD STREET RESIDENCE NAME OF FACILITY OR AGENCY

Located at 5224-26 NORTH BROAD STREET, PHILADELPHIA, PA 19141
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE(S) SERVICE LOCATION

ADDRESS OF SATELLITE SITE(S) SERVICE LOCATION

ADDRESS OF SATELLITE SITE(S) SERVICE LOCATION

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 24
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa. Code Chapter 2600: Personal Care Homes (MARKAL, NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from October 1, 2023 until October 1, 2024
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 176360

[Signature]
ISSUING OFFICER

[Signature]
ACTING 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 -- 04/23

THE BROAD STREET RESIDENCE

DEMOGRAPHICS



In 2021, Philadelphia City (North) PUMA, PA had a population of 172k people with a median age of 36.6 and a median household income of \$44,941. Between 2020 and 2021 the population of Philadelphia City (North) PUMA, PA grew from 169,948 to 171,956, a 1.18% increase and its median household income grew from \$43,172 to \$44,941, a 4.1% increase.

The 5 largest ethnic groups in Philadelphia City (North) PUMA, PA are Black or African American (Non-Hispanic) (72.3%), Other (Hispanic) (7.8%), Asian (Non-Hispanic) (4.96%), White (Non-Hispanic) (4.42%), and White (Hispanic) (3.97%).

21.1% of the households in Philadelphia City (North) PUMA, 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.

94.3% of the residents in Philadelphia City (North) PUMA, PA are U.S. citizens.

The largest universities in Philadelphia City (North) PUMA, PA are [La Salle University](#) (1,510 degrees awarded in 2021) and [Philadelphia Technician Training](#) (349 degrees).

In 2021, the median property value in Philadelphia City (North) PUMA, PA was \$128,100, and the homeownership rate was 63.7%.

Most people in Philadelphia City (North) PUMA, PA drove alone to work, and the average commute time was 37 minutes. The average car ownership in Philadelphia City (North) PUMA, PA was 1 car per household.

Philadelphia City (North) PUMA, PA borders [Montgomery County \(South Central\) PUMA, PA](#), [Philadelphia City \(Near Northeast-West\) PUMA, PA](#), [Philadelphia City \(Near Northeast-East\) PUMA, PA](#), [Philadelphia City \(East\) PUMA, PA](#), [Philadelphia City \(Northwest\) PUMA, PA](#), and [Philadelphia City \(Central\) PUMA, PA](#).

THE BROAD STREET RESIDENCE DEMOGRAPHICS

Economy

The economy of Philadelphia City (North) PUMA, PA employs 67.6k people. The largest industries in Philadelphia City (North) PUMA, PA are [General medical and surgical hospitals, and specialty \(except psychiatric and substance abuse\) hospitals](#) (4,866 people), [Elementary & secondary schools](#) (4,077 people), and [Home health care services](#) (3,328 people), and the highest paying industries are [Lessors of real estate, and offices of real estate agents and brokers](#) (\$185,536), [Computer Systems Design](#) (\$145,247), and [Pharmaceutical & medicine manufacturing](#) (\$139,722). Males in Philadelphia City (North) PUMA, PA have an average income that is 0.987 times higher than the average income of females, which is \$47,047. The income inequality in Philadelphia City (North) PUMA, PA (measured using the Gini index) is 0.422, which is lower than the national average.

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Males in Philadelphia City (North) PUMA, PA have an average income that is 0.987 times

Employment by Industries

Data from the Census Bureau ACS PUMS 5-Year Estimate.



THE BROAD STREET RESIDENCE

DEMOGRAPHICS

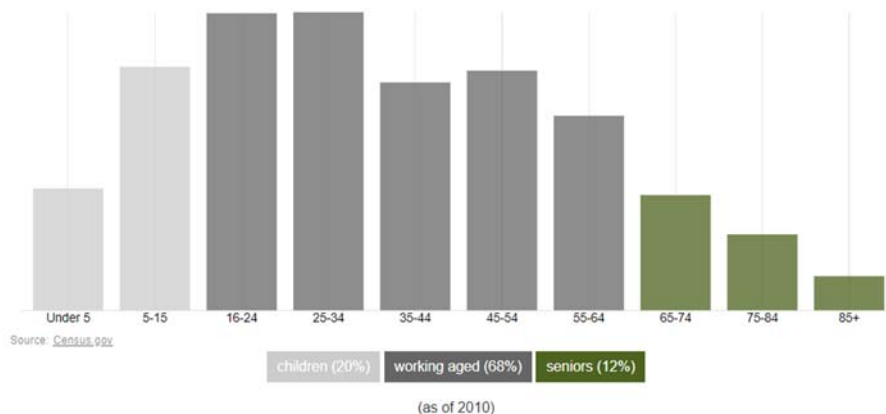
Key Senior Statistics



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

- 12% of the population of Philadelphia, PA are seniors Source: [Census.gov](https://www.census.gov)
- 34% of those seniors living in Philadelphia, PA are living alone Source: [Census.gov](https://www.census.gov)
- 13% of Philadelphia senior households have an annual income of less than \$10k and 39% less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)
- 30% of Philadelphia, 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 Philadelphia is **\$14,766/year** Source: [Census.gov ACS](https://www.census.gov/acs)
- The median household income for a Philadelphia senior is **\$25,782** 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 **23,132** working seniors in Philadelphia Source: [Census.gov ACS](https://www.census.gov/acs)
- 18% of the seniors in Philadelphia are veterans Source: [Census.gov ACS](https://www.census.gov/acs)

Population by Age

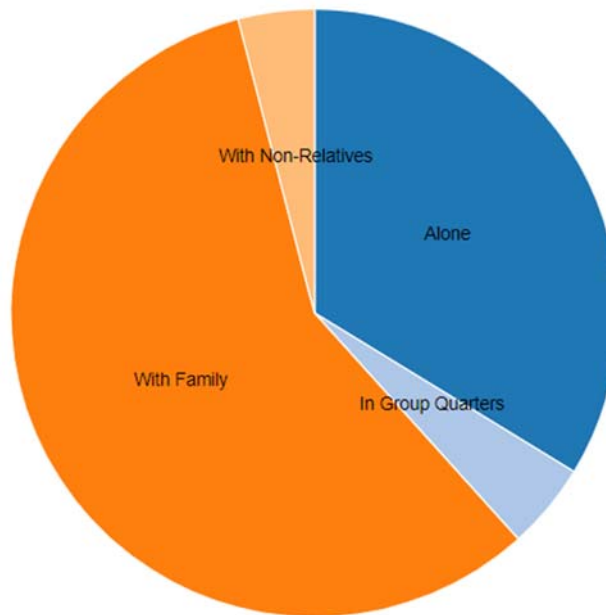


Sources: Wikipedia, DATA USA, Census.gov, SeniorCare.com

THE BROAD STREET RESIDENCE DEMOGRAPHICS

In the U.S., around 10,000 baby boomers are turning 65 today and every day for over the next 15 years.

Who do Seniors Live with?



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

There are 62,506 seniors living alone in Philadelphia. Of these, **70%** are female.

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

Just 37% of people **think** they will need long term care, but 69% of people actually **will**.

Sources: Wikipedia, , DATA USA, Census.gov

THE BROAD STREET RESIDENCE AREA INFORMATION

North Philadelphia is a densely populated area of Philadelphia that encompasses many different zip codes. North Philadelphia is usually described as an area north of Center City Philadelphia, between Front Street and Fairmount Park.

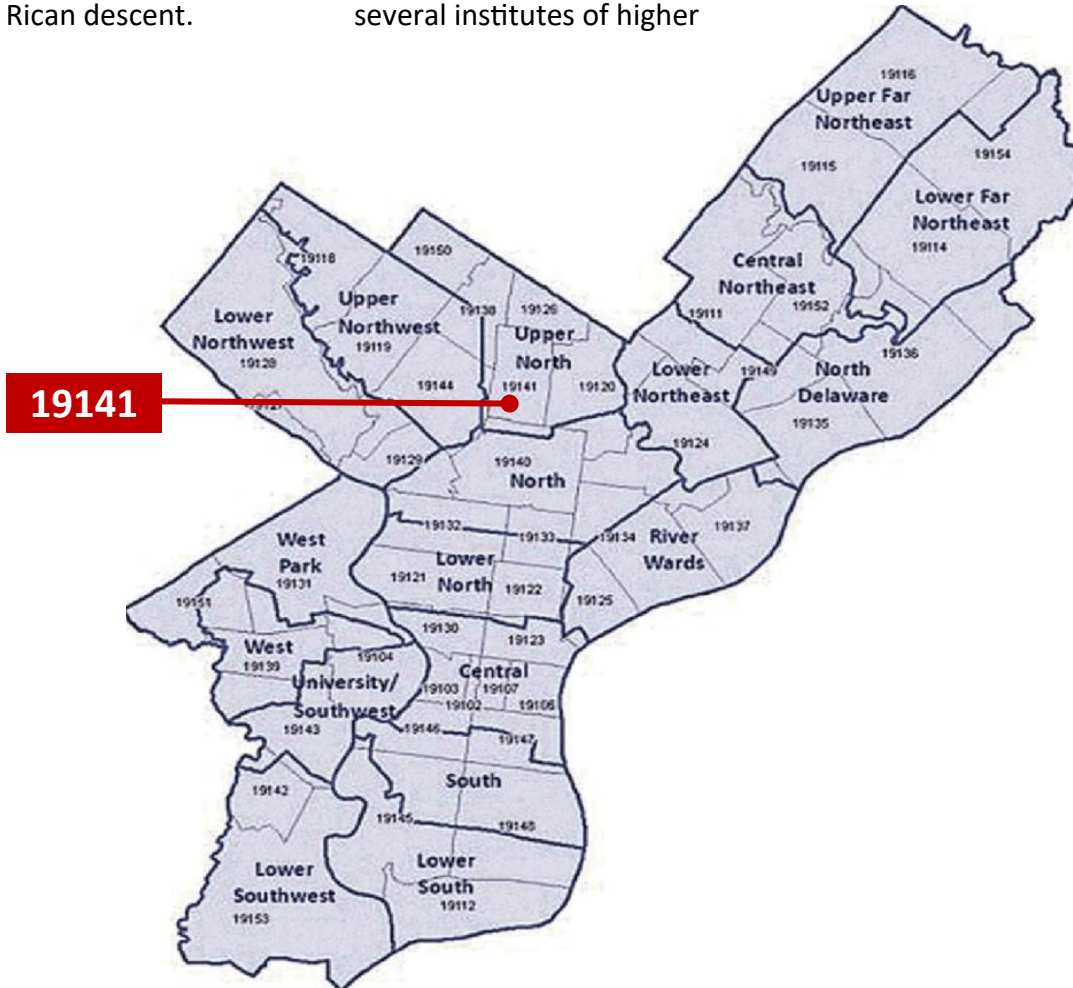
Most of the population of North Philadelphia is made up of African Americans and people of Puerto Rican descent.

The eastern half of North Philadelphia has one of the highest concentrations of Puerto Ricans in the country with over 75% of the population identifying as Puerto Rican. In addition, there is a high concentration of Black Muslims as well as a significant Irish and other populations.

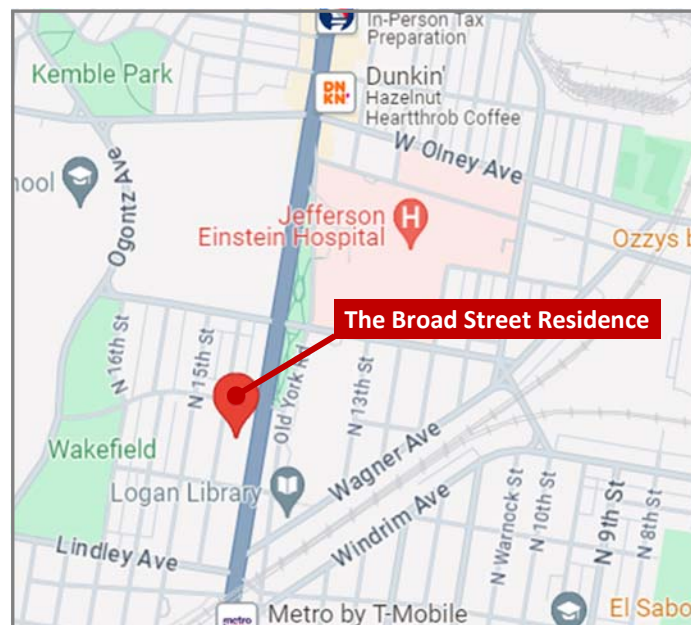
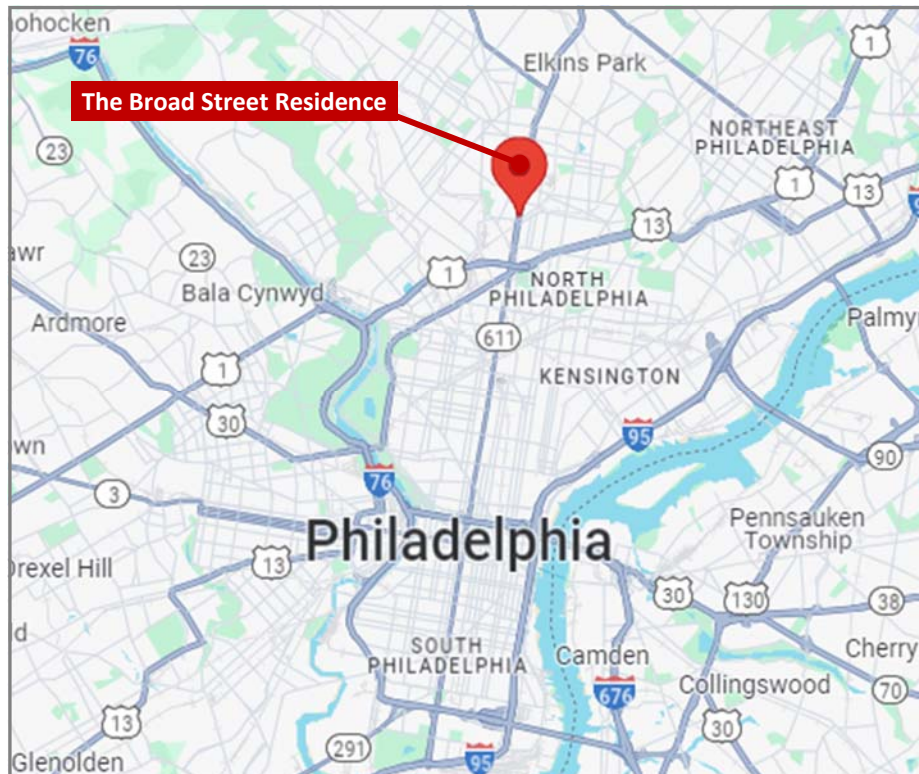
North Philadelphia is home to several institutes of higher

learning including LaSalle University, Community College of Philadelphia, Temple University, Messiah College and Harcum College at Congress.

North Philadelphia has major transit routes including Route 1, Rt. 611 (Broad Street) and is serviced by SEPTA Transit via bus routes, trains and subways.



THE BROAD STREET RESIDENCE MAPS



THE BROAD STREET RESIDENCE

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 5224-26 N. BROAD STREET, PHILADELPHIA, PA 19141

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