

Mahoning Personal Care Homes

44 Beds Vacant Personal Care Home

Punxsutawney, PA

KW COMMERCIALSM
+ my **ALP** consultant



Offering Highlights



LISTING PRICE
\$2,750,000



PROPERTY TYPE
Assisted Living Facility



LICENSED BEDS
44 beds



BUILDING SIZE
20,894 sq ft



UNITS
44 units



Offering Summary

Mahoning Personal Care Homes, located at 98 Foundry St in Punxsutawney, PA, offers a turnkey investment opportunity in a 44-bed personal care and assisted living facility, listed below replacement cost and eligible for SBA 504 or 7a loans with just 10-15% down. Spanning 23,301 square feet across two buildings on 1.21 acres in the town center—the 2008 original and a 2010 addition with 16 units ideal for memory care—the vacant property comes fully equipped with furniture, fixtures, and business essentials, ready for immediate operations. Owned by a respected local doctor whose retirement prompted closure, it historically achieved high occupancy and annual gross revenues of \$1,000,000-\$1,100,000, serving many of the owner's patients and benefiting from its prime location as one of only two such homes in town. With strong community demand and potential to convert the newer building into memory care to fill a local gap and boost revenue, this acquisition at real estate value provides significant equity-building potential and robust cash flow in the expanding senior care sector.

About Us



Company Summary

My ALF Consultant is a leading firm specializing in the sale, training, consulting, and marketing of assisted living facilities (ALFs) across 25 states. With roots in operating a 40-bed facility, we offer unmatched expertise in navigating complex ALF transactions, from 5 to 200 beds. Our 38 agents, extensive buyer database, and lender network ensure maximum exposure, especially for smaller facilities often ignored by larger brokerages. We excel in SBA loans, operational improvements, and discreet sales, providing tailored solutions for owners and buyers of all facility sizes.

Your Listing Agent



Philip LaMay

Listing Agent

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Experience

Philip LaMay is an accomplished assisted living and personal care home specialist and an affiliate of My ALF Consultant, serving the Pennsylvania market. With over 21 years of expertise in commercial real estate, economic development, facilities management, and project financing, Philip delivers exceptional results. He has slashed \$64 million in energy costs through expert contract negotiations, saved \$100,000 by implementing a preventive maintenance strategy, and reduced on-the-job injuries by 21% and workers' compensation claims by 18% by revitalizing an agency-wide employee safety program. Philip spearheaded a \$32 million energy-efficiency construction program, improved internal responsiveness by 50% through organizational redesign, and enhanced customer service, cutting complaints by 25%. He also maximized internal talent with self-assessment programs and achieved the first in-state agency accreditation.

Executive Summary

This turnkey opportunity presents a 44-bed personal care and assisted living facility at 98 Foundry St, Punxsutawney, PA, listed for sale at below replacement cost. Previously licensed for 44 beds, the vacant property spans 23,301 square feet across two buildings on 1.21 acres in the heart of town. The first building, constructed in 2008, and the newer 2010 building, which includes 16 units ideal for memory care, are fully equipped with furniture, fixtures, and business equipment, ready to resume operations immediately.

Owned by a respected local doctor, the facility has a strong history of high occupancy, serving many of the doctor's own patients. When operational, the business consistently generated gross revenue between \$1,000,000 and \$1,100,000 annually over the last few years. Its prime location, with only one other personal care home in Punxsutawney, ensured families preferred it for its proximity, fostering consistent demand. Converting the newer building into a memory care facility would address a vital need in the community and could significantly increase revenue. The owner's retirement led to the closure, creating a unique chance for a qualified buyer to acquire a well-established business at real estate value, offering significant equity-building potential and strong cash flow in the fast-growing senior care industry.

Priced competitively, the property is eligible for SBA 504 or 7a loan programs, requiring only 10-15% down payment. This is an exceptional opportunity to enter the lucrative and essential senior care market with a fully equipped, strategically located facility poised for immediate operation and long-term success.



Business Summary

Mahoning Personal Care Homes, a formerly operational assisted living facility previously licensed to operate 44 beds, was designed to provide supportive care to residents in a homelike environment. During its many years of operation, the facility's care model focused on delivering personal assistance with daily activities while promoting independence and quality of life for its residents. Services included assistance with medication management, personal care, and coordination of healthcare services, and residents benefited from a range of social and recreational activities tailored to their needs and preferences.

While operational, the facility adhered to regulatory compliance standards for licensed assisted living facilities, ensuring adherence to state and local health and safety regulations. With a capacity for 44 residents, it historically maintained high occupancy rates, reflecting strong community demand and operational success. The staffing structure included trained caregivers, healthcare professionals, and administrative staff working under a management team that oversaw daily operations and resident care. Mahoning Personal Care Homes was committed to maintaining high operational standards and quality certifications as part of its service delivery. The facility offered a variety of programs and amenities such as meal services, housekeeping, transportation, and recreational activities aimed at enhancing the living experience of its residents. While specific certifications and accreditations are not detailed, the facility aligned with industry standards to ensure resident safety and satisfaction. The facility is now vacant and no longer licensed or in business.

Business Specifications

| | | | | | | |
|-------------------|---------------------------------|--------------------|---|--------------------|----------------------|---------------------|
| License Type: | Assisted Living Facility | Website URL: | https://www.mahoningriverside.com/index.php | | | |
| Licensed Beds: | 44 | Occupancy: | 0 | | | |
| Occupancy Rate: | 0%% | | | | | |
| Services Offered: | Assisted Living | Memory Care | Independent Living | Secure Unit | Adult Daycare | Respite Care |

Property Summary



Mahoning Personal Care Homes is located at 98 Foundry Street, Punxsutawney, PA. The building measures 23,301 square feet and was constructed in 2018. The property sits on a 1.21-acre lot and contains 44 units. It is a single-story structure with ample parking available. The facility is equipped with fire sprinklers, a fire alarm system, and a generator powered by diesel. The building uses public sewer and municipal water services, and it is supported by public utilities. The zoning for this property is commercial.

Property Specifications

Property Address:

[919 West Mahoning Street, Punxsutawney, PA, 15767](#)

| | | | |
|------------------|---------------------------------|-----------------|------------------------|
| Property Type: | Assisted Living Facility | Building Size: | 20,894 sq ft |
| Lot Size: | 1.21 acres | Year Built: | 2018 |
| Units: | 44 | Stories: | 1 |
| Elevator: | No | Parking Spaces: | Ample Parking |
| Fire Sprinklers: | Yes | Fire Alarm: | Yes |
| Generator: | Yes - Fixed Automatic | Water Source: | Municipal Water |
| Sewer/Septic: | Public Sewer | Zoning: | Commercial |

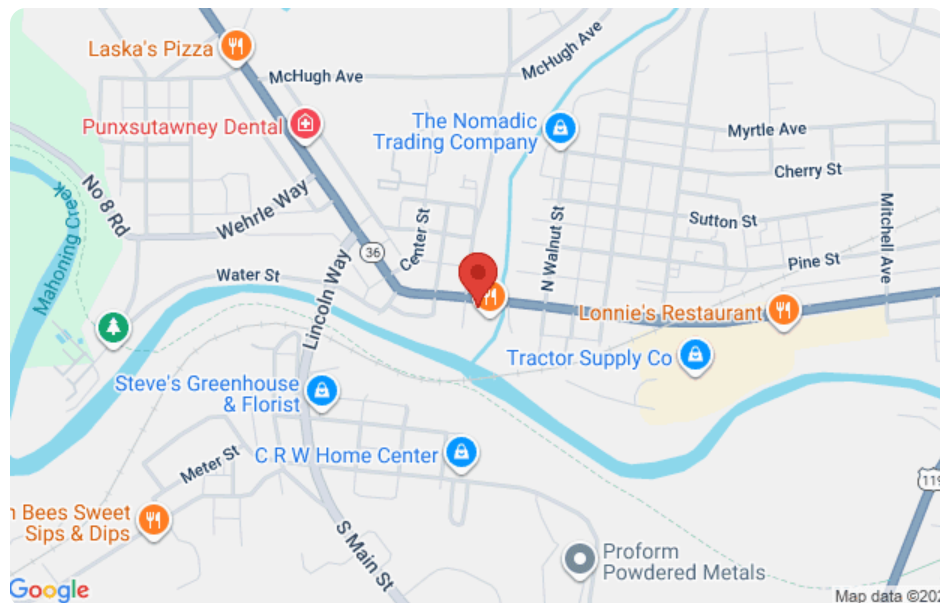
Location Summary

The location at 98 Foundry Street, Punxsutawney, PA, is primarily residential, characterized by a mix of single-family homes and apartment complexes. The area serves as a suburban enclave with limited commercial activity directly surrounding the address. Within a 15-mile radius, the closest hospital is Punxsutawney Area Hospital, providing essential healthcare services, including emergency care and specialized medical departments. Other nearby medical facilities include several clinics and general practice offices, ensuring accessibility to primary healthcare.

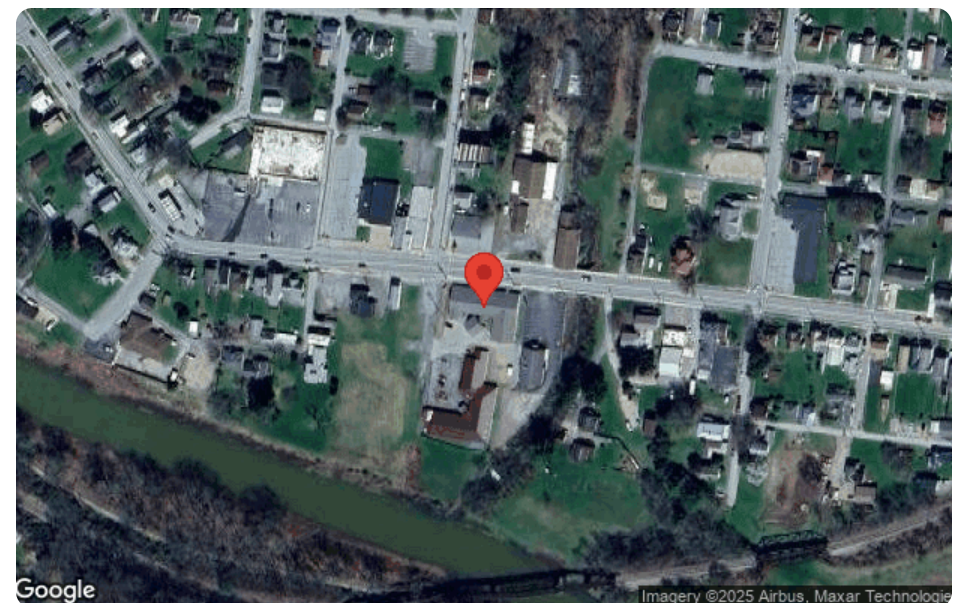
In terms of competition, there are a few assisted living facilities within a 20-mile radius, such as Mulberry Square Elder Care & Rehabilitation Center and Christ The King Manor. These facilities offer a range of services from basic assisted living to more intensive nursing care. Accessibility to the area is facilitated by local roads, with Route 119 being a primary thoroughfare connecting to larger highways. Public transportation options are limited, emphasizing the need for personal or facility-provided transport services.

Nearby community amenities include a small number of local shopping centers and grocery stores, along with recreational parks and libraries that provide opportunities for social interaction and leisure activities. The neighborhood is known for its moderate cost of living.

Road Map



Aerial Map

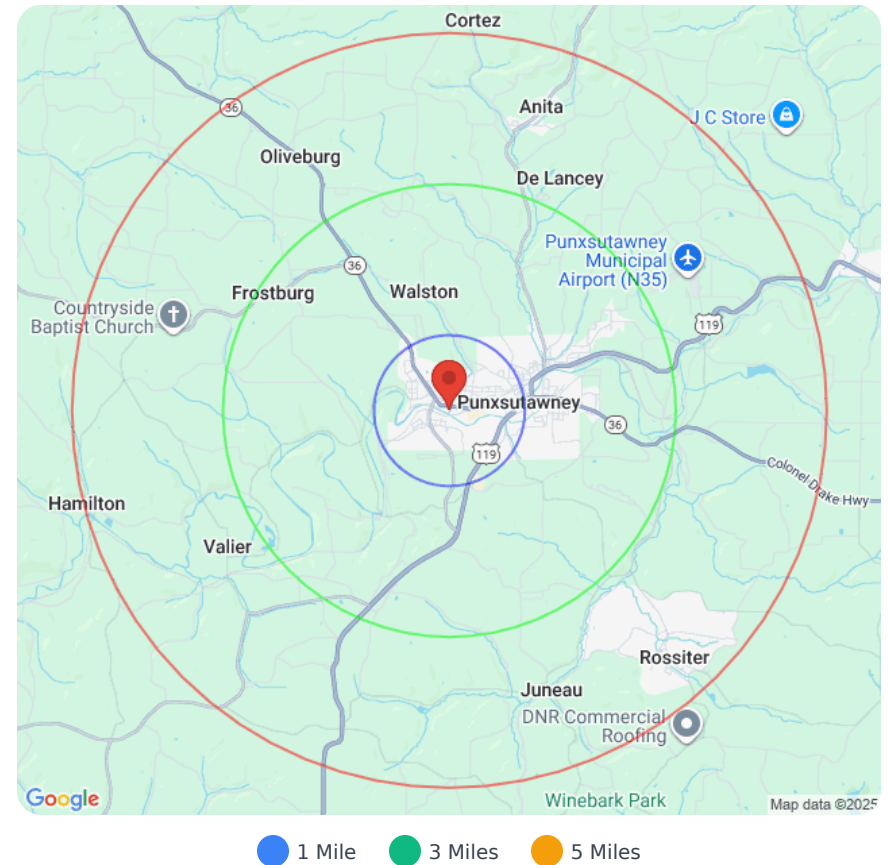


Demographic Summary

As of the most recent data, Punxsutawney, PA, has a population of approximately 5,800 residents. The area has experienced a slight population decline over the past decade, reflective of broader rural trends. The population density is moderate, and the community is predominantly Caucasian, with a small percentage of other racial groups.

The senior citizen demographic, those aged 65 and over, constitutes approximately 18% of the population, showing a gradual increase over recent years. This mirrors national trends of an aging population, suggesting a growing demand for healthcare and assisted living services. The area's median age is around 41 years, indicating a relatively mature population.

Employment in Punxsutawney primarily centers around healthcare, education, and retail trades. The local economy is stable, with a current unemployment rate slightly above the national average. Economic indicators suggest a modest household income level, with a median household income of approximately \$38,000. Recent development patterns show limited new construction, focusing on small-scale residential projects and infrastructure improvements. There is potential for growth in healthcare-related services, particularly in response to the aging population demographic.



Demographics Table

| Demographic Metric | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-------------|---------------|---------------|
| Total Population | 1,043 | 9,391 | 26,086 |
| Seniors (65+) | 267 (26.0%) | 2,403 (26.0%) | 6,674 (26.0%) |
| Median Income | \$49,408 | \$53,477 | \$56,383 |
| Average Household Income | \$66,761 | \$72,259 | \$76,186 |
| Median Age | 50.6 | 49.2 | 48.7 |
| Total Households | 429 | 3,862 | 10,727 |
| Average Household Size | 2.41 | 2.41 | 2.41 |
| Median Home Value | \$201,556 | \$216,304 | \$231,052 |
| Home Ownership Rate | 75.3% | 77.7% | 78.5% |
| Unemployment Rate | 4.4% | 4.1% | 3.9% |
| Poverty Rate | 14.0% | 12.5% | 11.8% |
| Bachelor's Degree+ | 18.0% | 19.0% | 20.0% |

Note: Demographic data sourced from U.S. Census Bureau estimates. The radius analysis shows strong senior demographics (Age 65+) within the immediate 1-mile radius (26.0%), with average household incomes of \$76,186 in the 5-mile radius, indicating a financially stable market for senior care services.

Exterior Photos



Common Space Photos



Common Space Photos



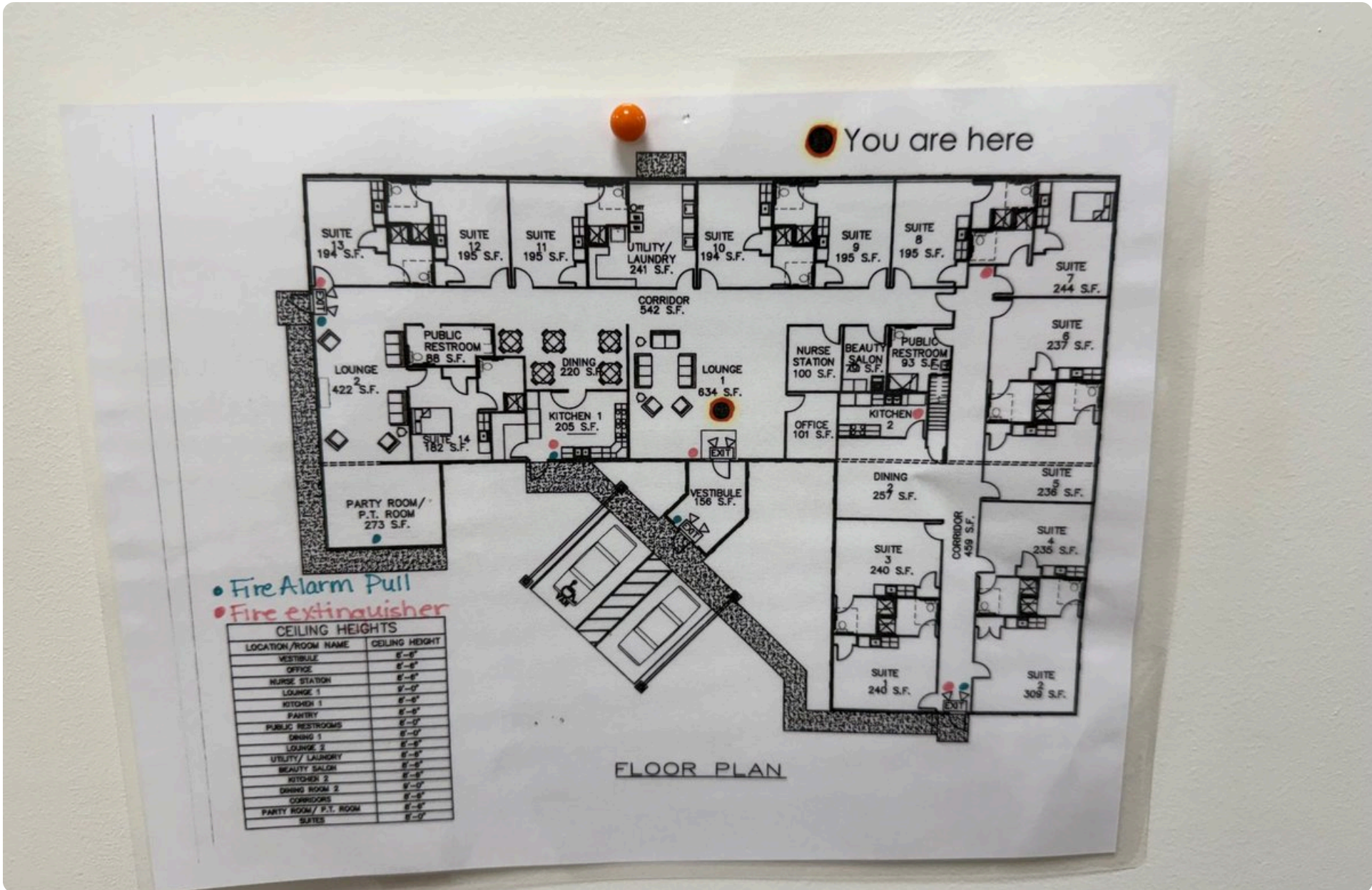
Room Photos



Office & Mechanical Photos



Floor Plans



Financial Overview - Mahoning Personal Care Homes

| Financial Comparison | Proforma 2026 Full Year |
|---|-----------------------------------|
| Price | 2,750,000.00 |
| Price Per Sqft | \$179 |
| Price Per Licensed Bed | 62,500.00 |
| Total Income | 1,500,000.00 |
| Total Expenses | 807,924.47 |
| Net Income | 692,075.53 |
| Total Adjustments | 0.00 |
| Total Adjusted Expenses | 807,924.47 |
| Total Costbacks | 0.00 |
| Total Addbacks | +0.00 |
| Seller's Discretionary Earnings (SDE) | 692,075.53 |
| Capitalization Rate (CAP Rate) | 25.17% |
| Cash on Cash Return | 90.36% |
| Debt Service Coverage Ratio (DSCR) | 3.55 |
| Gross Rent Multiplier (GRM 1st Year) | 1.83 |
| Estimated Annual Mortgage Payment* | 195,093.67 |
| SDE After Debt Services | 496,981.86 |
| Annual Principal Reduction (1st Year) | 31,150.00 |
| SDE After Debt Services + Principal Reduction | 528,131.86 |

Financial Summary - This is a Proforma financial based on other personal care homes we have sold that were similar in size. We also used the newer building as a Memory Care Facility for 16 residents. This increases the average rent of the facility.

Loan Summary Purchase Price: 2,750,000.00 | Down Payment %: 20% | Down Payment \$: 550,000.00 | Loan Amount: 2,200,000.00 | Interest Rate: 7.5% | Amortization: 25 years | Monthly Payment: 16,257.81 | Est. Annual Mortgage Payment*: 195,093.67

*The loan payment & terms are estimates based on past deals. Each borrower and deal may qualify for different terms.

| | |
|---|----------------|
| Gross Income | \$1,500,000 |
| - Operating Expenses | (\$807,924.47) |
| - Total Adjusted Expenses | (\$807,924.47) |
| = Net Income (before addbacks) | \$692,075.53 |
| = SDE (Seller's Discretionary Earnings) | \$692,075.53 |

□ **Notes:**

Proforma Based on other similar sized assisted living facilities.

Disclaimer



Disclaimer for Affiliate Agents and Marketing Company

All materials and information received or derived from [Agent:], [Broker:], their directors, officers, agents, advisors, affiliates, and My ALF Consultant (collectively, “the Parties”), as well as any third-party sources, are provided without representation or warranty as to completeness, veracity, accuracy, condition of the property or business, compliance with applicable governmental requirements, developability, suitability, financial performance, or projected financial performance for any party’s intended use or any other matters. Information is based on data supplied by property or business owners, with adjustments to income and expenses made based on owner discussions to estimate true income and expenses. These adjustments may include miscalculations or rounded figures. Any projected renovation, construction, or FF&E costs are estimates only and must be verified by interested parties, as costs vary widely based on location, finishes, and project specifications.

My ALF Consultant provides marketing and consulting support to [Agent:] and [Broker:] but is not a party to the listing agreement or any off-market opportunity where the owner has not signed a listing agreement but has authorized [Agent:] to market the property and bring a buyer in exchange for a commission. The Parties make no representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, are not a substitute for a party’s independent due diligence. The Parties will not investigate or verify such matters or conduct due diligence for a party unless agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Parties contemplating or under contract for a transaction are urged to verify all information and conduct their own inspections and investigations through appropriate third-party professionals. All financial data, including income, expenses, and projections, should be verified by obtaining applicable documents and consulting independent professionals. The Parties make no warranties or representations regarding the veracity, completeness, or relevance of financial data or assumptions and do not serve as financial advisors. Financial performance data, including for modeling purposes, may differ from actual results. Estimates of market or projected rents do not guarantee achievable rent levels. Parties must evaluate contractual, governmental, market, vacancy, and other factors to determine rents. Legal, tax, title, and property condition questions should be addressed with appropriate professionals (attorneys, accountants, title officers, engineers, architects, contractors, or governmental agencies). Capacity, licensed beds, capacity increases, units, or allowed usage of the property or business must be independently verified with local and state authorities. All properties and services are marketed by [Agent:] and [Broker:] in compliance with applicable fair housing and equal opportunity laws.

Layout, Dimensions, and Conceptual Designs.

All square footage and dimensions are approximate and not to scale. Parties should not rely on these for decision-making. Exact dimensions require a professional architect or engineer. Conceptual designs represent possible opportunities and must be verified through local planning, zoning, health departments, and state agencies.

Out-of-State Referral Information

For transactions outside of Florida, Kalei Stockstill and Sunny Gandhi act as referral agents through Parks Commercial Group, LLC, located at 11 S. Bumby Ave, Orlando, FL 32803, (407) 629-4420. The Broker receives a referral fee upon the closing of a deal, which is shared with My ALF Consultant, Kalei Stockstill, and Sunny Gandhi as referral agents at the brokerage.