

**NATIONAL CONNECTIONS • LOCAL REPRESENTATION**

**HISTORICALLY  
STRONG CENSUS**



**NO MAJOR DEFERRED MAINTENANCE**

## **BERKS LEISURE LIVING**

**Personal Care Home**

***METRO READING, PA***

**LEESPORT, PENNSYLVANIA • BERKS COUNTY**

**35 UNIT ASSISTED  
LIVING FACILITY  
*Licensed for 49 Beds***

**Value Add Opportunity!**

- Expansion Possible  
Within Building
- Excess Ground

***Exclusive Offering  
\$2,500,000***

**800.866.5876  
*PrestigeGroupSeniorHousing.com***

**JOE SHALLOW, *Vice President***

**JShallow@PrestigeGroup.com / 610.701.1133 cell / 610.902.3900 X123**



## BERKS LEISURE LIVING — PERSONAL CARE HOME

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## BERKS LEISURE LIVING — PERSONAL CARE HOME EXECUTIVE SUMMARY

*Prestige Group Is Proud To Present This Exclusive Offering*

### **“BERKS LEISURE LIVING”**

BERKS COUNTY

1399 Fairview Drive • Leesport, PA 19533

Berks Leisure Living is a 35 unit assisted living facility. It is licensed for 49 beds.

The building is one story with three wings and approximately 36,000 square feet. The facility sits on 9.52+/- acres.

Berks Leisure Living is located in Leesport, PA which is about 9 miles from Reading and within close proximity to the surrounding Berks County area and nearby Lancaster, Lebanon, Lehigh, and Schuylkill Counties

Originally constructed as a school in 1931, expansions were done through the years. Purchased in 1998, the new owners did extensive renovations. In 2002 the first wing was opened as Berks Leisure Living. In 2004 the second wing opened and in 2006, the third wing opened.

The facility is in good repair with no major deferred maintenance. A new roof was installed the first quarter of 2025.

Berks Leisure Living is highly regarded in the area and a historically strong census running between 97% to 99% occupancy.

The property is easily accessible and located minutes from U.S Routes 222 and 422, PA Route 61, and with easy access to I-76 (PA Turnpike) and I-78.

Berks Leisure Living is located just 10 minutes from Penn State Health St. Joseph's Medical Center and 17 minutes from Reading Hospital. There are also numerous primary care physician practices within minutes of the facility.

***The sale provides a value-add opportunity for new ownership as there are expansion possibilities. There is potential to expand the number of beds within the current building. In addition, with the property being situated on 9.52+/- acres, there is opportunity to build additional units or add auxiliary uses such as memory care or behavioral health facilities.***



## BERKS LEISURE LIVING — PERSONAL CARE HOME

### PROPERTY OVERVIEW

<b># Beds:</b>	49 Beds
<b># Bedrooms:</b>	35 Bedrooms
<b># Bathrooms:</b>	35 Private Bathrooms
<b>Gross Building Area:</b>	36,000+/- square feet
<b>Site Size:</b>	9.52+/- Acres
<b>Number of Buildings:</b>	1
<b>Year Built</b>	Original Construction — 1931 Addition — 1955 Renovations to Current Use: 2002, 2004, 2006 (Remodeling of each wing)
<b>Basement:</b>	Partial Basement
<b>Stories:</b>	1
<b>Kitchen:</b>	Full Commercial Kitchen
<b>Dining Area:</b>	Yes
<b>Laundry Area:</b>	Yes
<b>Exterior Walls:</b>	Brick
<b>Foundation:</b>	Concrete Slab on Grade

<b>Roof:</b>	New roof completed first quarter of 2025
<b>Interior Walls:</b>	Drywall in Resident Units and Limited Use of Ceramic and Vinyl Tiles in Bathroom and Shower Areas
<b>Ceilings:</b>	Drywall and Suspended Acoustical Tile
<b>HVAC</b>	Core Area: Oil Furnace, Gas Fireplace and Generator Resident Rooms: Baseboard Unit and Wall Units
<b>Floor Covering:</b>	Hardwood in Common Areas; Carpet in Lobby, Hallways, Resident Wing Halls and Rooms and Administrative Area; Vinyl Tile in Resident Bathrooms, Kitchen, Dining Room and Storage Room
<b>Water/Sewer:</b>	On site
<b>Generator:</b>	Yes
<b>Zoning:</b>	Agricultural/Business District (AB) – Grandfathered as Legal and Conforming Use
<b>Hospitals Nearby:</b>	Penn State Health St. Joseph Medical Center – 10 Minutes; Reading Hospital – 17 minutes

## BERKS LEISURE LIVING — PERSONAL CARE HOME

### INCOME AND EXPENSE

	12 Months Jan-Dec 2024	6 Months Jan-Jun 2025
Resident Revenue	1,257,306.81	640,649.04
Resident Refunds	(15,297.45)	(5,122.45)
<b>Total Income</b>	<b>1,242,009.36</b>	<b>635,526.59</b>
<b>Expense</b>		
Resident Food Cost	131,995.33	66,794.75
Other Resident Costs	15,008.63	3,664.02
Outside Services	1,000.00	364.86
Operating Supplies	17,656.00	7,257.69
Gross Wages	651,654.58	318,397.25
Utilities	66,285.47	48,221.77
Telephone	2,102.66	1,090.13
Repairs & Maintenance	42,480.18	6,200.00 *
Security	2,858.79	0.00
Advertising & Promotion	4,609.52	0.00
Insurance	53,221.37	29,082.08
Real Estate Taxes	40,857.90	11,667.06
FICA Tax	52,911.50	24,357.39
Unemployment Tax	7,466.40	3,785.11
Permits & Licenses	65.00	0.00
Bank Charges	2,420.85	1,504.65
Vehicle Expense	50.00	663.32
Accounting Fees	11,001.00	7,584.00
Payroll Service	37,442.62	19,247.39
Professional Development	1,775.00	1,090.00
Dues & Subscriptions	150.00	0.00
Trash Removal	4,880.28	2,135.84
Miscellaneous	0.00	-1,187.63
<b>Total Expense</b>	<b>1,146,118.08</b>	<b>550,829.68</b>
<b>Operating Income</b>	<b>95,891.28</b>	<b>84,696.91</b>

\*New Roof 2024/2025 Cost prorated over 15 years.

## BERKS LEISURE LIVING — PERSONAL CARE HOME RENT ROLL

### Maria Wing

Room	Monthly Rate	# Beds
1	\$3,195	1
2	\$3,205	1
3	\$3,205	1
4	\$2,655	2
	\$1,541	
5	\$3,175	1
6	\$2,785	2
	\$2,435	
7	\$2,785	2
	\$2,455	
8	\$2,665	2
	\$2,625	
9	\$3,205	1
10	\$2,305	2
	\$1,563	
11	\$1,651	2
	—	
12	\$3,165	1
<b>\$44,615</b>		<b>18</b>

### Rose Wing

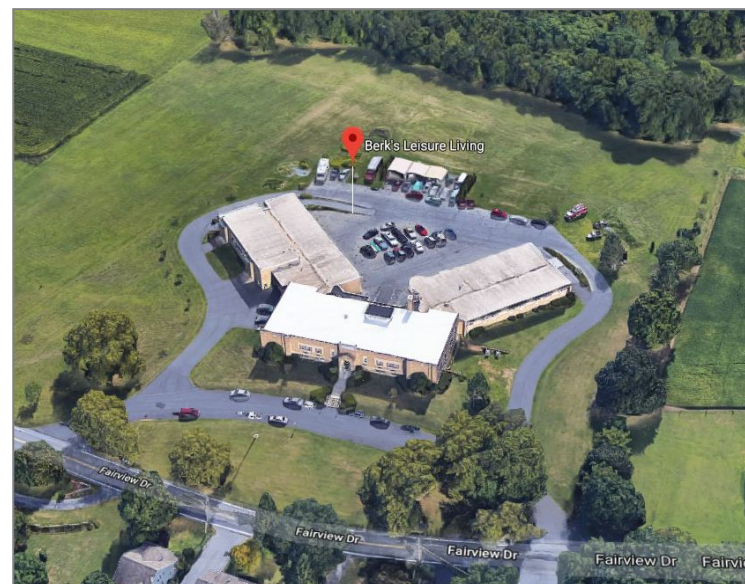
Room	Monthly Rate	# Beds
1	Respite Care	1
2	\$2,200	1
3	\$2,970	1
4	\$1,565	2
	\$1,470	
5	\$2,490	2
	\$1,541	
6	\$2,440	1
7	—	1
8	\$2,890	1
9	\$2,750	2
	\$2,760	
10	\$2,750	3
	\$1,521	
	\$1,414	
<b>\$28,761</b>		<b>15</b>

### Calvin Wing

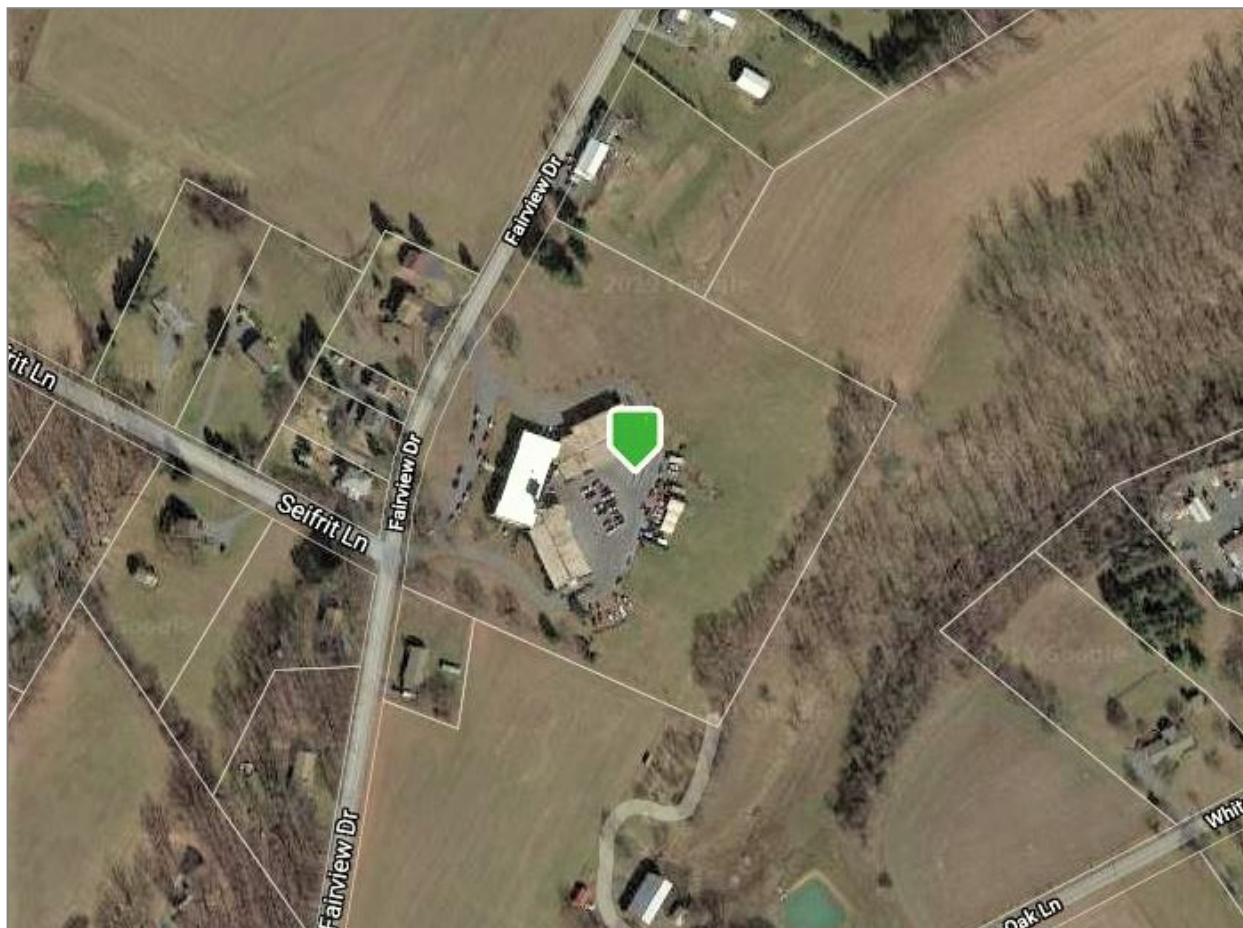
Room	Monthly Rate	# Beds
1	\$3,340	1
2	\$3,350	1
3	\$3,350	1
4	\$1,560	2
	—	
5	\$3,310	1
6	\$3,350	1
7	\$3,350	1
8	\$1,517	2
	\$1,339	
9	\$3,350	1
10	\$3,020	1
11	\$3,340	1
12	\$1,560	1
13	\$1,551	2
	\$1,512	
<b>\$38,799</b>		<b>16</b>



## BERKS LEISURE LIVING — PERSONAL CARE HOME AERIAL VIEW



## BERKS LEISURE LIVING — PERSONAL CARE HOME TAX MAP

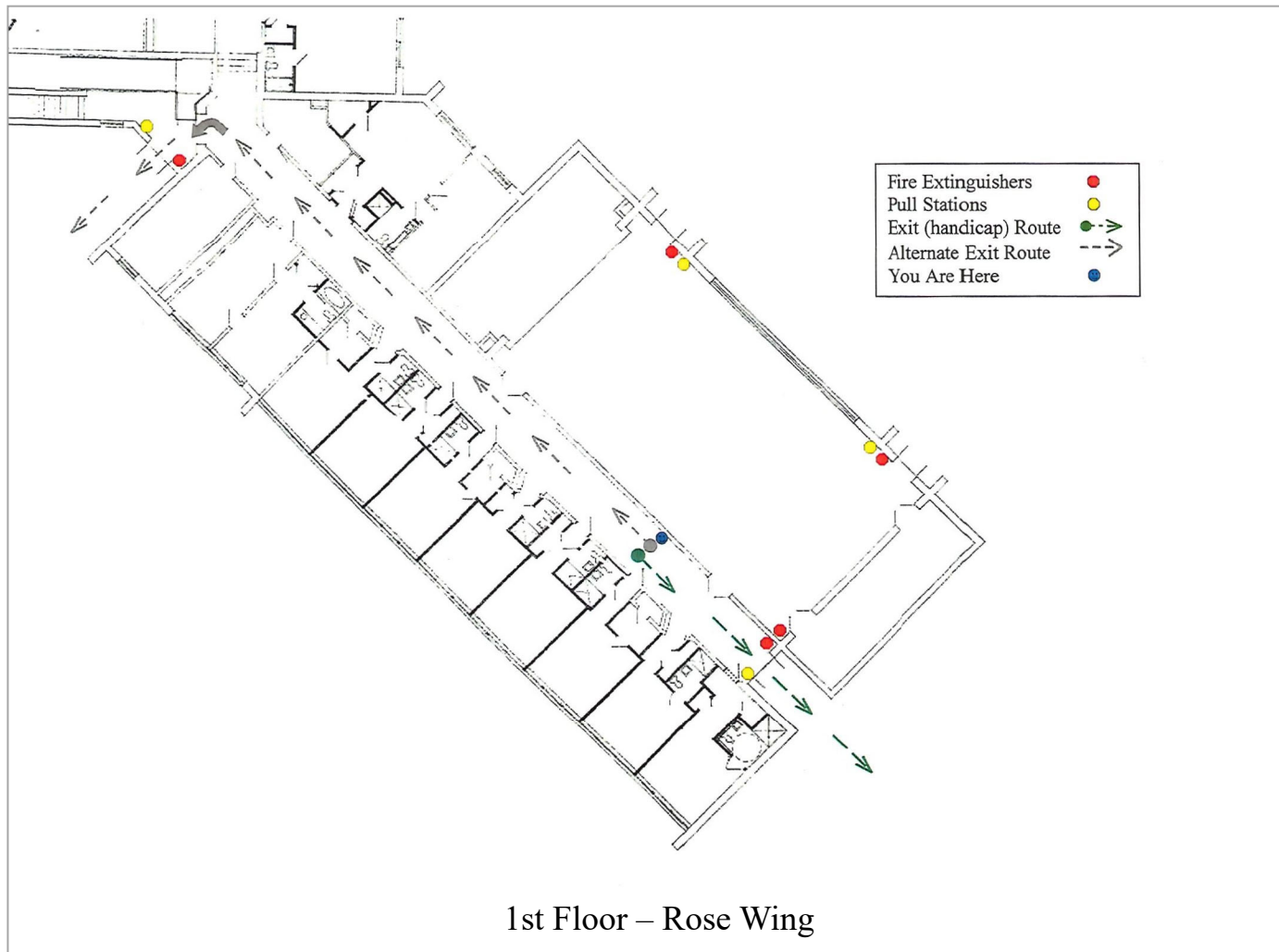




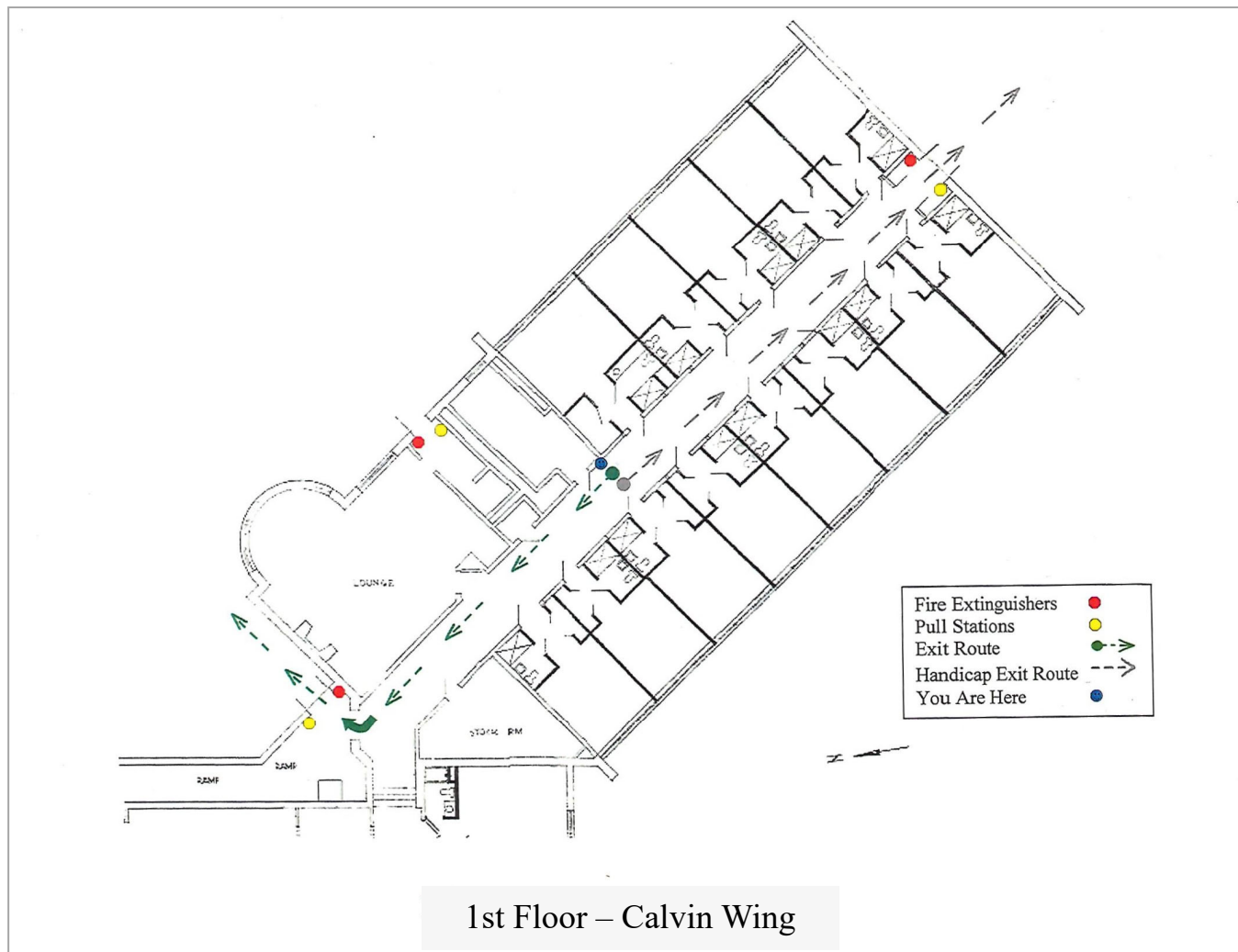
## BERKS LEISURE LIVING — PERSONAL CARE HOME FLOOR PLAN



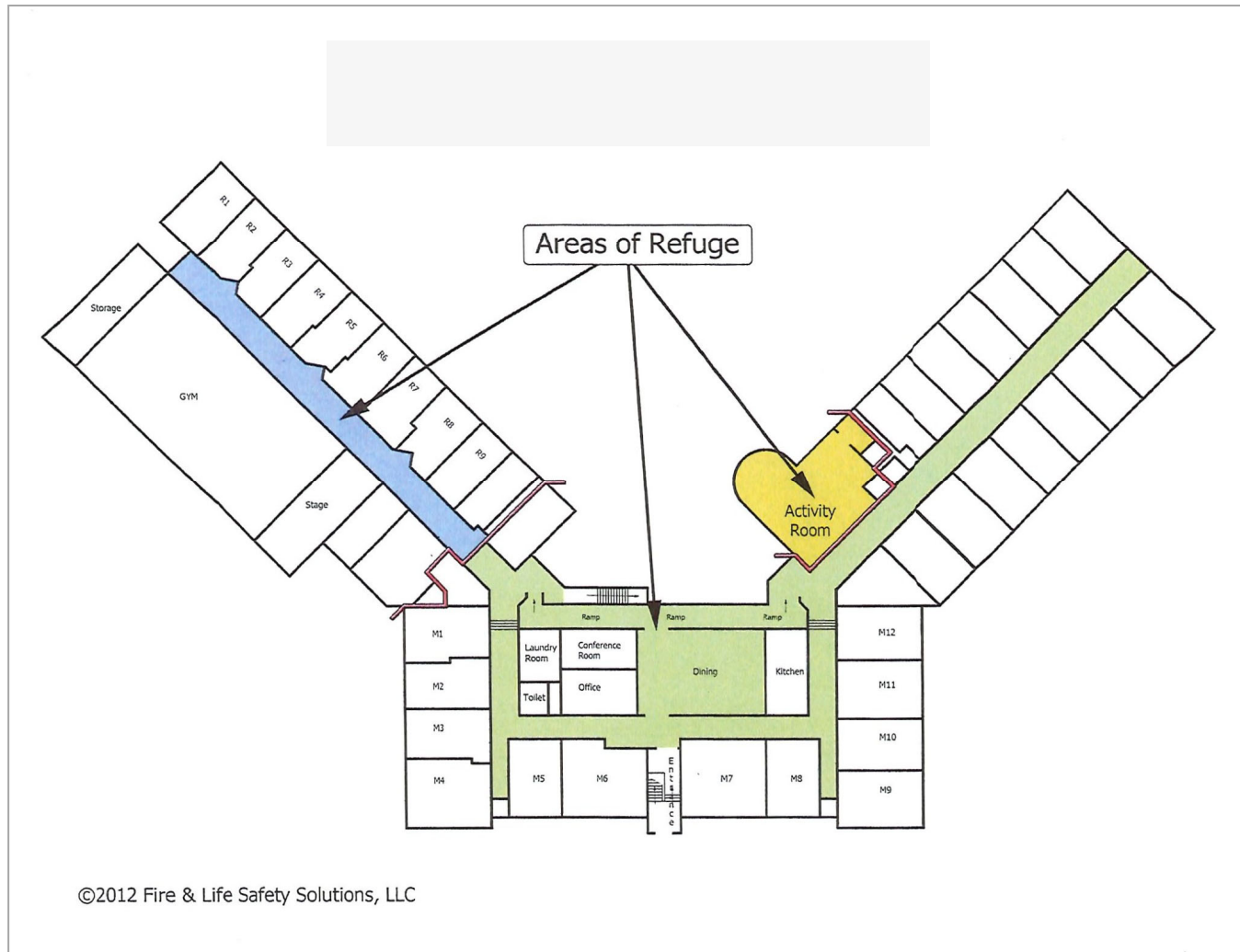
## BERKS LEISURE LIVING — PERSONAL CARE HOME FLOOR PLAN



## BERKS LEISURE LIVING — PERSONAL CARE HOME FLOOR PLAN



## BERKS LEISURE LIVING — PERSONAL CARE HOME FLOOR PLAN





## BERKS LEISURE LIVING — PERSONAL CARE HOME PHOTOGRAPHS



FRONT



NORTHERN EXPOSURE



EASTERN EXPOSURE



SOUTHERN EXPOSURE



MARIA WING / PRIVATE



MARIA WING / SEMI-PRIVATE



## BERKS LEISURE LIVING — PERSONAL CARE HOME PHOTOGRAPHS



MARIA WING / HALLWAY



MARIA WING / BATHROOM



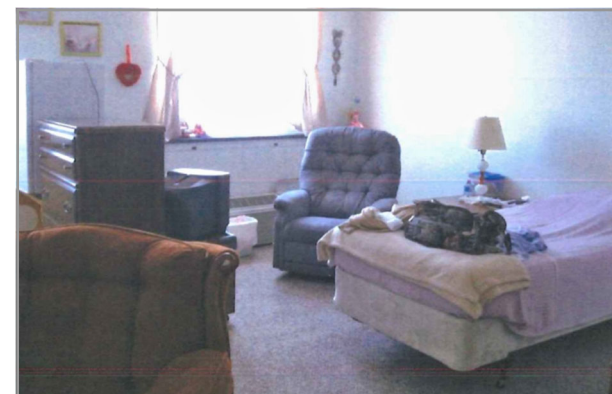
ROSE WING / PRIVATE



ROSE WING / SEMI-PRIVATE



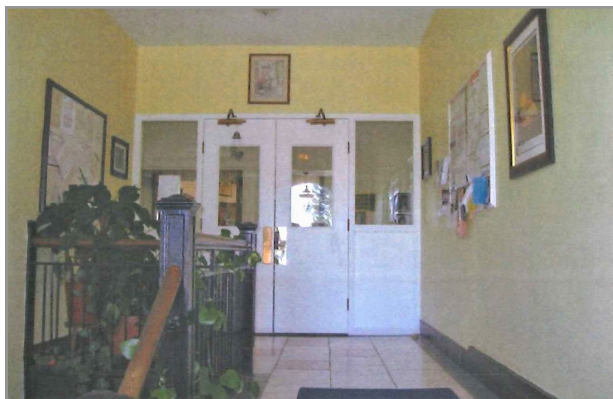
ROSE WING / HALLWAY



CALVIN WING / SEMI-PRIVATE

## BERKS LEISURE LIVING — PERSONAL CARE HOME

### PHOTOGRAPHS



ENTRANCE-WAY



ACTIVITY ROOM



DINING ROOM



KITCHEN



SALON



BASEMENT HALLWAY



## BERKS LEISURE LIVING — PERSONAL CARE HOME AREA OVERVIEW

**Berks Leisure Living** is situated in Leesport, PA. Leesport is a Borough in Berks County which is in the southeastern part of Pennsylvania. It is located approximately 70 miles northwest of Philadelphia.

Berks County, along with several other counties in Delaware, New Jersey, Maryland and Pennsylvania, is part of the Delaware Valley which is the fourth largest metropolitan area in the United States.

Berks County comprises the Reading, PA Metropolitan Statistical Area (MSA), which is also included in the Philadelphia-Reading-Camden, PA-NJ-DE-MD Combined Statistical Area. (CSA).



**Phila-Reading-Camden, PA-NJ-DE-MD  
Combined Statistical Area (CSA)**

The United States Office of Management and Budget has designated Berks County as the **Reading, PA Metropolitan Statistical Area (MSA)**. As of the 2010 U.S. Census' the metropolitan area ranked 10th most populous in the State of Pennsylvania and the 128th most populous in the United States with a population of 413,491.

Berks County is also a part of the larger **Philadelphia-Reading-Camden, PA-NJ-DE-MD Combined Statistical Area (CSA)**, which combines the populations of Berks County as well as several counties around Philadelphia and in the states of Delaware, Maryland and New Jersey. The Combined Statistical Area is the largest in the State of Pennsylvania and 8th most populous in the United States with a population of 7,067,807.

In 2005, Berks County was added to the Delaware Valley Planning Area due to a fast-growing population and close proximity to the other communities. According to Muninet guide, the median household income for Berks County, as of 2010, was \$54,105. According to patchworknation.org, Berks County is classified as a Monied 'Burb.

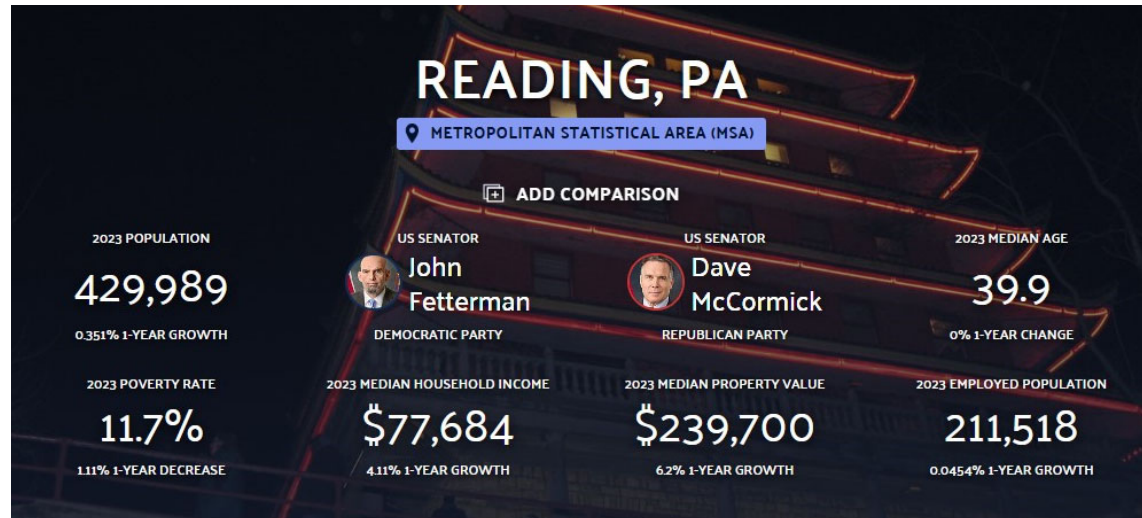
The region is serviced by major highways for easy access to Philadelphia, New York and south to Wilmington. Air transportation include Lehigh Valley International Airport, Philadelphia International Airport, and Harrisburg International Airport.

## BERKS LEISURE LIVING — PERSONAL CARE HOME AREA OVERVIEW

### BERKS COUNTY MAJOR EMPLOYERS

East Penn Manufacturing Co. Inc.	Ashley Furniture Industries
Tower Health	Penn State Health
Pennsylvania Government	St. Joseph Medical Center
Berks County Government	Bear Creek Management
Carpenter Technology Corp.	FirstEnergy/Met-Ed
Reading School District	Giant Food Stores
Penske	Kutztown University
Walmart	Gage Personnel Services
Boscov's Department Stores Inc.	U.S. Government
Inperium Management Services Inc.	Santander Bank
Wilson School District	Alcon Research
Redner's Markets Inc.	Elwood Staffing
Berks County Intermediate Unit	Boyertown School District

## BERKS LEISURE LIVING — PERSONAL CARE HOME DEMOGRAPHICS



### 👤 Population & Diversity

Reading, PA is home to a population of 430k people, from which 96% are citizens. As of 2023, 8.7% of Reading, PA residents were born outside of the country (37.4k people).

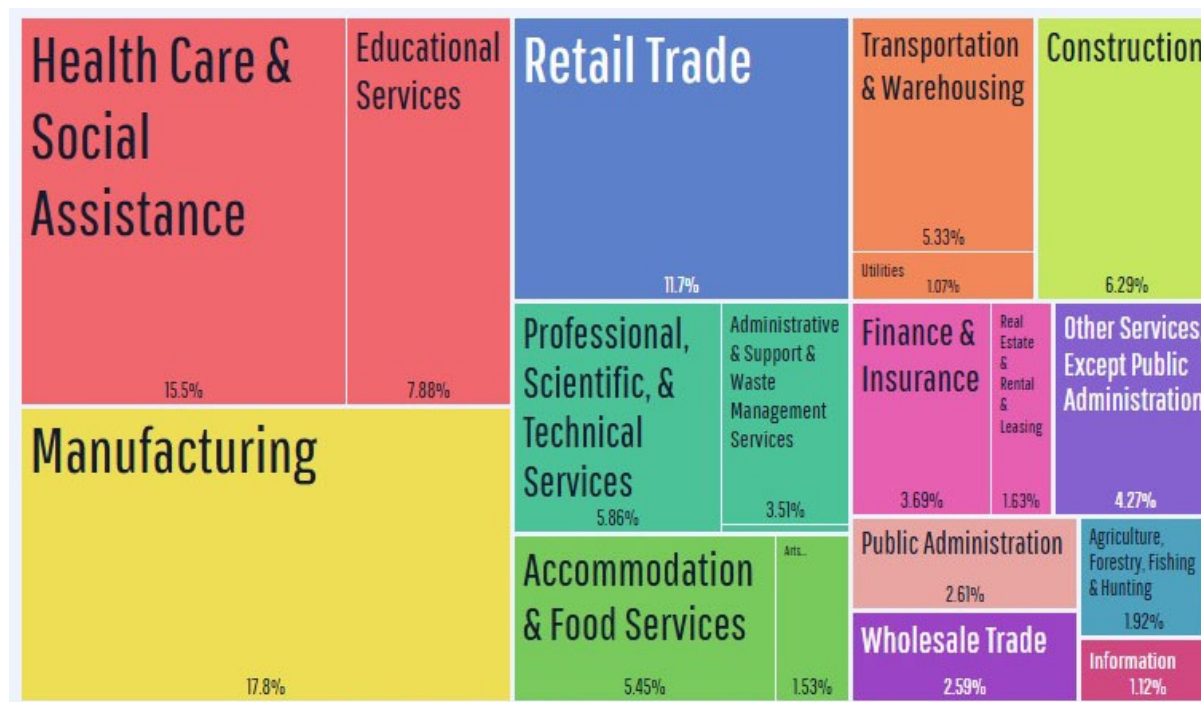
In 2023, there were 7.81 times more White (Non-Hispanic) residents (291k people) in Reading, PA than any other race or ethnicity. There were 37.3k Other (Hispanic) and 29.9k Two Races Including Other (Hispanic) residents, the second and third most common ethnic groups.

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



## BERKS LEISURE LIVING — PERSONAL CARE HOME DEMOGRAPHICS

### EMPLOYMENT BY INDUSTRY



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

## BERKS LEISURE LIVING — PERSONAL CARE HOME DEMOGRAPHICS

### Health

93.3% of the population of Reading, PA has health coverage, with 49.2% on employee plans, 18.1% on Medicaid, 13.6% on Medicare, 11.6% on non-group plans, and 0.74% on military or VA plans.

Primary care physicians in Pennsylvania see 1,265 patients per year on average, which represents a 4.03% increase from the previous year (1,216 patients). Compare this to dentists who see 1400 patients per year, and mental health providers who see 371 patients per year.

By gender, of the total number of insured persons, 49.5% were men and 50.5% were women.

### Housing & Living

The median property value in Reading, PA was \$239,700 in 2023, which is 0.79 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$225,700 to \$239,700, a 6.2% increase. The homeownership rate in Reading, PA is 71%, which is higher than the national average of 65%.

People in Reading, PA have an average commute time of 25 minutes, and they drove alone to work. Car ownership in Reading, PA is approximately the same as the national average, with an average of 2 cars per household.

### Rent vs Own

Rent vs Own

**71%**

HOMEOWNERSHIP  
2023

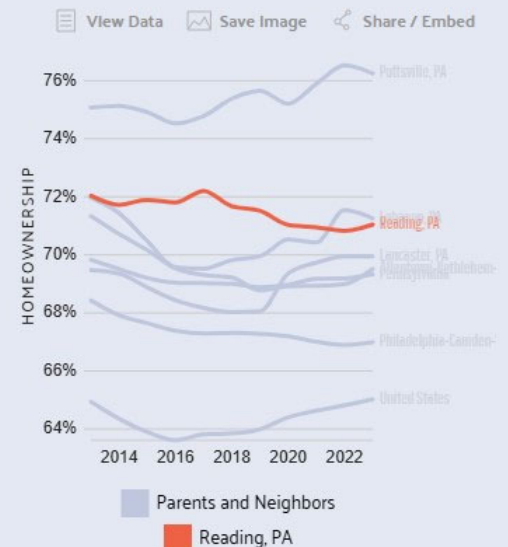
**61.2%**

HOMEOWNERS WITH MORTGAGE  
2023

In 2023, 71% of the housing units in Reading, PA were occupied by their owner. This percentage grew from the previous year's rate of 70.8%.

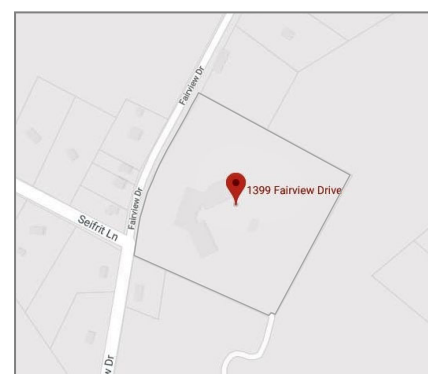
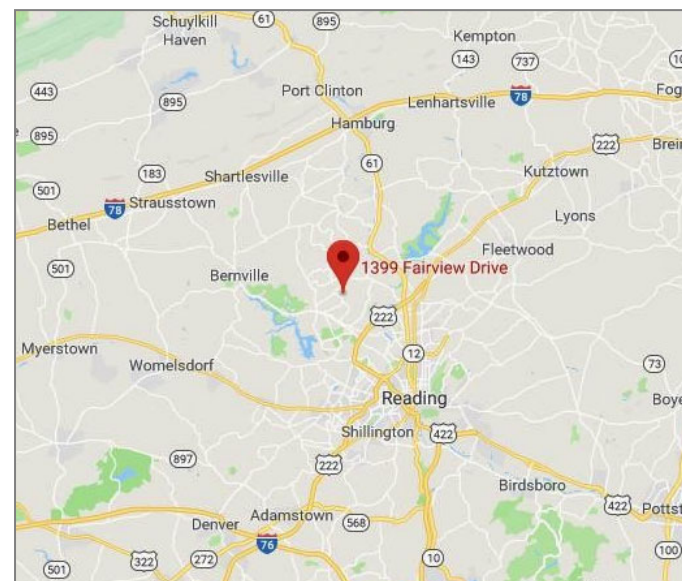
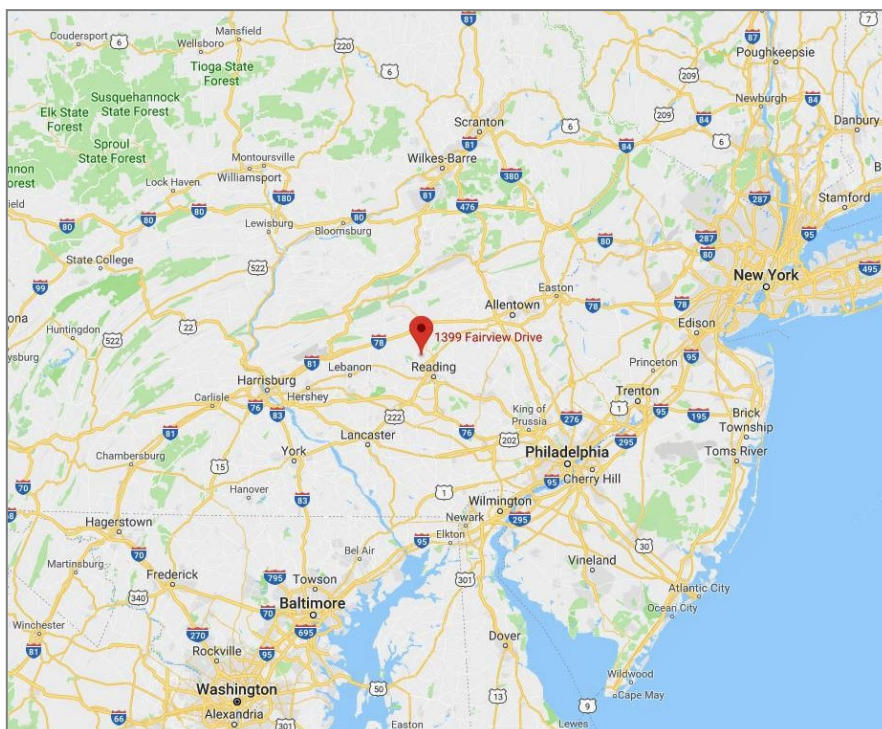
This chart shows the percentage of owner in Reading, PA compared it's parent and neighboring geographies.

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



Sources; Wikipedia, , DATA USA, Census.gov

## BERKS LEISURE LIVING — PERSONAL CARE HOME MAPS





## BERKS LEISURE LIVING — PERSONAL CARE HOME

### CONFIDENTIALITY AND DISCLAIMER

#### PROPERTY ADDRESS: 1399 Fairview Drive • Leesport, PA 19533

- 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 \_\_\_\_\_, 2025, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Email Address (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

\_\_\_\_\_  
*Buyer's Office Number*

\_\_\_\_\_  
*Buyer's Cell Number*

\_\_\_\_\_  
*Buyer's Mailing Address (Print)*

\_\_\_\_\_  
*Buyer's Fax Number*

***PrestigeGroupSeniorHousing.com • The Premier Senior Housing & Health Care Broker***

This information is believed accurate though subject to errors, omissions and changes without notice.