



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

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## **“GARDENS OF LINCOLN COURT”**

**15 MINUTES EAST OF PITTSBURGH**

249 Lincoln Highway, North Versailles, PA 15137

ALLEGHENY COUNTY

**VALUE-ADD OPPORTUNITY**

*Vacant*



- **66 Room Facility with Private Baths**
- **54 of 66 Units Renovated**
- **33,000 sf of Community Space**
- **Tremendous Upside Potential**
- **\$1,000,000+/- in Recent Capital Improvements**

**Offered Exclusively at \$1,950,000**

***PrestigeGroupSeniorHousing.com***

***PrestigeGroup.com***

# GARDENS OF LINCOLN COURT

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# GARDENS OF LINCOLN COURT

## EXECUTIVE SUMMARY

*Prestige Group Is Proud To Present  
The Exclusive Offering Of*

## **“Gardens of Lincoln Court”**

**249 Lincoln Highway, North Versailles, PA 15137  
ALLEGHENY COUNTY**

**The Gardens at Lincoln Court** is a two story, 131,360+/-sf building. It was formerly a Holiday Inn motel. It has 66 rooms and approximately 33,000sf of community space.

The current ownership purchased the building in 2013 with the intent to repurpose the building as a personal care facility.

The first floor was completely remodeled. There are 33 rooms all with private baths. They achieved an occupancy of 38 residents.

Through an oversight, the owner failed to obtain the necessary permits and approvals for remodeling and operation as a personal care home. Due to being unable to get a Use and Occupancy permit from the North Versailles Township, the facility was forced to cease operation by the State in 2019.

## *VALUE ADD OPPORTUNITY*

*The Gardens of Lincoln Court provides for a solid value add opportunity.*

*New ownership can finish improvements by remodeling the second floor and operate the building as a 66 bed personal care facility.*



## GARDENS OF LINCOLN COURT PROPERTY OVERVIEW

Gardens of Lincoln Court Personal Care Home and Independent Senior Living Community is located at 249 Lincoln Highway, North Versailles, PA 15137, which is situated in Allegheny County. It is a former Holiday Inn with a 66 Room Configuration.

- The facility is licensed for 66 beds
- The facility consists of 66 bedrooms and 66 private baths
- Tremendous Upside Potential
- "Value-Add" Opportunity

LOT SIZE:	3.01+/- acres
BUILDING SIZE:	131,359+/- sf
COMMUNITY SPACE:	33,000+/- sf
AMENITIES:	Theater Room, Library, Dining Hall, Banquet Hall, Courtyard with Gazebo
YEAR BUILT:	1965
RENOVATED:	2014
NUMBER OF STORIES:	2
CEILINGS:	Acoustical Tile, Drywall
FLOOR COVERINGS:	Carpet / Vinyl / Tile
PARKING SPACES:	75
PARKING SURFACE:	Asphalt
ROOF:	Rubber Membrane
ZONING:	B-1 — Commercial
MARKET:	Pittsburgh
SUB MARKET:	Parkway East Corridor
CROSS STREETS:	Lincoln Highway & Della Drive
TRAFFIC COUNT:	18,304+/-



# GARDENS OF LINCOLN COURT

## PROFORMA

INCOME	2018
Rental Income	\$ 2,138,400
<b>Total Adjusted Revenue</b>	<b>\$ 2,138,400</b>

EXPENSES		% of Rev
Accountant	\$ 4,000	0.19%
Activities and Social Services	\$ 31,838	1.49%
Advertising and Promotion	\$ 5,000	0.23%
Cable TV & Internet	\$ 5,000	0.23%
Criminal Background Checks	\$ 500	0.02%
Dues and Subscriptions	\$ 500	0.02%
Exterminator/Pest Control	\$ 1,000	0.05%
Facility Meals	\$ 160,000	7.48%
Fire Alarms	\$ 1,000	0.05%
Supplies	\$ 30,000	1.40%
Insurance Expenses	\$ 35,000	1.64%
Landscaping and Snow	\$ 7,500	0.35%
Legal Fees	\$ 2,500	0.12%
Licensing Fees	\$ 500	0.02%
Management Fee (5%)	\$ 106,920	5.00%
Payroll Expenses <i>Including Taxes, Benefits, ACH, etc.</i>	\$ 104,000	4.86%
Payroll Wages	\$ 800,000	37.41%
Postage	\$ 500	0.02%
Real Estate Taxes	\$ 35,500	1.66%
Repairs and Maintenance	\$ 99,000	4.63%
Replacement Reserve	\$ 33,000	1.54%
Telephone	\$ 7,500	0.35%
Utilities	\$ 120,000	5.61%
<b>Total Expenses</b>	<b>\$ 1,590,758</b>	<b>74.39%</b>
 <b>Net Operating Income</b>	 <b>\$ 547,642</b>	 <b>25.61%</b>



## GARDENS OF LINCOLN COURT PHOTOGRAPHS / EXTERIOR

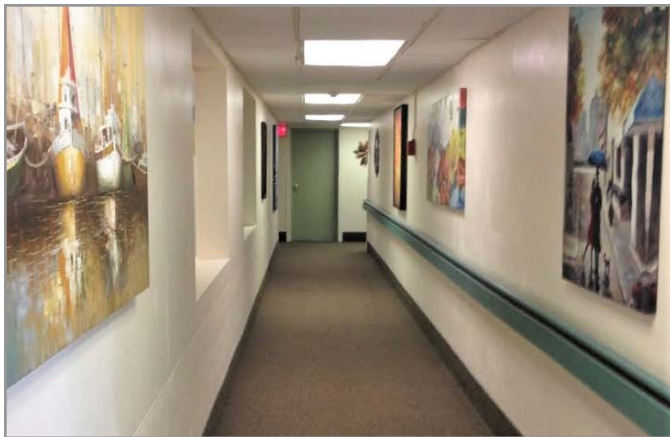




## GARDENS OF LINCOLN COURT PHOTOGRAPHS / COMMUNITY AREAS



## GARDENS OF LINCOLN COURT PHOTOGRAPHS / COMMUNITY AREAS





## GARDENS OF LINCOLN COURT PHOTOGRAPHS / ROOMS



## GARDENS OF LINCOLN COURT PHOTOGRAPHS / COMMERCIAL KITCHEN



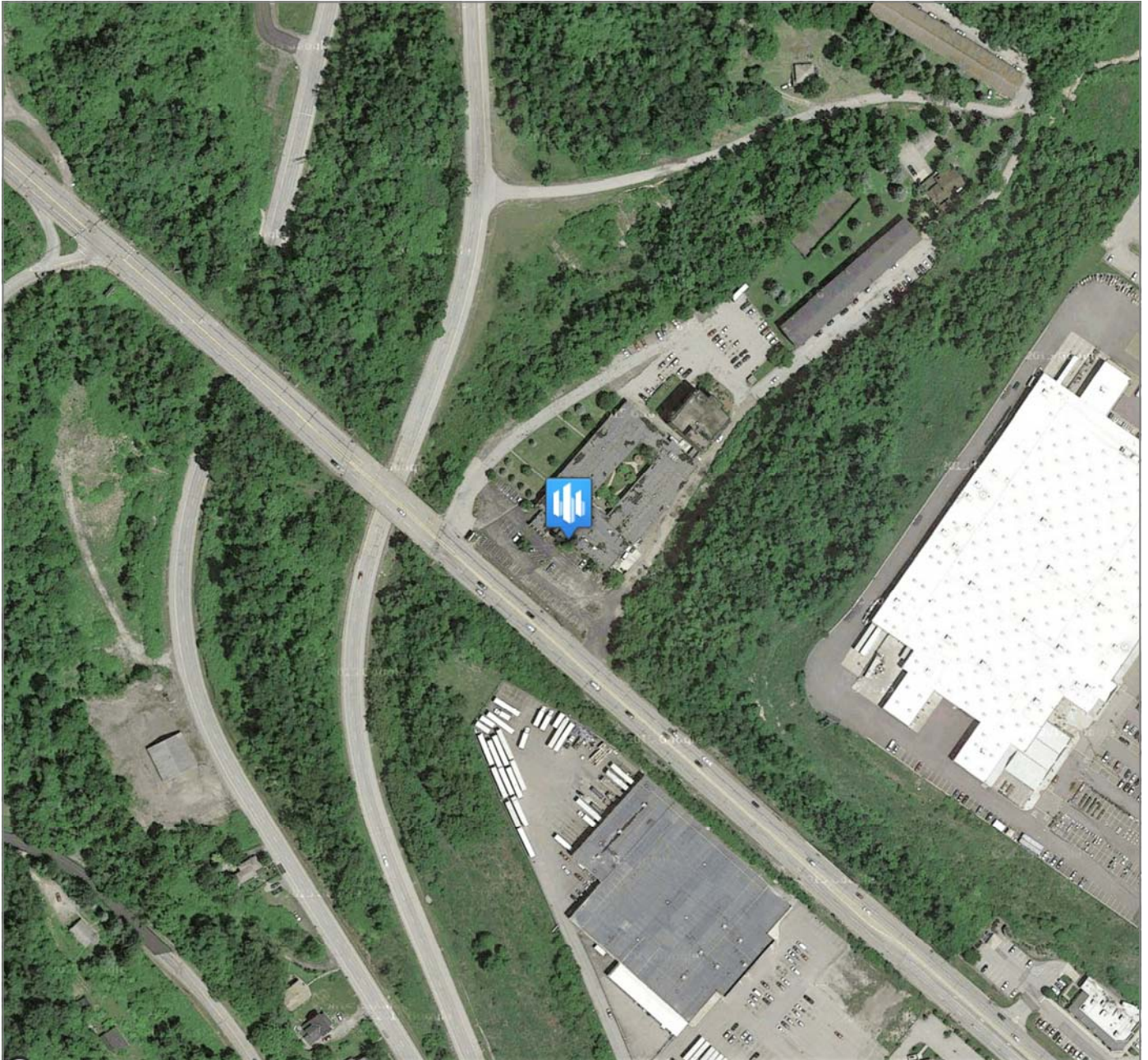


## GARDENS OF LINCOLN COURT PHOTOGRAPHS





## GARDENS OF LINCOLN COURT AERIAL VIEW



## GARDENS OF LINCOLN COURT PARCEL MAP





## GARDENS OF LINCOLN COURT

### AMENITIES & SERVICES

#### COMPLIMENTARY FEATURES

- A wide selection of daily menu items with flexible meal times in a restaurant style dining room.
- Private dining room available for special occasions.
- Spacious and comfortable common areas including Lounge, Library, Business Center, Movie Theater, Gift Shop, Arts & Crafts Studio & Recreational areas.
- Free Wi-fi
- Weekly housekeeping & laundry
- Basic cable in rooms
- Fitness center
- Live-in manager on site
- Ample, well-lit parking
- Transportation to doctor appointments and shopping
- Health and Wellness programs including scheduled exercise times, regular wellness checks and blood pressure monitoring
- Outings to local attractions, cultural events, and other planned social activities.

#### APARTMENT FEATURES

- Choice of studio or one bedroom
- All utilities except phone
- 24-hr Staffing
- Wall-to-wall carpeting
- Private bathrooms
- Kitchenette's available in one bedrooms
- Individually controlled heating and cooling

#### SERVICES AVAILABLE FOR PERSONAL CARE

- Bathing, grooming, and hygiene
- Mobility Assistance
- Transferring and positioning
- Toileting and incontinence care
- Medication management
- Laundry
- Housekeeping



# GARDENS OF LINCOLN COURT

## ROOM DIAGRAM

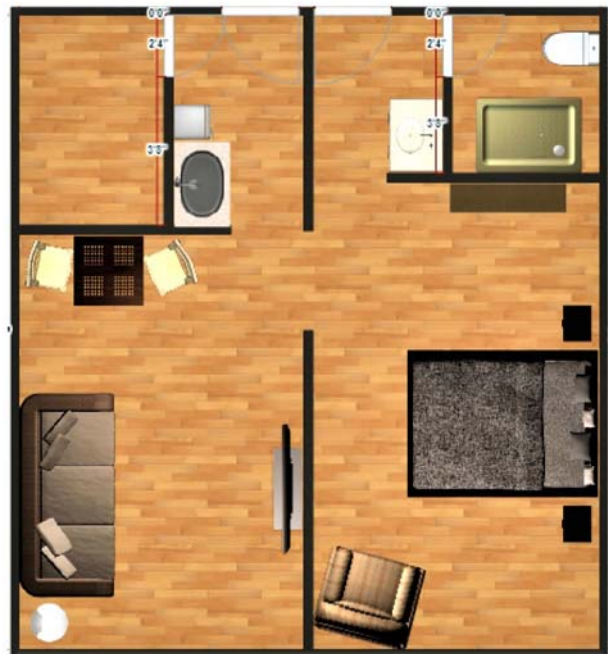
										Updated																	
		G. Anciteno		Model Room		Mozina		Exit		Quinn						115		Balkos									
																Exit											
101		103				105				107		109		111		113											
																		116		Peralta							
																		117		McCarthy							
																		118		Caray							
																		Boiler Room									
																		Spa									
																		Laundry									
																		Storage									
																		Exit									
																		Employee Break Room									
102		104		106		108		110		Exit		Lounge		112		114											
																Model Room											
		Nemick		Cloughton		Johnson's		Billy						Grivna													
																		Courtyard									
				E. Sombi		F. Storch		H. Storch		Exit		Lounge															
		Model Room																									
132		130		128		126		124						122		120											
133		131		129		127		125		Exit		123		121		119											
						Model Room																					
Adams		R. Sombi		Diggs				Weisman																			
																		Need Cleaned		Independent Residents				Prospective Residents			

## GARDENS OF LINCOLN COURT ROOM LAYOUTS AND RATES



Studio Apartments  
Private - \$3000  
Companion Suite - \$2250

One-Bedroom Apartments  
Private - \$4500  
Companion Suite - \$2750



## GARDENS OF LINCOLN COURT ROOM LAYOUTS AND RATES



### Studio Apartments

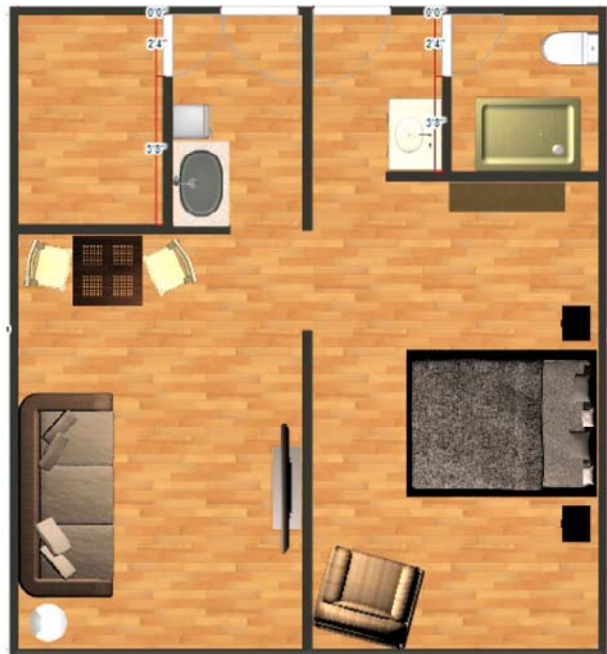
264 ft<sup>2</sup> - \$1600

300 ft<sup>2</sup> - \$1800

### One-Bedroom Apartments

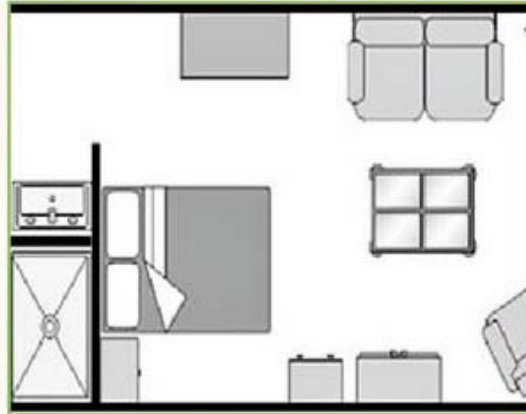
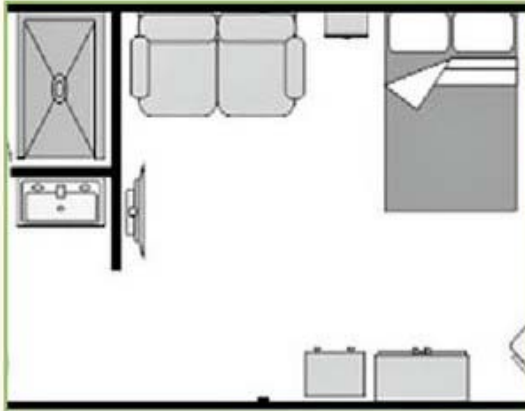
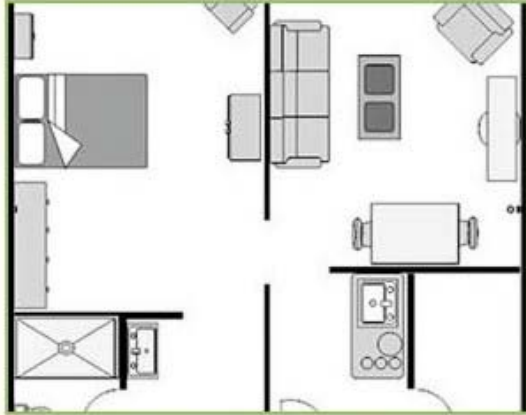
528 ft<sup>2</sup> - \$2400

600 ft<sup>2</sup> - \$2600





## GARDENS OF LINCOLN COURT FLOOR PLANS



## GARDENS OF LINCOLN COURT DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total households	2,614	33,612	89,453
Total persons per hh	2.2	2.2	2.2
Average hh income	\$41,428	\$44,213	\$48,465
Average house value	\$60,837	\$79,874	\$99,070

	1 MILE	3 MILES	5 MILES
Total population	5,817	72,697	196,425
Median age	40.1	41.7	42.6
Median age (male)	37.8	38.6	40.0
Median age (female)	42.9	43.5	44.4

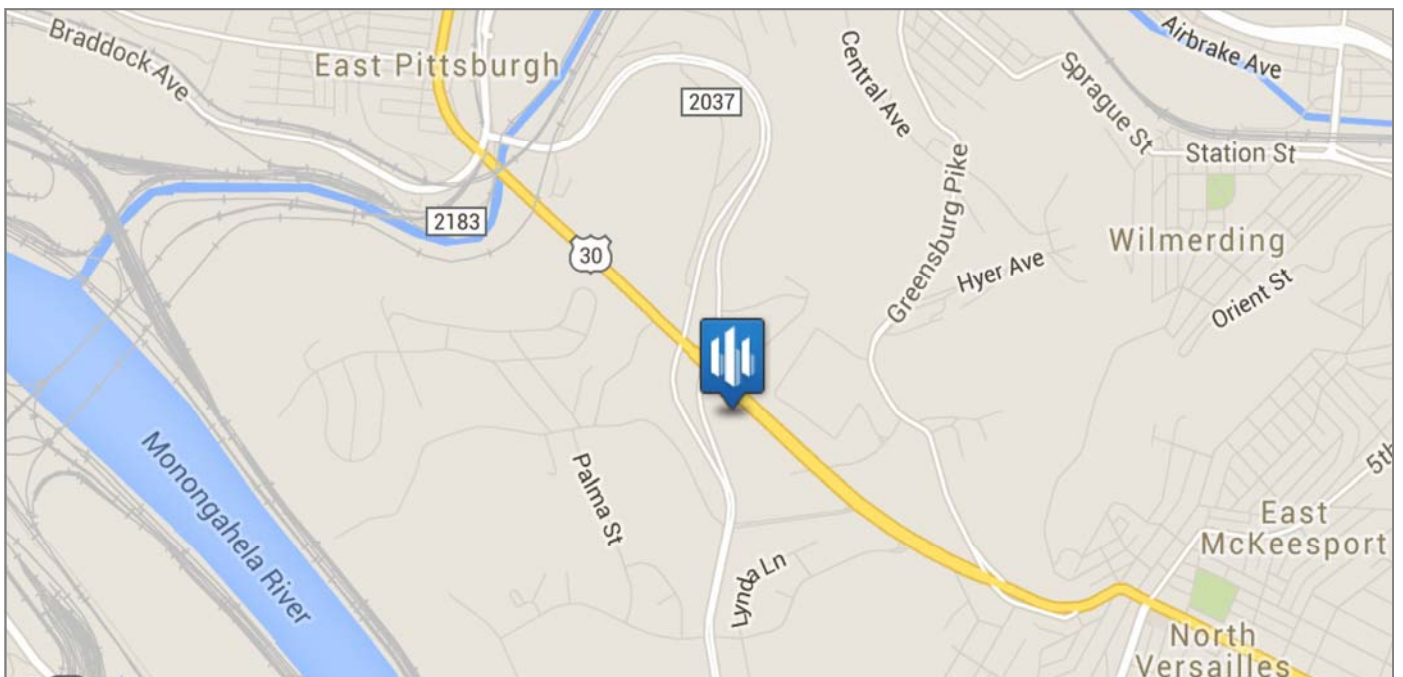
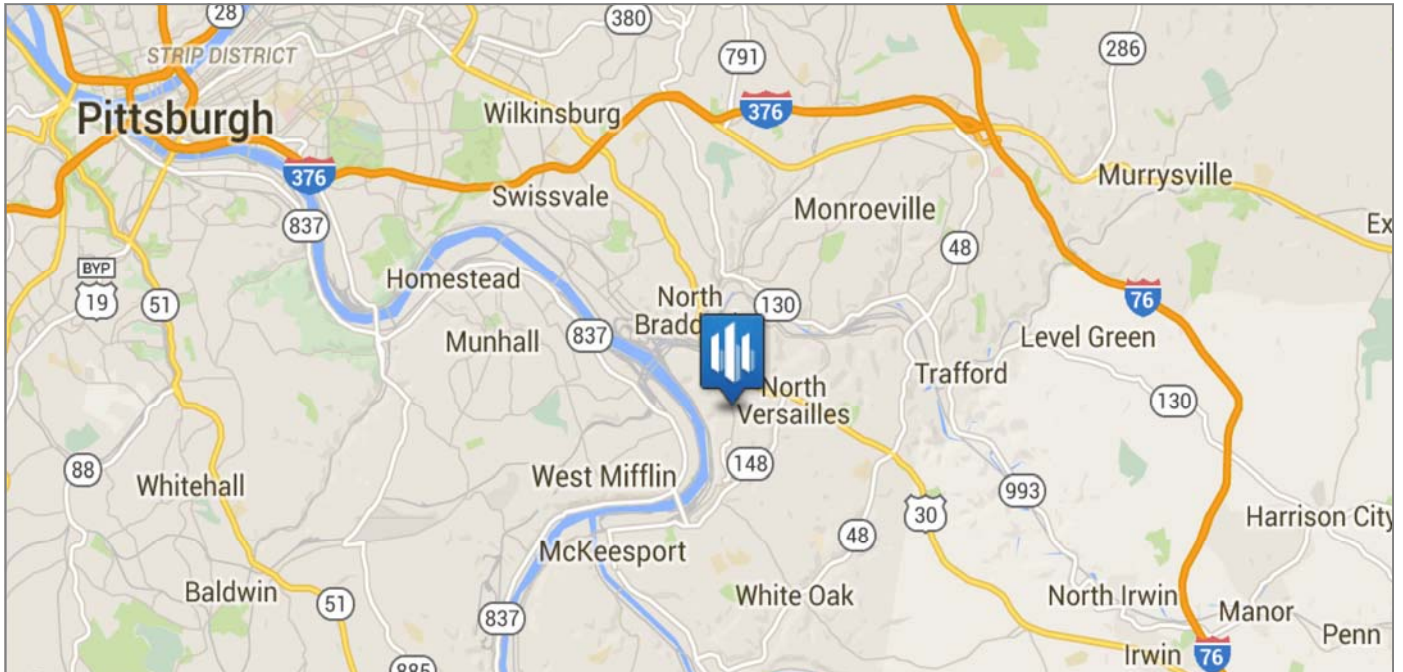
## GARDENS OF LINCOLN COURT DEMOGRAPHICS MAP

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,817	72,697	196,425
MEDIAN AGE	40.1	41.7	42.6
MEDIAN AGE (MALE)	37.8	38.6	40.0
MEDIAN AGE (FEMALE)	42.9	43.5	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,614	33,612	89,453
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$41,428	\$44,213	\$48,465
AVERAGE HOUSE VALUE	\$60,837	\$79,874	\$99,070





# GARDENS OF LINCOLN COURT MAPS



## GARDENS OF LINCOLN COURT EMPLOYEES AT THE GARDEN

- Administrator, licensed PC, RN
- Assistant to Administrator
- Receptionist
- Maintenance Manager
- 4 certified nursing assistants (also med techs)
- 6 housekeepers/universal workers
- 7 dining services employees, part time on weekends
- Community liaison, marketing
- (Every position expected to be a universal worker)



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

# CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **BLESSED ASSURANCE LLC**

To operate **THE GARDENS OF LINCOLN COURT**

Located at 249 LINCOLN HIGHWAY, NORTH VERSAILLES, PA 15137  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE		ADDRESS OF SATELLITE SITE	

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

The total number of persons which may be cared for at one time may not exceed 66 or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: \_\_\_\_\_

This certificate is granted in accordance with the Public Welfare 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, 2016 until November 30, 2017,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 445530

Robert E. Robinson  
ISSUING OFFICER

*Gay Bamber*  
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 – 12/14



## GARDENS OF LINCOLN COURT CONFIDENTIALITY AND DISCLAIMER

**PROPERTY ADDRESS: 249 Lincoln Highway, North Versailles, PA 15137**

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*