

OFFERING MEMORANDUM



20-BED ASSISTED LIVING
FACILITY FOR SALE IN SONORA

19227 SOUTH COURT, SONORA, CA 95370



ASSISTED LIVING BUSINESS & REAL ESTATE FOR SALE

Kidder Mathews is pleased to present Meadow View Manor, a 20-bed assisted living facility, located at 19227 South Court, in Sonora, CA.

Meadow View Manor is a single-story, ±6,500 SF assisted-living facility housing a capacity for 20 residents, on ±2.95 acres of land. The property also consists of a 500 SF accessory dwelling unit (ADU) studio with a bath.

Meadow View Manor was constructed in 1995, and they sustained the property as the original owner/operator to this day. The property has been well maintained, with several upgrades throughout the years, including an accessory generator, solar panels, high capacity, and a well. Meadow View Manor has a historical average occupancy of 85%.

Meadow View Manor provides a prime opportunity for the new operator/owner to live on-site, or add additional beds with over 900 SF of existing living space connected directly to the facility. Business and real estate is included in the purchase price.

MOUNTAIN PARADISE

Sonora is located 62 miles east of Stockton nestled in the foothills of the Sierra Nevada Mountains. The property is just south of Highway 108 with easy access to several retail goods and services.

Source: meadowviewmanor.com



ADDRESS	19227 South Court, Sonora, CA 95370
NET FACILITY AREA	±6,500 SF
GROSS LAND SIZE	±2.95 Acres
YEAR BUILT	1995 / 2002 Renovated
FACILITY TYPE	Assisted-Care Living
LICENSED BEDS	20
PARCEL NO.	097-070-004
PURCHASE PRICE	\$2,500,000

INVESTMENT HIGHLIGHTS

THE BEST CHOICE IN ASSISTED LIVING

Meadow View Manor is one of the few options in the area who provide high-quality assisted care. With only one other competitor serving Sonora, Meadow View Manor is the most peaceful option for elderly care. The facility's total capacity is 20 residents comprising of private and semi-private rooms, offering respite and hospice care. Meadow View has a long-standing history in Sonora for providing exceptional care. The facility has consistently been in high-demand for seniors seeking care in Sonora and surrounding communities.

MODERN FINISHES TO A VINTAGE-CHARM FACILITY

Meadow View Manor underwent expansive renovations in 2002 and an exterior renovation in 2021. Improvements include new paint along the exterior of the building, a new HVAC unit installed and a brand new roof.



A *TIMELESS* & *CHARMING* EXPERIENCE IN ASSISTED LIVING



PROPERTY OVERVIEW

ADDRESS	19227 South Court, Sorona, CA
TOTAL FACILITY SF	±6,500 SF
ANNEX LIVING	1 Bedroom Studio
RV/OUTDOOR STORAGE	±500 SF Building
2 CAR GARAGE	±1,000 SF
TOTAL IMPROVEMENTS	±7,500 SF
YEAR BUILT	1995 / Renovated 2002
STORIES	1
LAND AREA	±2.95
PARKING	19
COUNTY	Toulumne

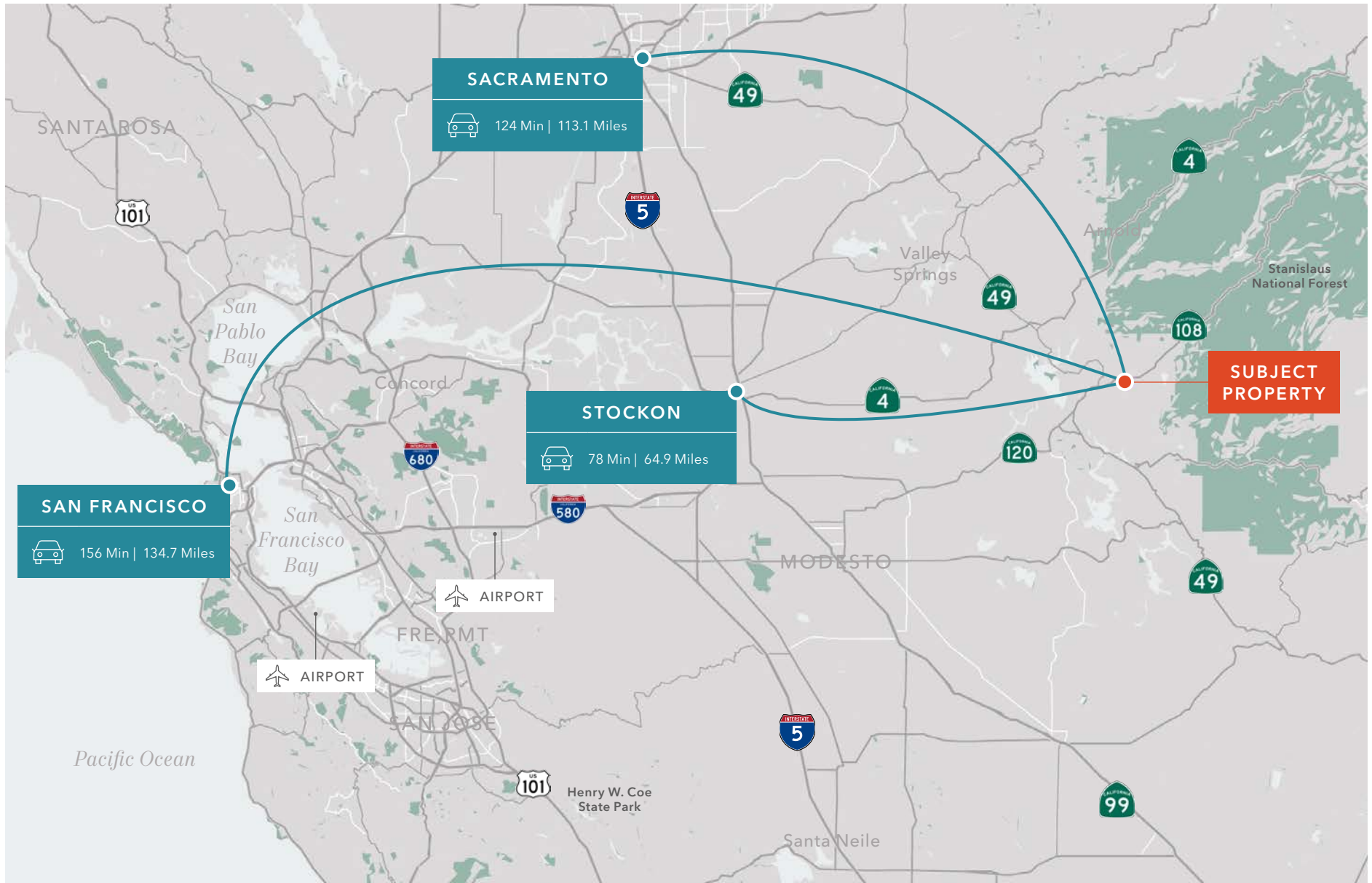
FACILITY OVERVIEW

CARE TYPE	Assisted Living
UNITS	12, Semi-Private
PAY TYPE	Private
HOSPICE WAIVER	3
NON-AMBULATORY	15

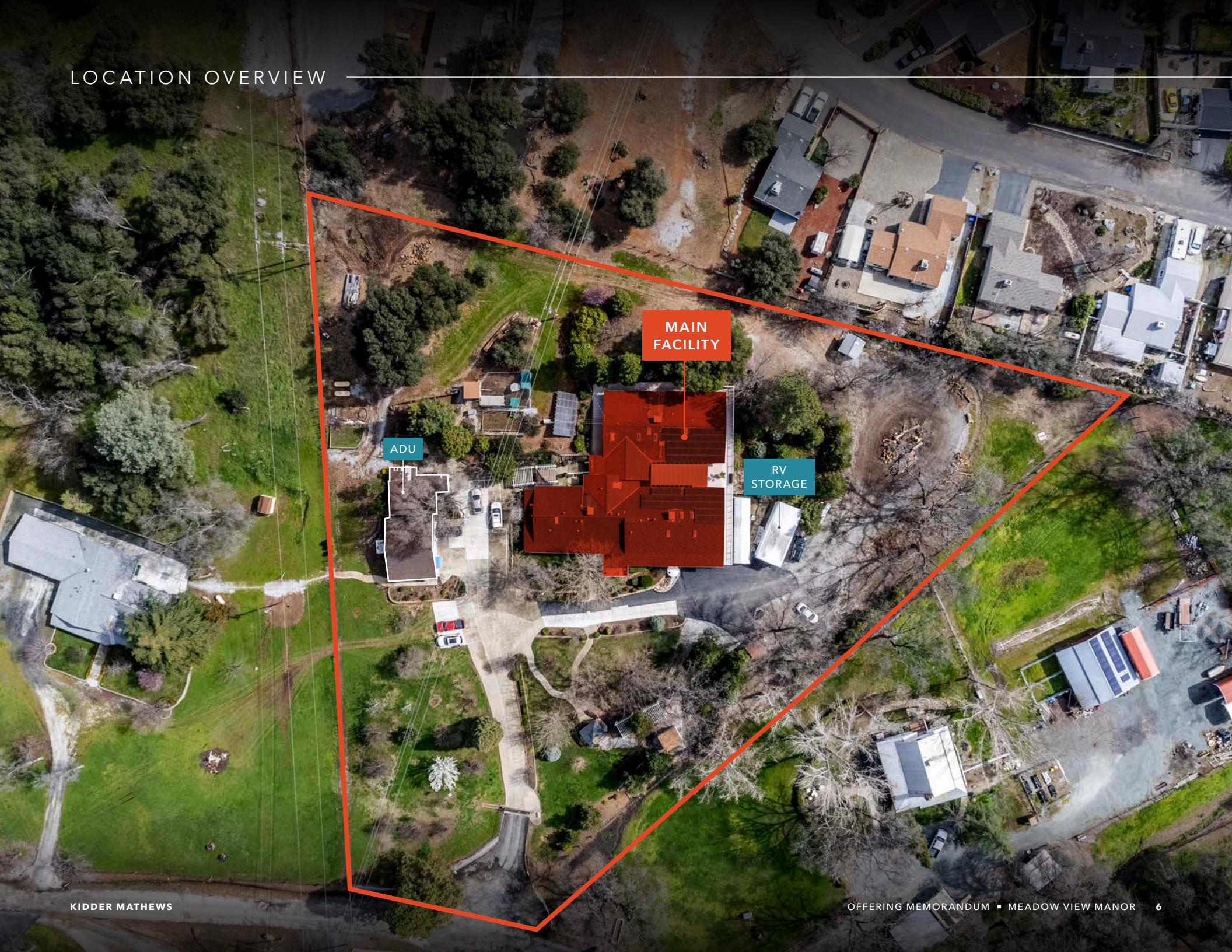
ADDITIONAL SITE INFORMATION

CONSTRUCTION	Wood Frame
PARCEL NUMBER	097-070-004
SOLAR	Yes
SEWER	City
FULLY SPRINKLERED	Yes
WATER	Well
ROOF AGE	2019

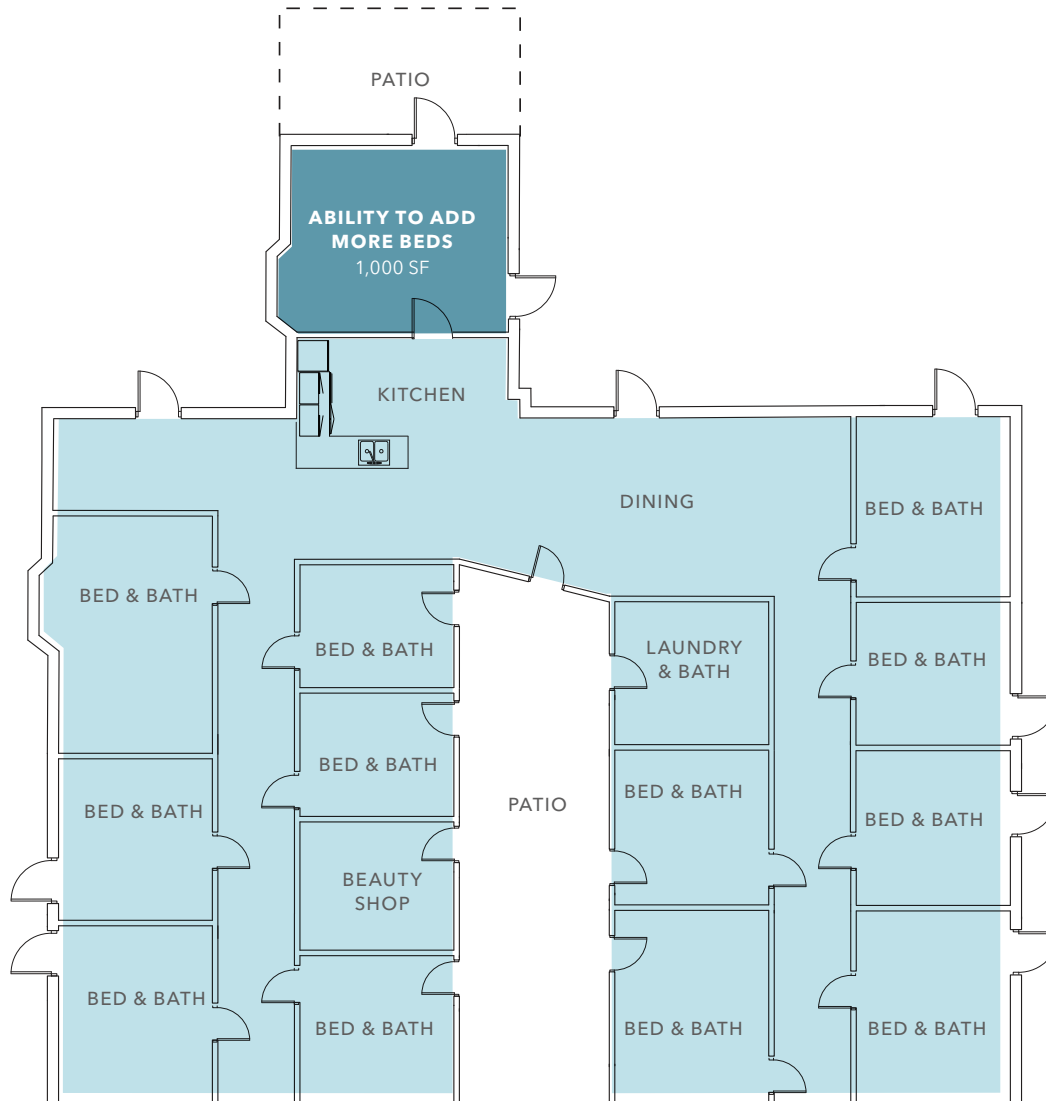
PROPERTY OVERVIEW



LOCATION OVERVIEW



FLOOR PLAN



6,500 SF

FACILITY SIZE

1,000 SF

ABILITY TO ADD MORE BEDS

20

BEDS

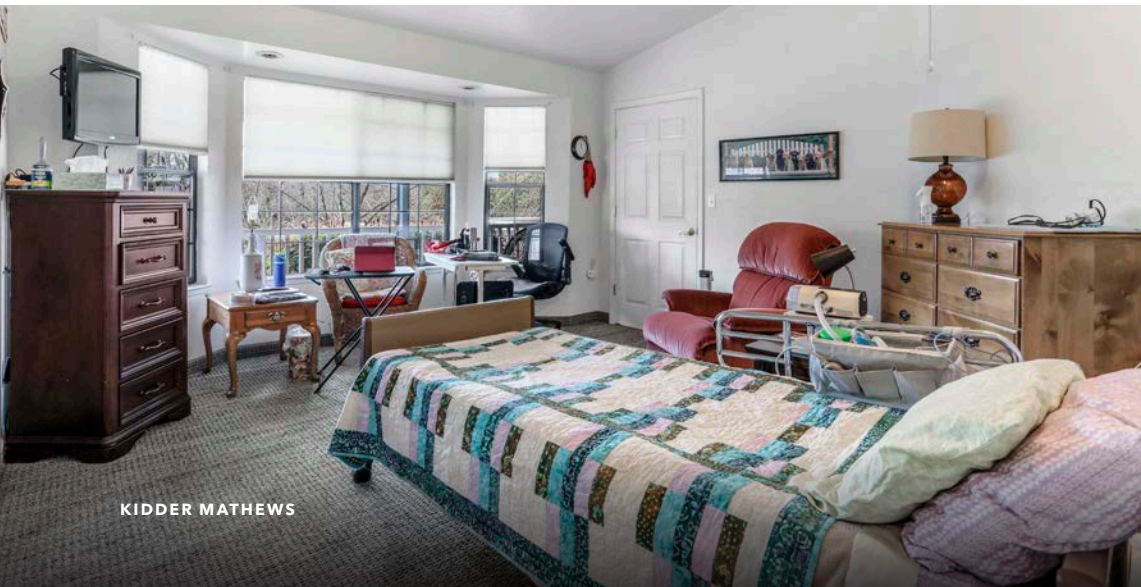
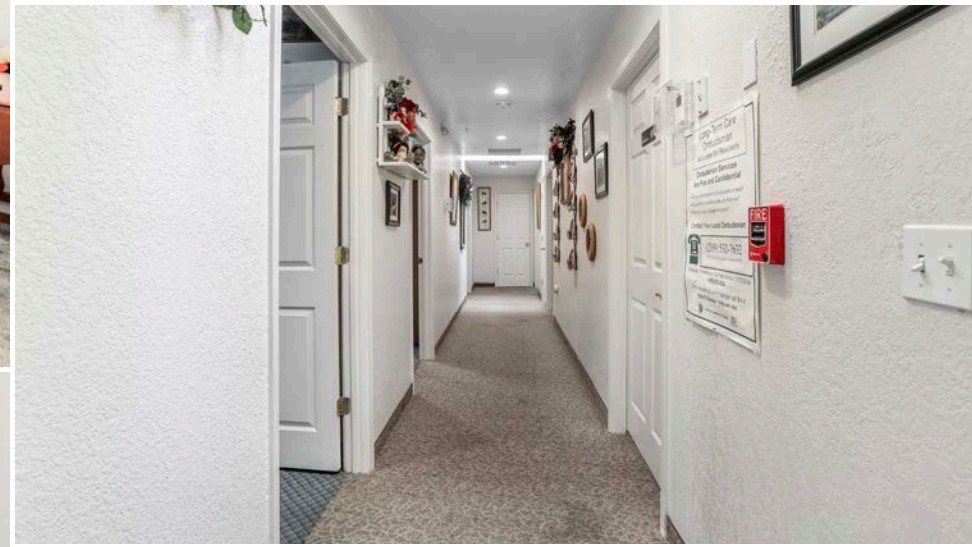
\$2,500,000

SALE PRICE

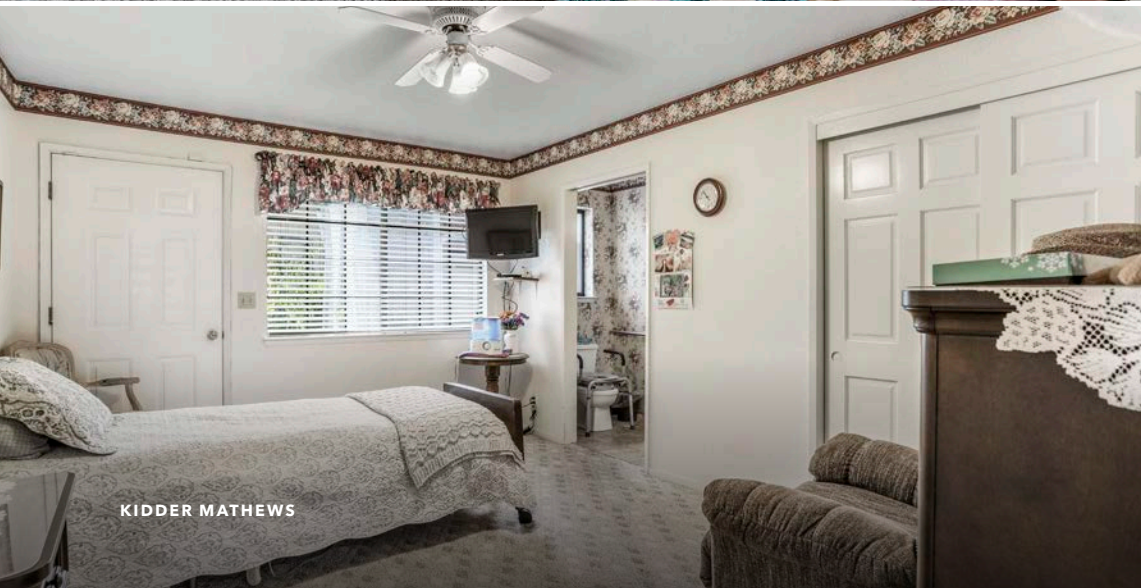
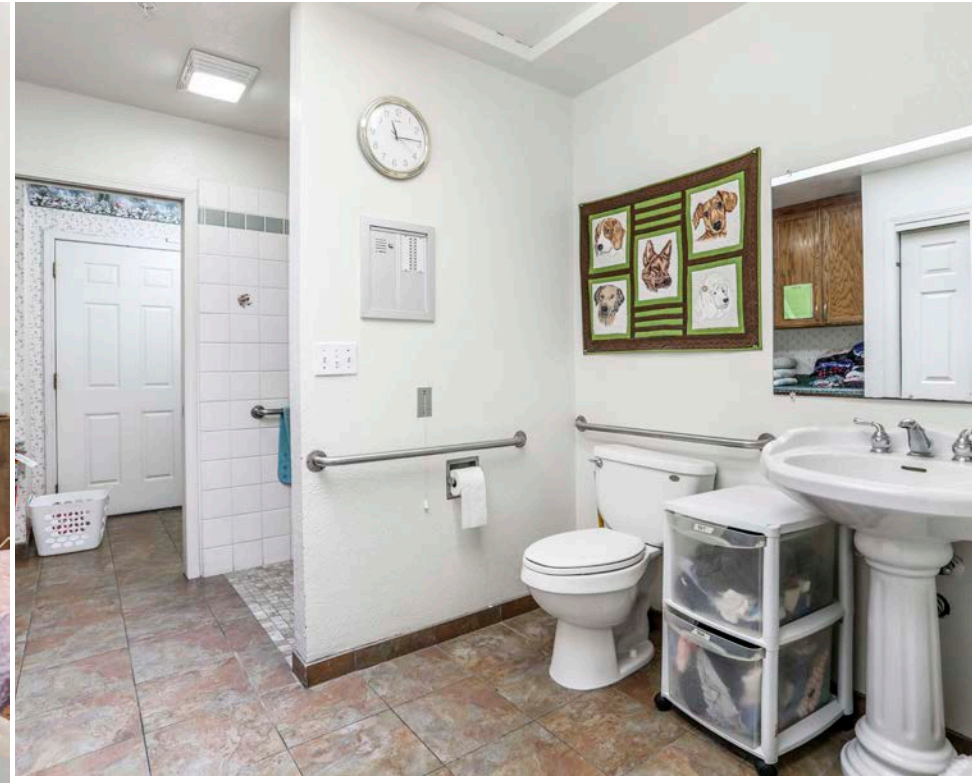
*FLOOR PLAN NOT TO SCALE

PROPERTY OVERVIEW

SEMI-PRIVATE
BEDROOMS



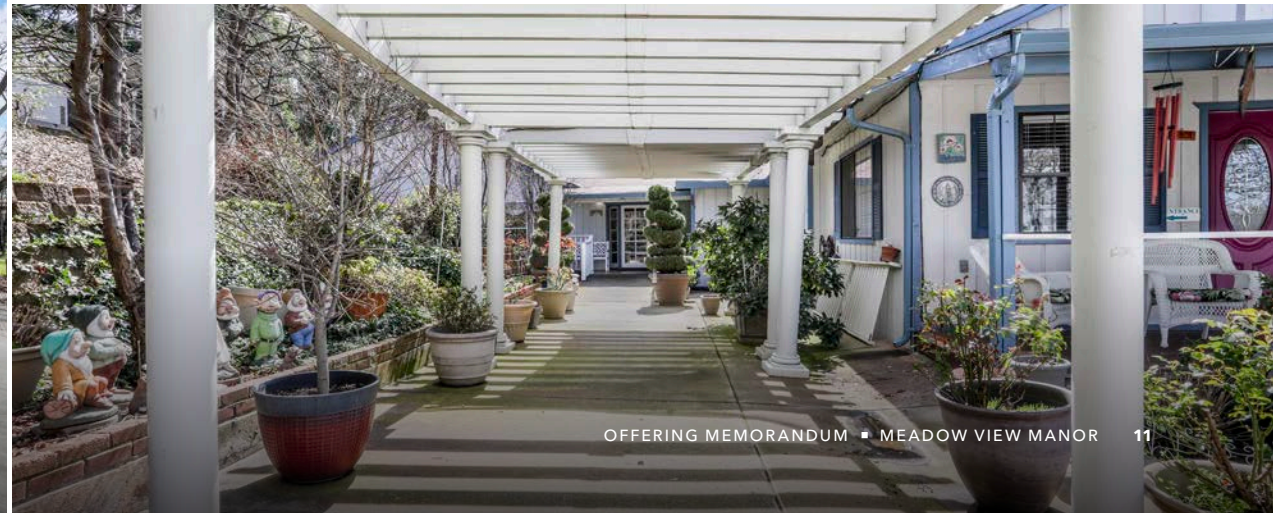
SEMI-PRIVATE BEDROOMS



KITCHEN & DINING



EXTERIOR
AMENITIES



SERVICES & AMENITIES

Meadow View Manor spans over ±2.95 acres in the mountain landscape of Sonora, California. Along with the idyllic views of the Sierra Nevada Mountains, this facility boasts premium amenities not found within 40 miles.



STABLE DEMAND

One of the few providers for assisted living within a 40-mile radius.



DINING

Residents enjoy a chef-inspired full menu catering to all dietary restrictions.



HOUSEKEEPING

Maids, laundry & linen service is provided for all residents.



OUTDOOR TRANQUILITY

Residents can indulge in the beautifully landscaped grounds, walking paths, & courtyards within a secured facility.



MEMORY SUPPORT

Certified staff that specializes in dementia & Alzheimer's care programs.



PICTURESQUE SCENERY

Residents can indulge in the beautifully landscaped grounds, walking paths, courtyards & scenic views.



EXPANSION/CONVERSION

Opportunity to add additional beds as needed.



INDIVIDUAL CARE

There are care programs to address residents' personalized specific need.



PRIVATE ENTRANCES & SECURITY

Fully fenced and secured facility.

INCOME VALUATION ANALYSIS



Sale Price: \$2,500,000

GROSS INCOME	2022 Budget	2023 Budget	2024 Budget
Resident Income	\$824,979.60	\$831,962.32	\$856,921.19
Sales/Ancillary Needs	\$7,257.48	\$6,834.08	\$7,039.00
Additional Services	\$3,511.93	\$4,847.11	\$4,992.00
Average Rate per Resident	\$4,044.00	\$4,078.25	\$4,200.59
Average Number of Residents	17	17	17
Occupancy Rate	85%	85%	85%
Annual Gross Income	\$830,435.73	\$843,643.51	\$868,952.19

EXPENSES	2022 Budget	2023 Budget	2024 Budget
Accounting	\$3,406.00	\$3,785.00	\$3,974.25
Advertising	\$798.56	\$120.00	\$126.00
Bank Charges	\$11.90	\$1,611.35	\$1,691.92
Education/Training	\$191.00	\$991.05	\$1,040.60
Gifts/Donations	\$3,670.00	\$50.00	\$52.50
Health Insurance	\$7,500.00	\$7,320.82	\$7,686.86
Business Liability Insurance	\$8,500.00	\$9,912.00	\$10,407.60
Property Insurance	\$35,000.00	\$35,290.05	\$37,054.55
Legal Fees	\$611.51	\$3,500.00	\$3,675.00
Licenses & Permits	\$3,586.49	\$6,497.50	\$6,822.38
Office Supplies	\$1,835.13	\$2,162.05	\$2,270.15
Entertainment	\$1,200.00	\$1,200.00	\$1,260.00
Outside Services	\$8,060.00	\$10,881.75	\$11,425.84
Payroll	\$388,284.00	\$346,549.25	\$363,876.71
Payroll Savings Plan	\$11,500.00	\$12,332.22	\$12,948.83
Payroll Taxes	\$32,428.90	\$114,221.60	\$119,932.68
Repairs & Maintenance	\$30,225.83	\$23,849.03	\$25,041.48
Food Cost	\$60,257.26	\$54,813.55	\$57,554.23
Pest Control/Security	\$1,600.00	\$1,800.00	\$1,890.00
Utilities	\$33,646.08	\$42,315.91	\$44,431.71
Total Expenses	\$632,012.66	\$679,203.13	\$713,163.29
Operating Margin	24%	19%	18%
Expense Ratio	76%	81%	82%
Net Operating Income	\$198,423.07	\$164,440.38	\$155,788.90



SONORA IS CALIFORNIA'S OWN RETREAT

In the beautiful Sierra Nevada Foothills, in the heart of California's "Gold Country" lies Sonora, named after the miners from Sonora Mexico who settled the City in 1848.

The City of Sonora is located in Central California on the Western slopes of the Sierra Nevada Mountain Range. The City of Sonora serves as the County Seat for Tuolumne County.

Known as the "Queen of the Southern Mines", Sonora still holds on to its historic downtown charm while thriving as the commercial, government and cultural center for the region. The City of Sonora is accessible year round and conveniently located near Yosemite National Park and other regional favorites, including Columbia and Railtown State Historic Parks. Every season brings a natural beauty to this City and there are numerous opportunities to enjoy the splendor of the outdoors, including the City's Dragoon Gulch Trail.

1825

ELEVATION
(IN FEET)

\$27K+

PER CAPITA
PERSONAL INCOME

#230

BEST PLACE TO
RETIRE IN CA (2023)

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	1,686	10,506	27,064
2028 PROJECTION	1,609	10,212	26,275
2020 CENSUS	1,848	10,895	27,858
PROJECTED GROWTH 2023 - 2028	-77	-293	-789
AVERAGE AGE	000	000	000

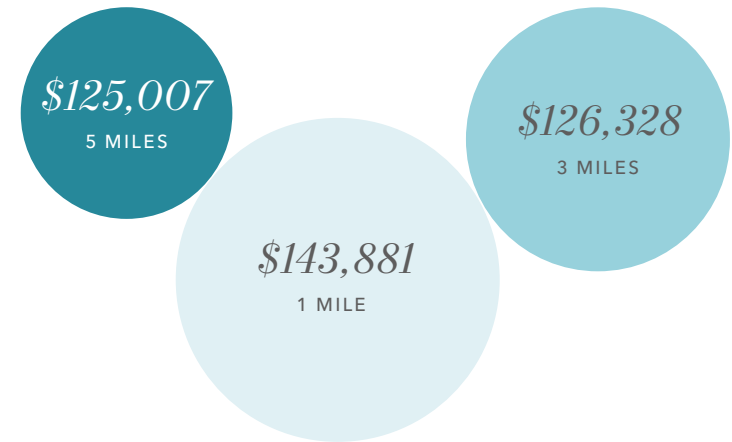
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN HH INCOME	\$84,010	\$ \$83,463	\$81,006
2023 PER CAPITA INCOME	\$ \$65,338	\$52,945	\$ \$49,969
TOTAL BUSINESSES	000	000	000
TOTAL EMPLOYEES	000	000	000

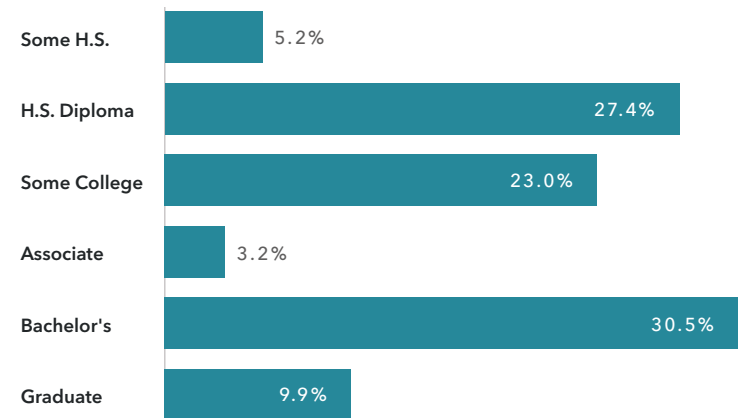
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	763	4,386	10,785
2028 PROJECTED	743	4,341	10,696
2020 CENSUS	861	4,837	11,944
GROWTH 2023 - 2028	-20	-45	-90
OWNER-OCCUPIED	71.9%	70.3%	71.7%
RENTER-OCCUPIED	28.1%	18.9%	19.7%

AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2023, Sites USA

*Thank you for the opportunity to present our
market opinions & qualifications.*

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