



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

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“BERKS LEISURE LIVING”

Personal Care Home

METRO READING, PA AREA

Berks County

1399 Fairview Drive • Leesport, PA 19533



49 BEDS

**VALUE ADD OPPORTUNITY—
EXPANSION POSSIBLE WITHIN BUILDING
and EXCESS GROUND**

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

PrestigeGroupSeniorHousing.com

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BERKS LEISURE LIVING

TABLE OF CONTENTS

Executive Summary	1
Property Overview	2
Financial Analysis	
- Income & Expenses.....	3
- Rent Roll.....	4
Aerial View	5
Tax Map	6
Floor Plan	7
Pictures.....	10
Area Overview	13
Demographics	15
Maps.....	17
Confidentiality & Disclaimer.....	18

BERKS LEISURE LIVING EXECUTIVE SUMMARY

Prestige Group Is Proud To Present The Exclusive Offering Of

“Berks Leisure Living”

BERKS COUNTY

1399 Fairview Drive • Leesport, PA 19533

Berks Leisure Living is a 36 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.

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.

Berks Leisure Living has a very positive reputation in the area and a historically strong census running between 97% to 99% occupancy.

The property is easily accessible and located minutes from Rt. 222 and Rt. 61 with easy access to I-78 and Rt. 422.

Penn State Health — St. Joseph’s Medical Center is located just 10 minutes from 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 PROPERTY OVERVIEW

# Beds:	49 Beds
# Bedrooms:	36 Bedrooms
# Bathrooms:	36 Private Bathrooms
Gross Building Area:	36,000+/- square feet
Site Size:	9.52+/- Acres
Number of Buildings:	1
Year Built	Original Construction — 1931 Addition — 1955 Renovations to Current Use: 2002, 2004, 2006 (<i>Remodeling of each wing</i>)
Basement:	Partial Basement
Stories:	1
Kitchen:	Full Commercial Kitchen
Dining Area:	Yes
Laundry Area:	Yes
Exterior Walls:	Brick
Foundation:	Concrete Slab on Grade
Interior Walls:	Drywall in Resident Units and Limited Use of Ceramic and Vinyl Tiles in Bathroom & Shower Areas
Ceilings:	Drywall and Suspended Acoustical Tile
HVAC	Core Area: Oil Furnace, Gas Fireplace and Generator Resident Rooms: Baseboard Unit and Wall Units
Floor Covering:	Hardwood in Common Areas; carpet in Lobby, Hallways, Resident Wing Halls and Rooms and Administrative Area, Vinyl Tile in Resident Bathrooms, Kitchen, Dining Room & Storage Room
Water/Sewer:	On site
Generator:	Yes
Zoning:	Agricultural/Business District (AB) – Grandfathered as Legal & Conforming Use
Hospitals Nearby:	Penn State Health – St. Joseph's Medical Center 10 Minutes

BERKS LEISURE LIVING INCOME AND EXPENSE

Income	2016		2017		2018	
Sales: Resident Rev.	\$ 1,053,095	100%	\$1,097,316	99.1%	\$ 1,106,052	100.4%
Farm Income	\$ -	0%	\$ 10,000	0.9%		0.0%
Resident Refunds	\$ -	0%	\$ -	0.0%	\$ (4,456)	-0.4%
Total Income	\$ 1,053,095	100%	\$1,107,316	100%	\$ 1,101,596	100%

Costs	2016		2017		2018	
Resident Food Cost	\$ 79,277	7.5%	\$ 97,238	8.8%	\$ 101,255	9.1%
Resident Supplies	\$ 7,379	0.7%	\$ 7,492	0.7%	\$ 699	0.1%
Resident Entertainment	\$ -	0.0%	\$ -	0.0%	\$ 1,224	0.1%
Other Resident Costs	\$ 6,902	0.7%	\$ 9,192	0.8%	\$ 10,121	0.9%
Total Costs	\$ 93,558	8.9%	\$ 113,922	10.3%	\$ 113,300	10.2%

Gross Profit	\$ 959,537	91.1%	\$ 993,394	89.7%	\$ 988,296	89.3%
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Expenses	2016		2017		2018	
Outside Services	\$ 3,208	0.3%	\$ 2,372	0.2%	\$ 2,564	0.2%
Freight & Postage	\$ 381	0.0%	\$ 322	0.0%	\$ -	0.0%
Gross Wages	\$ 466,835	44.3%	\$ 505,785	45.7%	\$ 538,115	48.6%
Equipment Rent	\$ 488	0.0%	\$ 280	0.0%	\$ 480	0.0%
Utilities	\$ 65,370	6.2%	\$ 66,185	6.0%	\$ 82,849	7.5%
Telephone	\$ 3,141	0.3%	\$ 2,109	0.2%	\$ 2,618	0.2%
Repairs & Maintenance	\$ 46,073	4.4%	\$ 47,010	4.2%	\$ 27,604	2.5%
Advertising & Promotion	\$ 3,317	0.3%	\$ 5,558	0.5%	\$ 8,941	0.8%
Insurance	\$ 48,470	4.6%	\$ 24,684	2.2%	\$ 43,368	3.9%
Other Taxes	\$ 55,856	5.3%	\$ 28,040	2.5%	\$ 41,633	3.8%
FICA Tax	\$ 41,377	3.9%	\$ 44,739	4.0%	\$ 47,212	4.3%
Unemployment Tax	\$ 12,037	1.1%	\$ 12,257	1.1%	\$ 11,909	1.1%
Permits & Licenses	\$ 193	0.0%	\$ 297	0.0%	\$ 85	0.0%
Vehicle Expense	\$ 11,586	1.1%	\$ 7,010	0.6%	\$ 6,598	0.6%
Legal & Accounting	\$ 21,716	2.1%	\$ 17,342	1.6%	\$ 16,676	1.5%
Office Expense	\$ 2,241	0.2%	\$ 1,816	0.2%	\$ 5,527	0.5%
Professional Development	\$ 1,788	0.2%	\$ 2,866	0.3%	\$ 1,569	0.1%
Dues & Subscriptions	\$ 995	0.1%	\$ 871	0.1%	\$ 4,914	0.4%
Trash Removal	\$ 2,109	0.2%	\$ 2,122	0.2%	\$ 2,402	0.2%
Total Expenses	\$ 787,180	74.7%	\$ 771,665	69.7%	\$ 845,065	76.3%

Net Operating Income (NOI)	\$ 172,357	16.4%	\$ 221,729	20.0%	\$ 143,232	12.9%
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BERKS LEISURE LIVING RENT ROLL

MARIA HALL

Unit	Rent	Type
M-1	\$2,305	Private
M-2	\$2,515	Private
M-3	\$2,515	Private
M-4	\$2,315	Private
M-5 a	\$1,585	Semi-Private
M-5 b	\$0	Semi-Private
M-6 a	\$1,323	Semi-Private
M-6 b	\$2,015	Semi-Private
M-7 a	\$1,230	Semi-Private
M-7 b	\$1,230	Semi-Private
M-7 c	\$1,985	Semi-Private
M-8	\$2,525	Private
M-9	\$2,525	Private
M-10	\$2,490	Private
M-11 a	\$1,230	Semi-Private
M-11 b	\$1,985	Semi-Private
M-12	\$2,515	Private

**MONTHLY
RENT \$32,289**

ROSE HALL

Unit	Rent	Type
R-1 a	\$1,230	Private
R-1 b	\$1,230	Private
R-3 a	\$1,825	Semi-Private
R-3 b	\$1,705	Semi-Private
R-4	\$2,280	Private
R-5	\$2,315	Private
R-6	\$2,315	Private
R-7	\$1,230	Semi-Private
R-7	\$1,230	Semi-Private
R-8	\$2,315	Private
R-9 a	\$2,015	Semi-Private
R-9 b	\$2,095	Semi-Private
R-10 a	\$1,835	Semi-Private
R-10 b	\$1,805	Semi-Private
R-10 c	\$1,145	Semi-Private

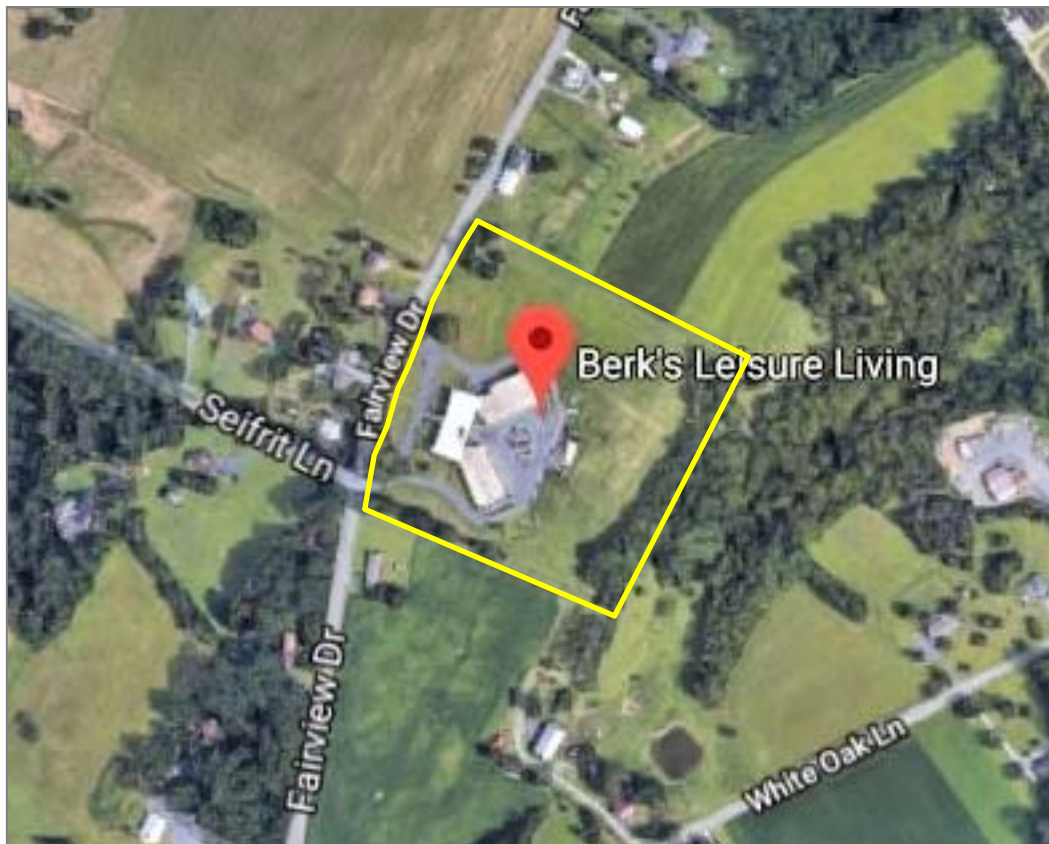
**MONTHLY
RENT \$26,572**

CALVIN HALL

Unit	Rent	Type
C-1 a	\$1,230	Semi-Private
C-1 b	\$2,070	Semi-Private
C-2	\$2,645	Private
C-3	\$2,645	Private
C-4	\$2,645	Private
C-5	\$2,645	Private
C-6	\$2,645	Private
C-7	\$2,645	Private
C-8 a	\$1,440	Semi-Private
C-8 b	\$1,800	Semi-Private
C-9	\$2,645	Private
C-10	\$2,635	Private
C-11 a	\$1,630	Semi-Private
C-11 b	\$1,615	Semi-Private
C-12	\$2,645	Private
C-13 a	\$2,080	Semi-Private
C-13 b	\$2,105	Semi-Private

**MONTHLY
RENT \$37,765**

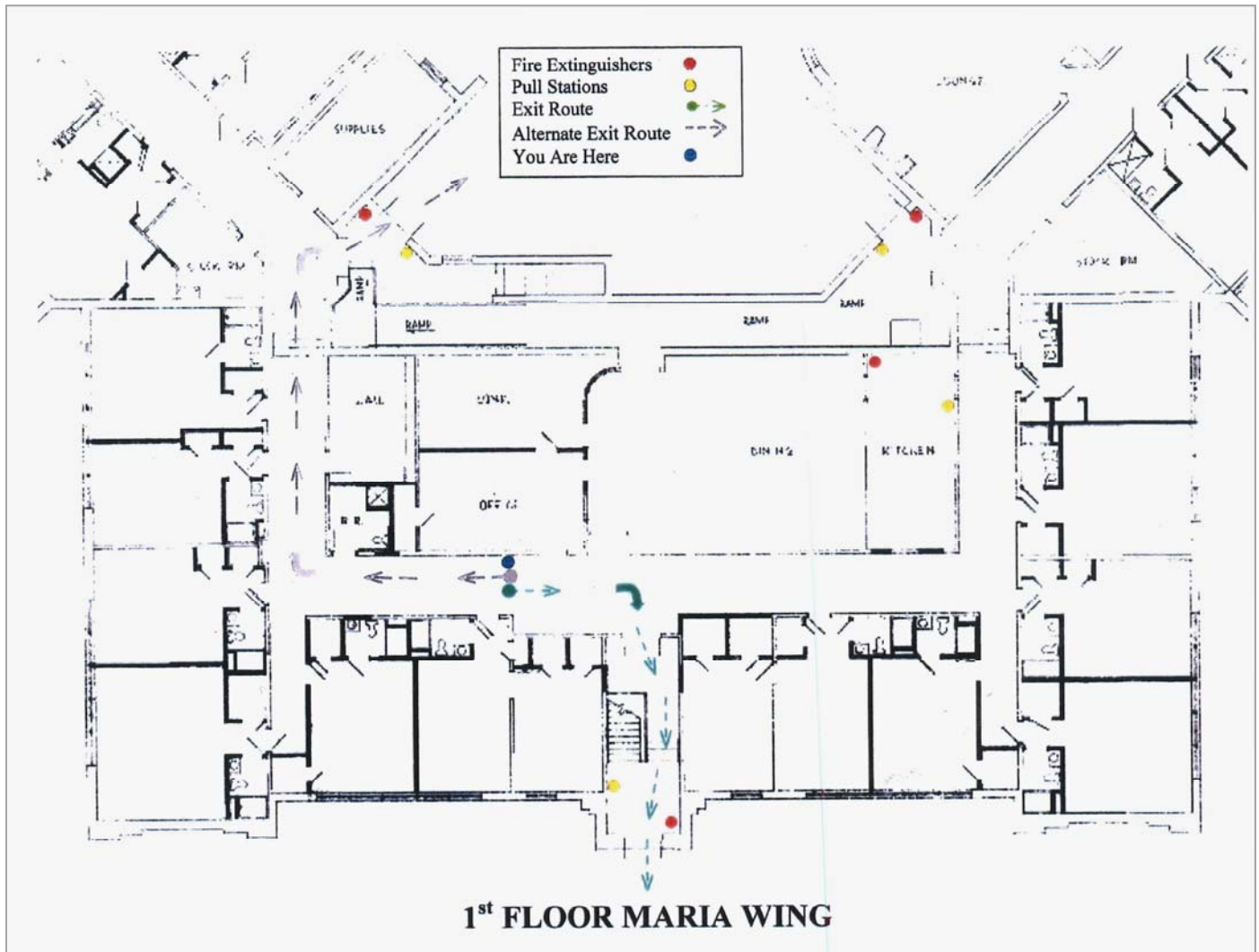
BERKS LEISURE LIVING AERIAL VIEW



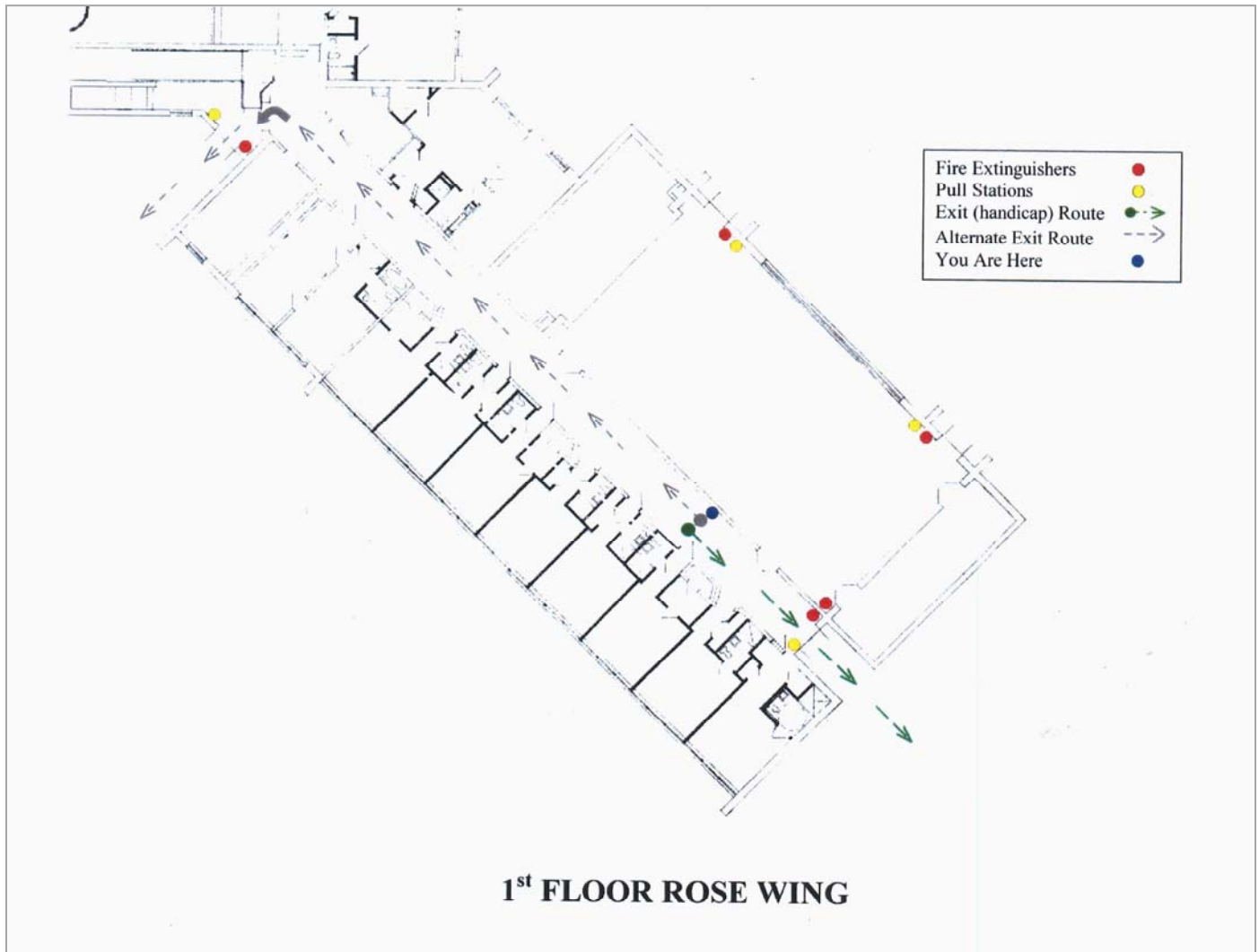
BERKS LEISURE LIVING TAX MAP



BERKS LEISURE LIVING FLOOR PLAN



BERKS LEISURE LIVING FLOOR PLAN



BERKS LEISURE LIVING FLOOR PLAN



1st FLOOR CALVIN WING

BERKS LEISURE LIVING PHOTOGRAPHS



FRONT



NORTHERN EXPOSURE



EASTERN EXPOSURE



SOUTHERN EXPOSURE



MARIA WING / PRIVATE



MARIA WING / SEMI-PRIVATE

BERKS LEISURE LIVING PHOTOGRAPHS



MARIA WING / HALLWAY



MARIA WING / BATHROOM



ROSE WING / PRIVATE



ROSE WING / SEMI-PRIVATE



ROSE WING / HALLWAY



CALVIN WING / SEMI-PRIVATE

BERKS LEISURE LIVING PHOTOGRAPHS



ENTRANCE-WAY



ACTIVITY ROOM



DINING ROOM



SALON



KITCHEN



BASEMENT HALLWAY

BERKS LEISURE LIVING 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).

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.



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

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 AREA OVERVIEW

BERKS COUNTY MAJOR EMPLOYERS

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

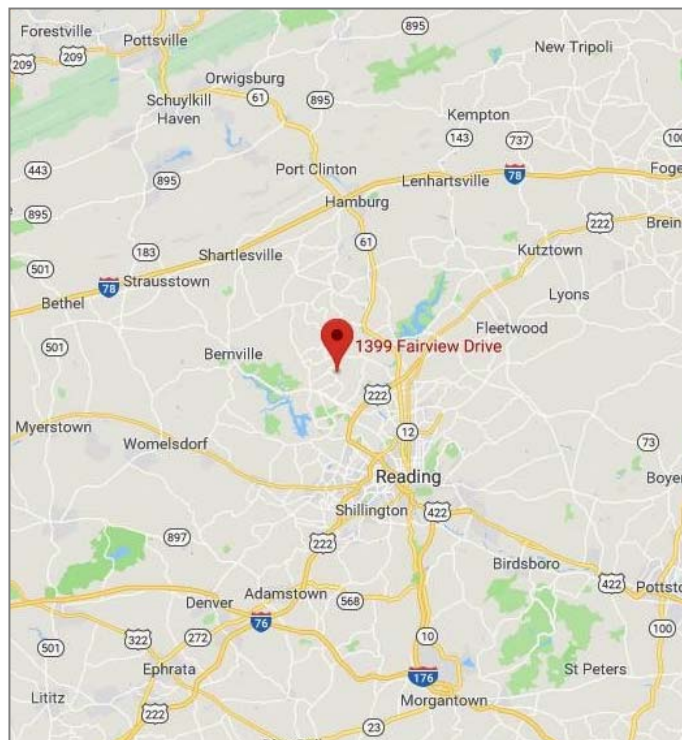
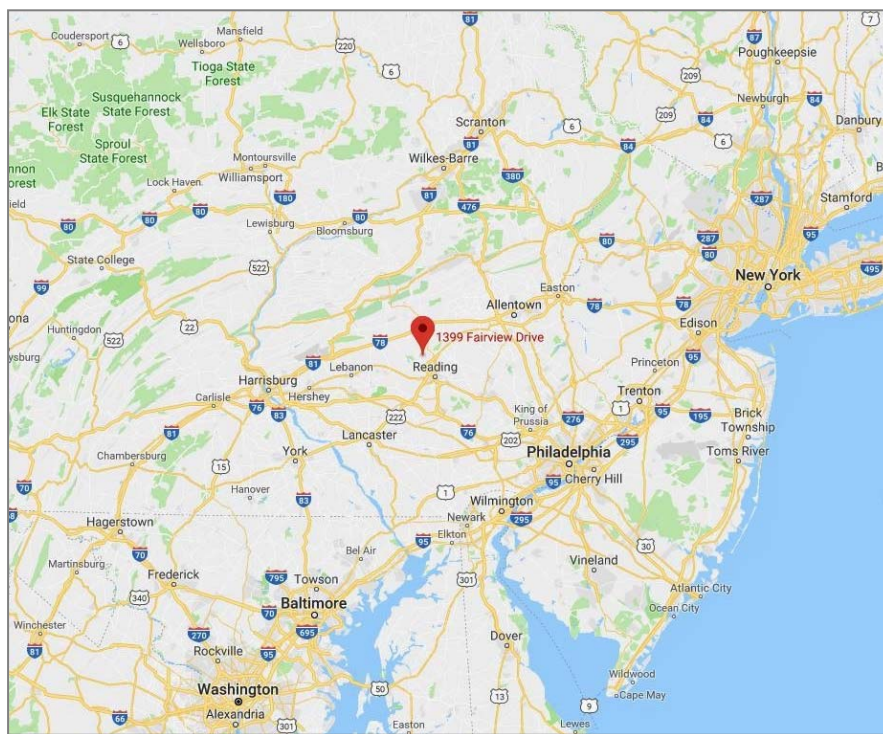
BERKS LEISURE LIVING DEMOGRAPHICS

All Topics ▼	Q Berks County, Pennsylvania
Population estimates, July 1, 2018, (V2018)	420,152
PEOPLE	
Population	
Population estimates, July 1, 2018, (V2018)	420,152
Population estimates base, April 1, 2010, (V2018)	411,556
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	2.1%
Population, Census, April 1, 2010	411,442
Age and Sex	
Persons under 5 years, percent	△ 5.8%
Persons under 18 years, percent	△ 22.5%
Persons 65 years and over, percent	△ 16.9%
Female persons, percent	△ 50.8%
Race and Hispanic Origin	
White alone, percent	△ 87.6%
Black or African American alone, percent (a)	△ 7.1%
American Indian and Alaska Native alone, percent (a)	△ 0.8%
Asian alone, percent (a)	△ 1.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)	△ 0.2%
Two or More Races, percent	△ 2.7%
Hispanic or Latino, percent (b)	△ 21.0%
White alone, not Hispanic or Latino, percent	△ 71.8%
Population Characteristics	
Veterans, 2013-2017	24,428
Foreign born persons, percent, 2013-2017	7.1%
Housing	
Housing units, July 1, 2017, (V2017)	167,047
Owner-occupied housing unit rate, 2013-2017	72.2%
Median value of owner-occupied housing units, 2013-2017	\$170,900
Median selected monthly owner costs -with a mortgage, 2013-2017	\$1,483
Median selected monthly owner costs -without a mortgage, 2013-2017	\$594
Median gross rent, 2013-2017	\$885
Building permits, 2017	411
Families & Living Arrangements	
Households, 2013-2017	153,876
Persons per household, 2013-2017	2.61
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	87.4%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	18.3%

BERKS LEISURE LIVING DEMOGRAPHICS

Computer and Internet Use	
Households with a computer, percent, 2013-2017	85.5%
Households with a broadband Internet subscription, percent, 2013-2017	78.6%
Education	
High school graduate or higher, percent of persons age 25 years+, 2013-2017	86.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	23.9%
Health	
With a disability, under age 65 years, percent, 2013-2017	9.6%
Persons without health insurance, under age 65 years, percent	7.5%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2013-2017	65.3%
In civilian labor force, female, percent of population age 16 years+, 2013-2017	60.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	548,812
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	2,588,924
Total manufacturers shipments, 2012 (\$1,000) (c)	10,905,129
Total merchant wholesaler sales, 2012 (\$1,000) (c)	4,277,431
Total retail sales, 2012 (\$1,000) (c)	5,719,377
Total retail sales per capita, 2012 (c)	\$13,832
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2013-2017	24.9
Income & Poverty	
Median household income (in 2017 dollars), 2013-2017	\$59,580
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$29,041
Persons in poverty, percent	11.7%
BUSINESSES	
Businesses	
Total employer establishments, 2016	8,406
Total employment, 2016	156,856
Total annual payroll, 2016 (\$1,000)	7,191,154
Total employment, percent change, 2015-2016	1.2%
Total nonemployer establishments, 2016	24,485
All firms, 2012	30,342
Men-owned firms, 2012	17,633
Women-owned firms, 2012	9,700
Minority-owned firms, 2012	4,659
Nonminority-owned firms, 2012	24,693
Veteran-owned firms, 2012	2,864
Nonveteran-owned firms, 2012	25,964

BERKS LEISURE LIVING MAPS



BERKS LEISURE LIVING 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 "publically 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 _____, 2019, 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