



The Premier Broker
For Senior Housing &
Healthcare Facilities

NATIONAL CONNECTIONS • LOCAL REPRESENTATION



*51 BED ASSISTED
LIVING FACILITY*

Turn-Key Facility
Well Maintained
Historically Strong Census
Excellent Reputation

*Exclusive Offering
\$2,650,000*

*800.866.5876
PrestigeGroupSeniorHousing.com*

TABOR MANOR

Personal Care Home

IDEAL NORTHEAST PHILADELPHIA LOCATION

LAWNDALE NEIGHBORHOOD • PHILADELPHIA, PA

JOE SHALLOW, *Vice President*

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TABOR MANOR — PERSONAL CARE HOME

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TABOR MANOR — PERSONAL CARE HOME EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“TABOR MANOR”

6730 Tabor Avenue • Philadelphia, PA 19111

Tabor Manor is a 51 bed personal care facility, located in the Lawndale neighborhood at the Southwest corner of Tabor Avenue and Knorr Street in Northeast Philadelphia.

The facility was purpose built in 1957 and has been in continuous operation as a personal care facility since then.

The current owner has owned and privately managed the facility since 2002.

Tabor Manor enjoys a historically strong census and maintains a waiting list for new residents. Ownership receives several weekly calls for availability.

The majority of the residents at Tabor Manor are on SSI.

The facility is in excellent condition with no deferred maintenance.

Throughout the neighborhood surrounding the facility are well maintained residential detached and semi-detached

homes and small apartments scattered throughout.

The residential atmosphere of the area enhances the competitive appeal of Tabor Manor as it provides a safe, quiet, and comfortable setting for prospective residents.

The area is well served by public transportation and the local and regional highway systems. Public transportation consists of SEPTA (Southeastern Pennsylvania Public Transportation Authority) surface bus lines that service the commercial areas along Rising Sun and Cottman Avenues. Commuter rail service to Center City Philadelphia and the nearby suburbs is conveniently within a mile from the facility. Numerous general and specialty physician practices as well as university affiliated hospitals are located in close proximity.

Tabor Manor is a great opportunity for an operator looking for a turn-key facility with a stellar reputation and a historically strong resident census.



TABOR MANOR — PERSONAL CARE HOME

PROPERTY OVERVIEW

Site Size:	16,430 +/- square feet
Site Shape:	Rectangular
Building Size:	10,215 +/- square feet
Year Built:	1957
Stories:	2
# Bedrooms:	19 Bedrooms
# Bathrooms:	10
Air Conditioning:	Through Wall AC Units
Heating:	Two "Crown" Hot Water Heating Boilers (3 Zones)
Electric:	200 Amp Service
Exterior:	Brick with Metal Awnings at Pedestrian Entries off All Streets
Roof:	Flat – Rubber Membrane System

Flooring:	Primarily Vinyl Throughout
Water and Sewer:	Public
Kitchen:	Commercial
Dining Area:	Yes
Basement:	Mechanical, Commercial Kitchen, Laundry and Storage
Fire Alarm:	Hardwired for Smoke and Fire Protection – Fully Sprinklered
Zoning:	RSA-3 Residential District Legal Non-conforming Use
Hospitals Nearby:	Temple University Hospital — Jeanes Campus 1.6 Miles, 8 Minutes Jefferson Einstein Philadelphia Hospital 4.1 Miles, 19 Minutes

TABOR MANOR — PERSONAL CARE HOME

INCOME AND EXPENSE

Income	Jan-Dec 2024	Jan-May 2025
Resident Rent	987,102.87	441,739.06
Total Income	987,102.87	441,739.06
Expense		
Payroll Processing Fees	5,568.73	2,142.90
Computer Expense	1,139.84	215.56
Payroll	262,357.67	142,430.12
Real Estate Taxes	18,811.00	7,837.92
Dues and Subscriptions	874.87	543.05
Insurance	14,374.39	10,683.83
Licenses and Permits	108.00	26.50
Office Supplies	1,530.33	276.02
Postage and Delivery	260.17	26.51
Professional Fees	7,150.00	3,385.00
Repairs & Maintenance	39,205.99	16,219.00
Security System	2,498.18	—
Trash Removal	4,077.03	1,350.85
Utilities	29,195.37	12,535.03
Linens & Laundry	37,901.68	13,360.60
Food	104,260.31	47,053.19
Supplies	70,189.84	26,344.12
Total Expense	599,503.40	284,430.20
Net Ordinary Income	387,599.47	157,308.86

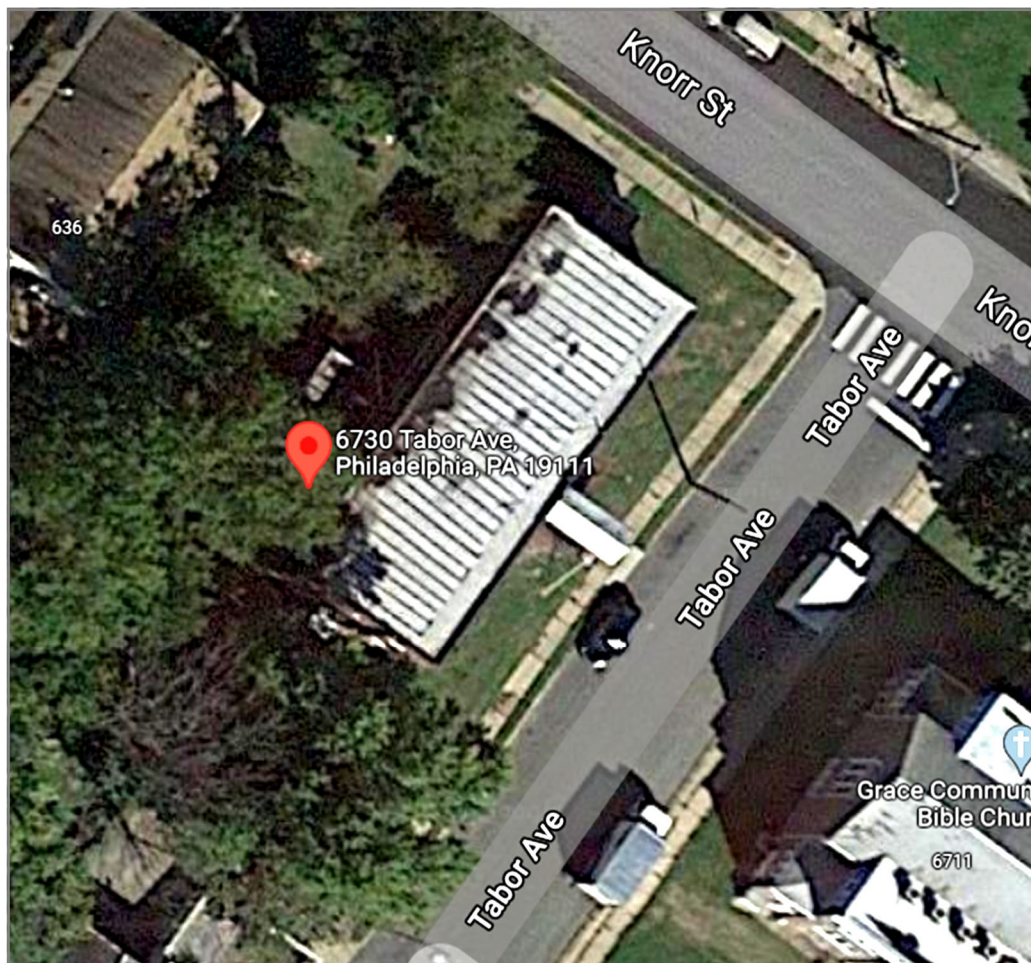
TABOR MANOR — PERSONAL CARE HOME RENT ROLL

Resident	Monthly Rate
1	1,521.30
2	1,541.30
3	5,100.00
4	1,750.00
5	1,541.30
6	1,541.30
7	1,541.30
8	1,521.30
9	902.00
10	1,282.00
11	1,521.30
12	1,541.30
13	1,750.00
14	1,521.30
15	1,521.30
16	1,521.30
17	1,541.30

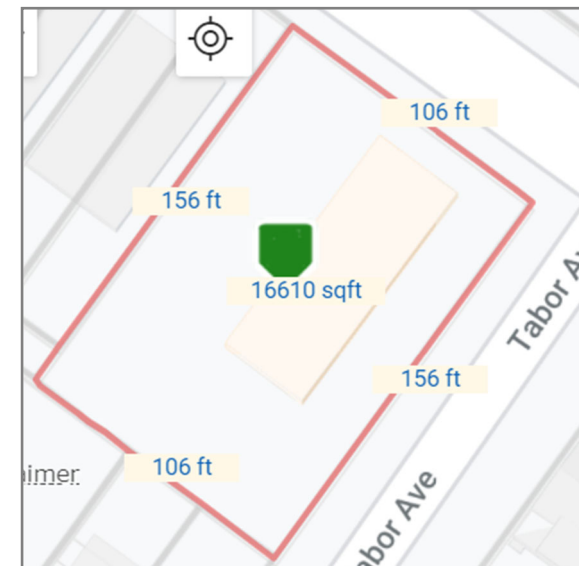
Resident	Monthly Rate
18	1,541.30
19	1,521.30
20	1,541.30
21	1,541.30
22	1,521.30
23	1,521.30
24	1,521.30
25	1,541.30
26	1,793.00
27	1,521.30
28	1,521.30
29	1,521.30
30	1,521.30
31	1,541.30
32	1,521.30
33	1,541.30
34	1,650.00

Resident	Monthly Rate
35	1,521.30
36	1,521.30
37	1,541.30
38	1,550.00
39	1,541.30
40	1,541.30
41	1,521.30
42	1,517.30
43	1,650.00
44	1,521.30
45	1,521.30
46	1,521.30
47	1,603.00
48	1,650.00
49	940.00
50	1,521.30
79,725.40	

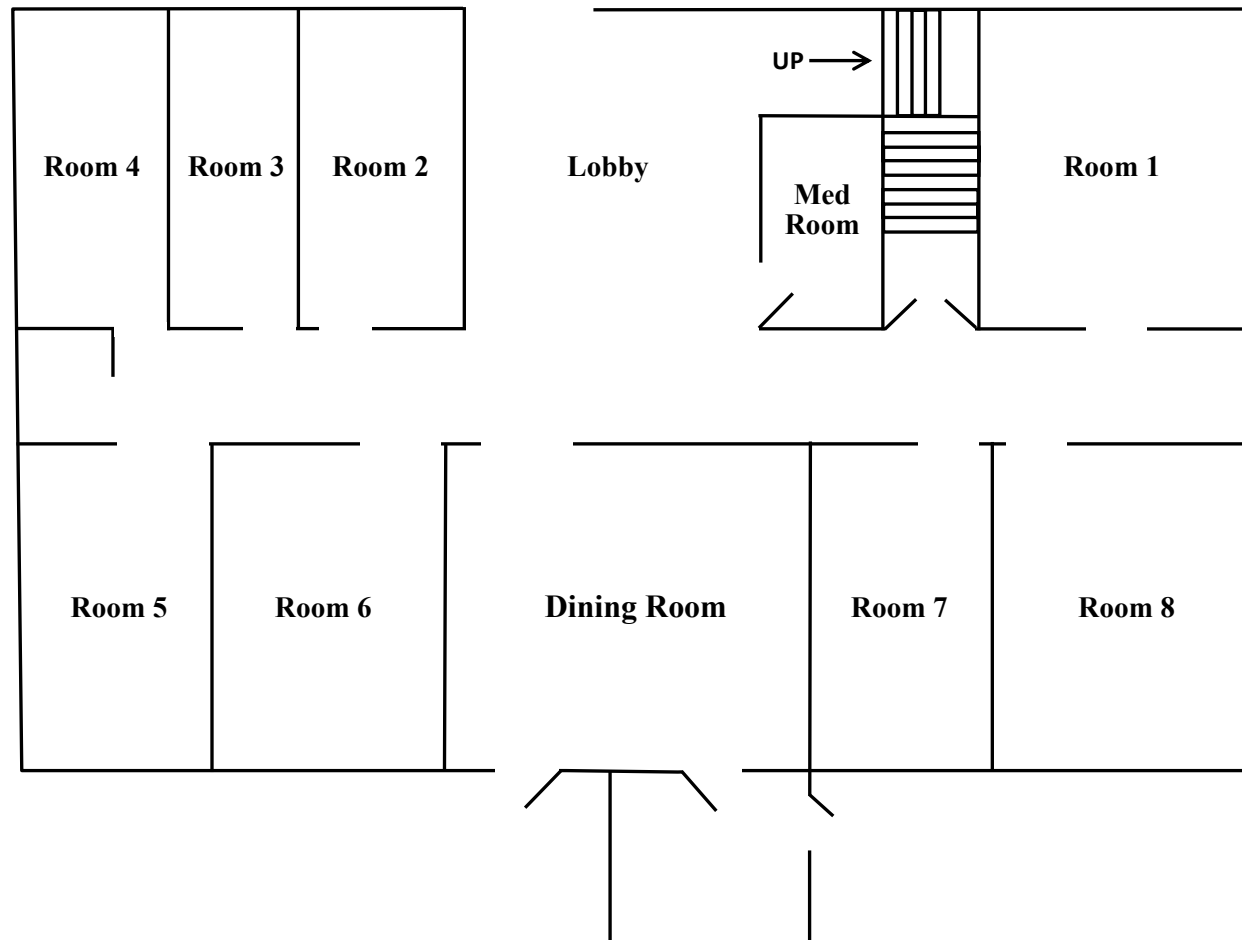
TABOR MANOR — PERSONAL CARE HOME AERIAL VIEW



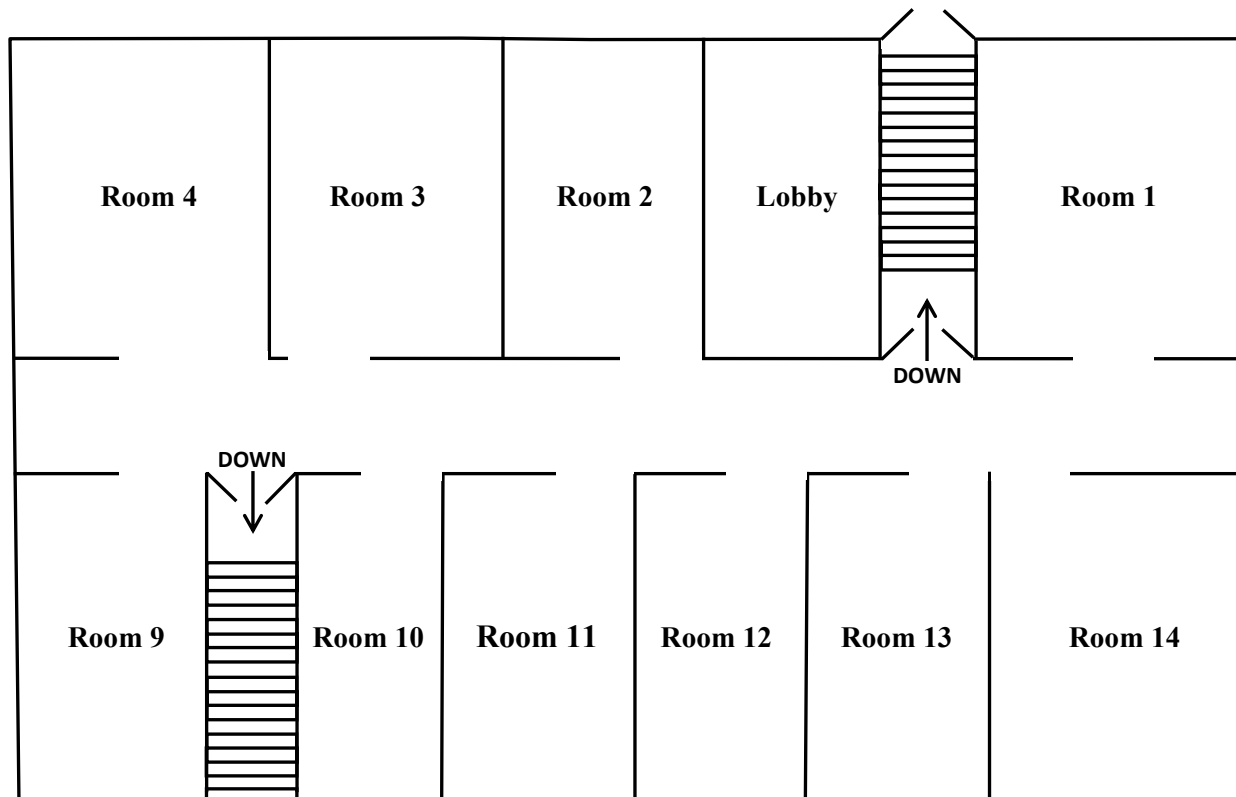
TABOR MANOR — PERSONAL CARE HOME TAX MAP



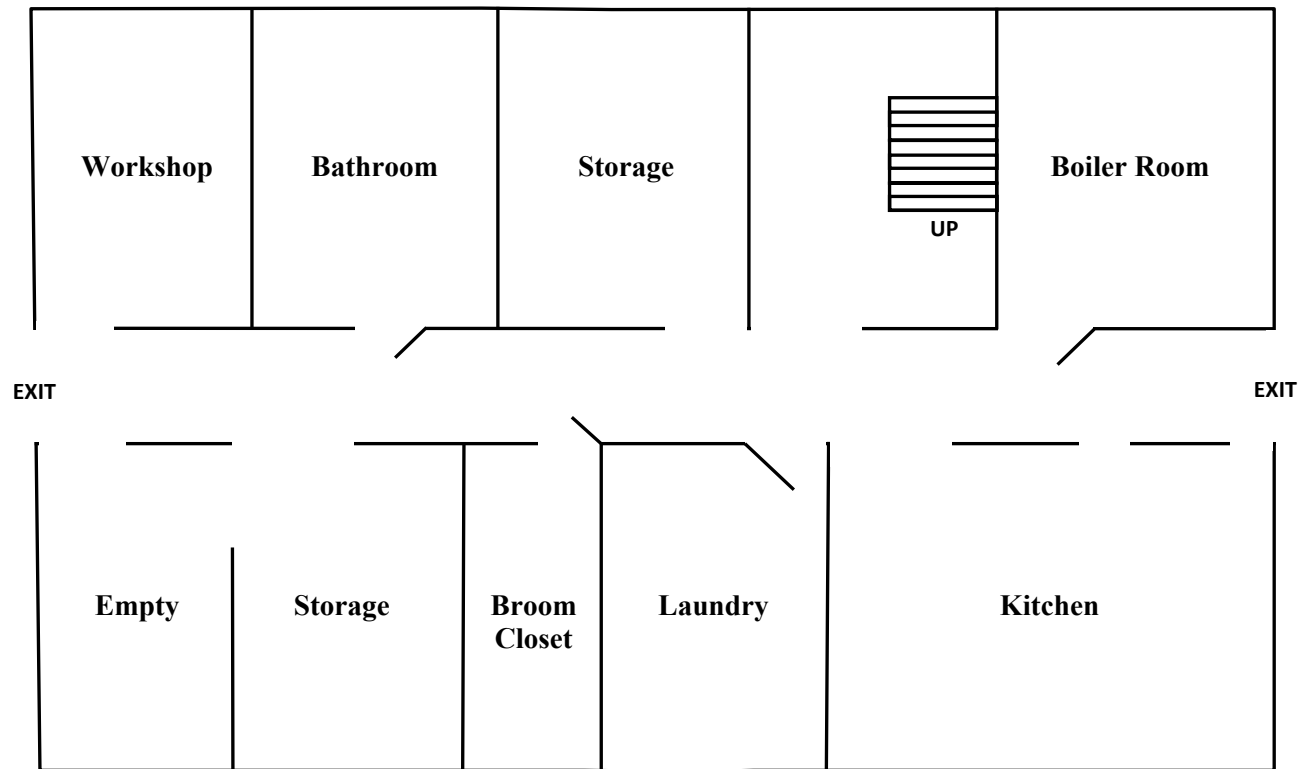
TABOR MANOR — PERSONAL CARE HOME
FLOOR PLAN / 1ST FLOOR



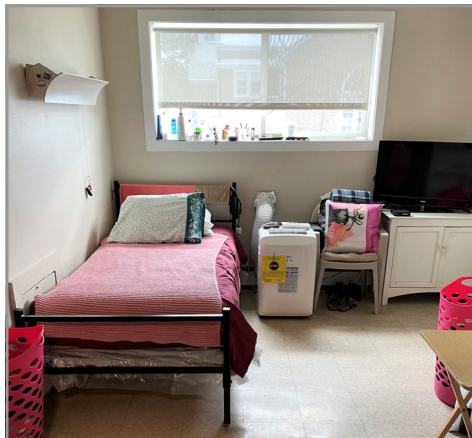
TABOR MANOR — PERSONAL CARE HOME FLOOR PLAN / 2ND FLOOR



TABOR MANOR — PERSONAL CARE HOME FLOOR PLAN / BASEMENT



TABOR MANOR — PERSONAL CARE HOME PHOTOGRAPHS



TABOR MANOR — PERSONAL CARE HOME DEMOGRAPHICS



TABOR MANOR — PERSONAL CARE HOME DEMOGRAPHICS

Economy

The economy of Philadelphia, PA employs 741k people. In 2023, the largest industries in Philadelphia, PA were Health Care & Social

Assistance (159,399 people), Educational Services (81,211 people), and Retail Trade (67,863 people), and the highest paying industries were

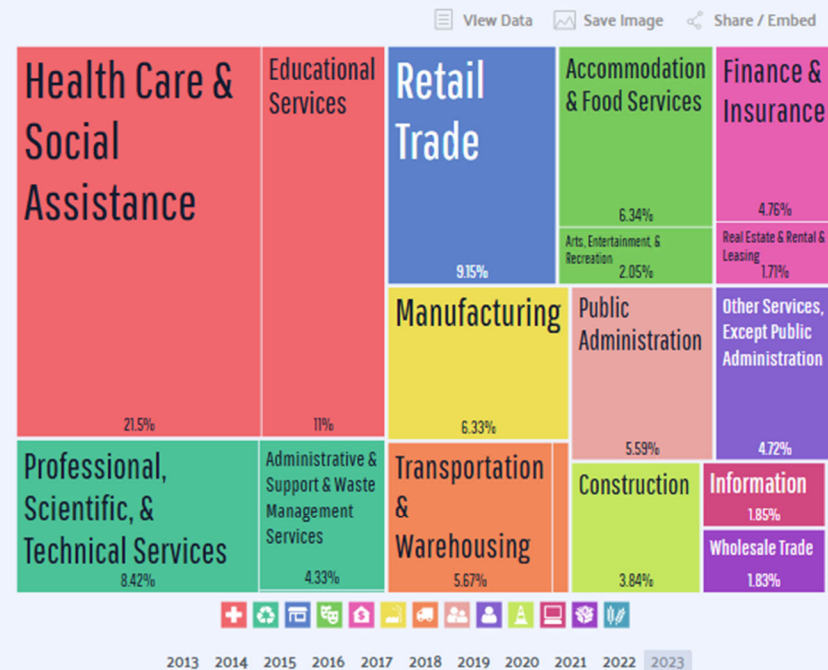
Utilities (\$82,722), Professional, Scientific, & Technical Services (\$80,184), and Mining, Quarrying, & Oil & Gas Extraction (\$72,460).

Employment by Industries

From 2022 to 2023, employment in Philadelphia, PA grew at a rate of 0.621%, from 737k employees to 741k employees.

The most common employment sectors for those who live in Philadelphia, PA, are Health Care & Social Assistance (159,399 people), Educational Services (81,211 people), and Retail Trade (67,863 people). This chart shows the share breakdown of the primary industries for residents of Philadelphia, PA, though some of these residents may live in Philadelphia, PA 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](#).



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

TABOR MANOR — PERSONAL CARE HOME DEMOGRAPHICS

Health

92.8% of the population of Philadelphia, PA has health coverage, with 41.3% on employee plans, 28.7% on Medicaid, 9.36% on Medicare, 12.9% on non-group plans, and 0.626% 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, 47.3% were men and 52.7% were women.

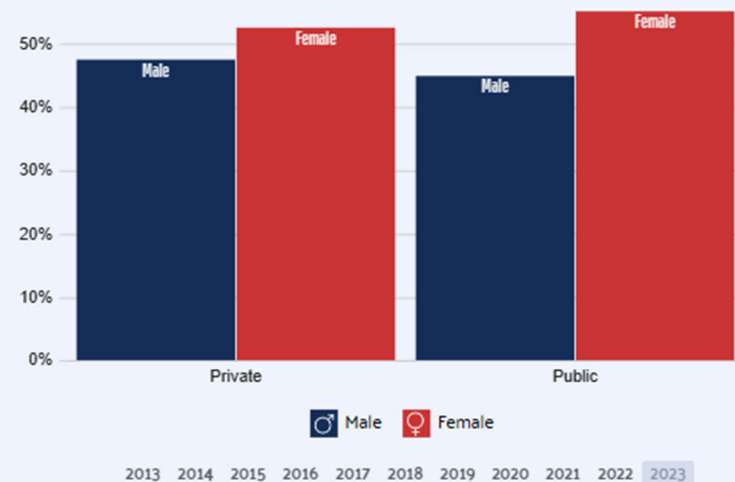
COVERAGE Health Care Diversity

In 2023, insured persons according to age ranges were distributed in 23.1% under 18 years, 27% between 18 and 34 years, 35.8% between 35 and 64 years, and 14.1% over 64 years.

By gender, of the total number of insured persons, 47.3% were men and 52.7% were women.

The following chart shows the number of people with health coverage by gender.

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



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

TABOR MANOR — PERSONAL CARE HOME DEMOGRAPHICS

Uninsured People

7.17%

UNINSURED

41.3%

EMPLOYER COVERAGE

28.7%

MEDICAID

9.36%

MEDICARE

12.9%

NON-GROUP

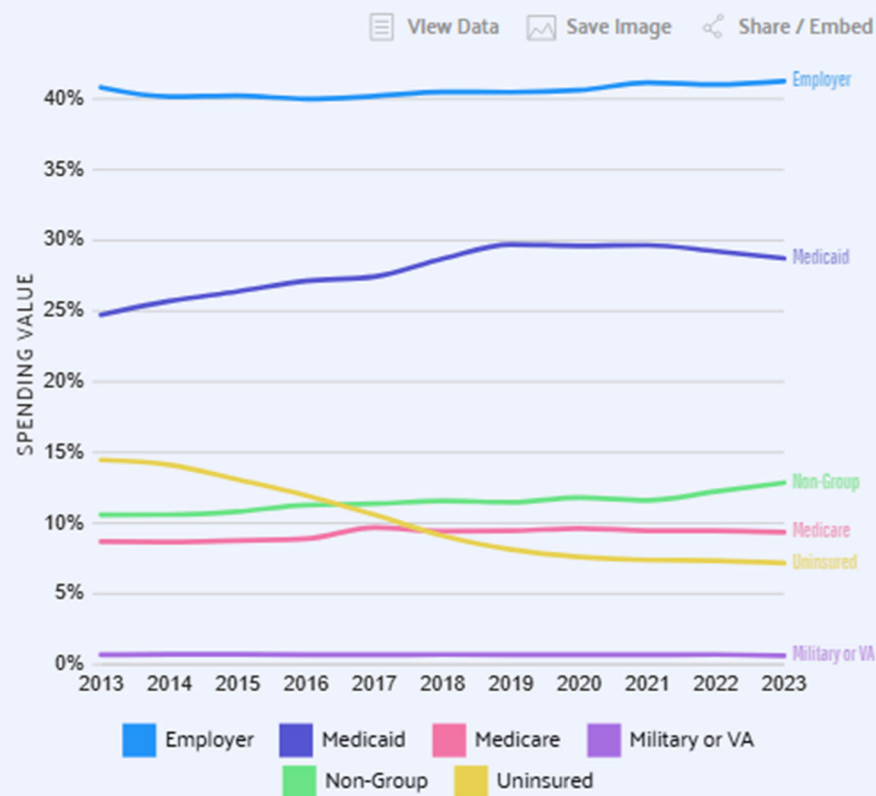
0.626%

MILITARY OR VA

Between 2022 and 2023, the percent of uninsured citizens in Philadelphia, PA declined by 2.4% from 7.35% to 7.17%.

The following chart shows how the percent of uninsured individuals in Philadelphia, PA changed over time compared with the percent of individuals enrolled in various types of health insurance.

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



Sources; Wikipedia, , DATA USA, Census.gov

TABOR MANOR — PERSONAL CARE HOME DEMOGRAPHICS

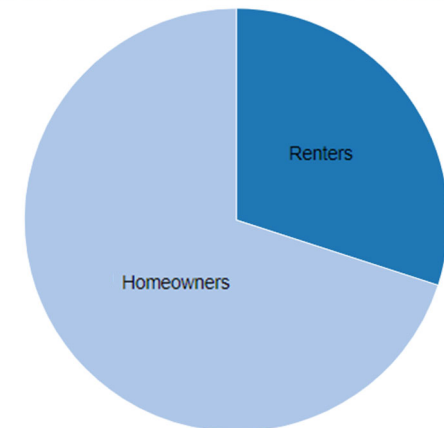
Key Senior Statistics



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: [America'sHealthRankings.org](https://www.america'shealthrankings.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)

Senior Households: Homeowners vs. Renters



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

Sources; Wikipedia, , DATA USA, Census.gov

TABOR MANOR — PERSONAL CARE HOME DEMOGRAPHICS

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

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

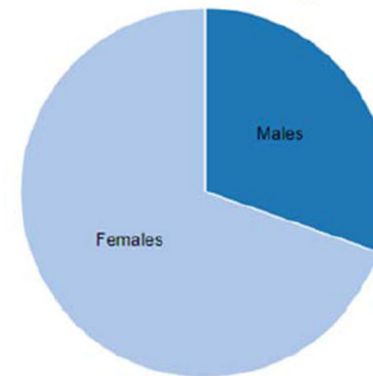
Seniors Living Alone

Percent Living Alone



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

Gender of Seniors Living Alone




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

56% of males 65 and older are married compared with **27%** of females.
46% of females are widowed compared with **18%** of males.

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

Sources; Wikipedia, , DATA USA, Census.gov

TABOR MANOR — PERSONAL CARE HOME LICENSE

	pennsylvania DEPARTMENT OF HUMAN SERVICES	CERTIFICATE OF COMPLIANCE
-----------------------------------------------------------------------------------	-----------------------------------------------------	----------------------------------

This certificate is hereby granted to MANOR PERSONAL CARE INC
LEGAL ENTITY

To operate TABOR MANOR
NAME OF FACILITY OR AGENCY

Located at 6730 TABOR AVENUE, PHILADELPHIA, PA 19111
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

ADDRESS OF SATELLITE SITE/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 51
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
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from November 30, 2024 until November 30, 2025,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **116980**

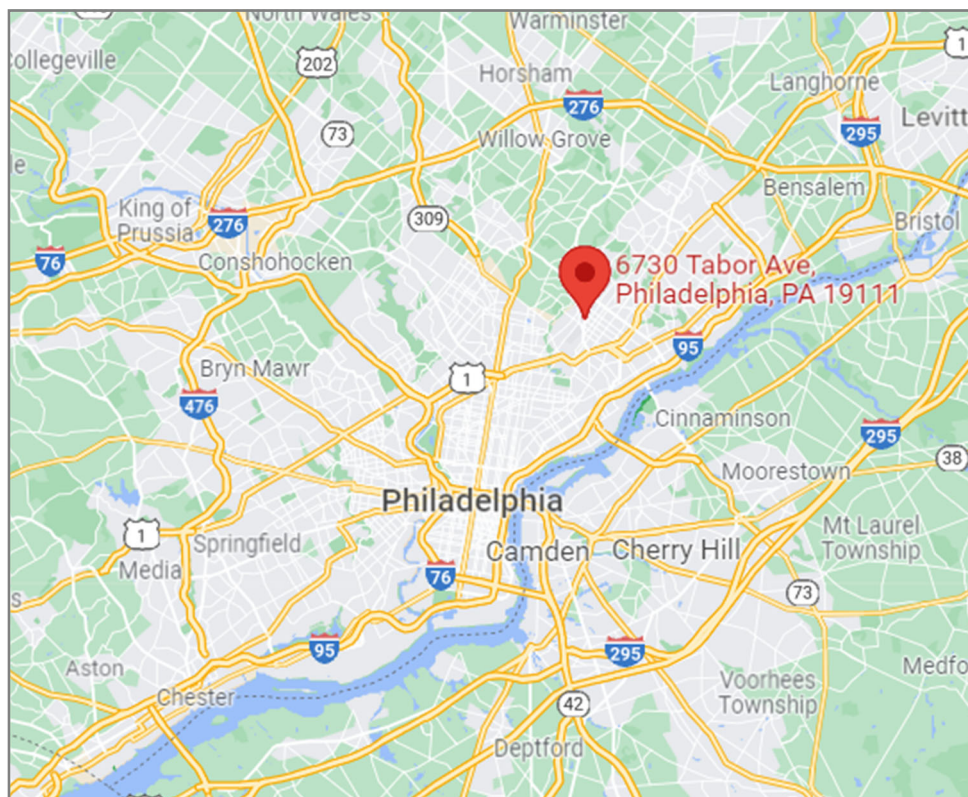

ISSUING OFFICER


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

TABOR MANOR — PERSONAL CARE HOME MAPS





TABOR MANOR — PERSONAL CARE HOME

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 6730 Tabor Avenue • Philadelphia, PA 19111

- 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.