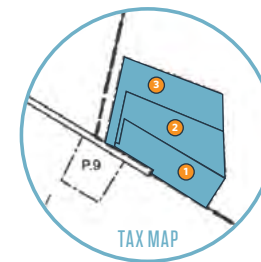




FOR SALE: OPERATING ASSISTED LIVING FACILITY

- **Asking Price: \$5,900,000**
- 3 identical stand-alone 4,446 SF 1.5-story buildings (2nd floor has slanted ceilings), each building has 10 bedrooms and 6 bathrooms. Specifically, 8 bedrooms and 4 bathrooms on the 1st floor (licensed for assisted living), and 2 private apartments on the 2nd floor (with a separate stair lift to each apartment). Each apartment includes a bedroom, bathroom with walk-in shower, and kitchenette (sink, fridge and microwave).
- Approximately 3,200 SF on the 1st floors, with approximately 1,400 SF on the 2nd floors (Cape Cod-style with slanted ceilings, thus the "1.5-stories").
- Total of 24 bedrooms licensed for assisted living on the 1st floors of these 3 buildings.
- Total of 6 private apartments with separate stair lifts to each apartment on the 2nd floors of these 3 buildings.
- The 2 private apartments upstairs in each of the 3 buildings (totaling 6 private apartments) are currently set aside as senior living apartments and for staff.
- Property is comprised of 6 acres total (each lot is approximately 2 acres).
- Septic system was designed for 16 residents in each of the 3 buildings (totaling 48).
- On site farm animals (horses, goats, chickens, ducks, etc.) for residents to enjoy.



[CLICK HERE FOR PROPERTY VIDEO](#)



[CLICK HERE FOR NDA](#)



[CLICK HERE FOR FACILITY WEBSITE](#)

ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

OVERVIEW

ASSISTED LIVING FACILITY FOR SALE

21748, 21752, 21756 OSCAR HAYDEN RD, BUSHWOOD, MD 20618, ST MARY'S COUNTY



Taylor Farm Assisted Living Facility (TFALF) is located at the end of Oscar Hayden Road in Bushwood, MD. Bushwood is a secluded destination location in the southern portion of St. Mary's County. Taylor Farm Assistant Living is comprised of three lots containing 2+/- acres each for a total of 6 acres and currently accommodates 26 residents with additional capacity. Each lot contains an identical stand-alone 4,446 sq. ft. 1.5-story building as well as parking areas. The subject properties have direct frontage and access to Oscar Hayden Road. Although the properties each have individual frontage as shown on the St. Mary's County Tax Map, a single access road with parking lot is used for the three properties. The remainder of the properties are fenced pasture equipped with a central horse shed. The subject lots are generally rectangular with a small access strip to the frontage of Oscar Hayden Road. The lots are uniformly shaped with the sites being adequate for the buildings and parking. The building improvements were constructed at a pace of one building per year from 2004-2006. The buildings were constructed with high-quality materials and have been well-maintained and are in good condition. The three buildings feature identical floor plans with the entrance opening into the Florida room and large living room. Each building features its own full kitchen, walk-in pantry, and utility closet. The first floor also contains 4 bedrooms and a full bathroom on each wing of the building for a total of 8 bedrooms on the first floor. The second floor has two independent half story wings, with each wing containing an additional two-bedroom and one full-bathroom suite. On average, well-managed Residential Care Facilities for the Elderly ("RCFEs") aim for a net profit margin of 10% to 20% of gross revenue. This means a net profit of approximately \$60,000 to \$300,000 or more per year, and this facility had an annual net profit in 2023 of \$397,507.21 or 22.68%.

TFALF is one of only two assisted living facilities in St. Mary's County. It has 20 employees of which 3-5 staff members are on-site at all times. Eighteen of these employees are caregivers, all of which work mostly part-time. The caregivers are responsible for daily tasks such as cooking, cleaning, laundry, mobility assistance, entertainment programming assistance, and overall companionship among many other roles. The caregivers provide around-the-clock service working in three shifts (6am-2pm, 2pm-10pm & 10pm-6am). TFALF also employs an events coordinator who is on-site 4 days per week to facilitate activities and help engage residents mentally and physically. Sara Oliver, the Registered Nurse (RN) and General Manager, has worked at TFALF in her current roll for 3 years. Sara began her career in 2008 as a caregiver at TFALF before going to nursing school to become an RN. Sara has held multiple positions in the Emergency Room of hospitals giving her a unique perspective and particular skillset to excel in her role at TFALF. The property boasts a warm and welcoming atmosphere including a pasture with farm animals (horses, goats, chickens, peacock, ducks, and cats) bringing a sense of peace and tranquility to its residents. A farm hand takes care of the animals and is on-site for 2 hours per day, 7 days per week. In the State of Maryland, there are 3 levels of care that each resident is classified under at assisted living facilities. TFALF has Level 3 licensing which is the highest classification level of care in the State of Maryland. The closest hospital is MedStar St. Mary's Hospital located in Leonardtown, MD which is 11.8 miles away or an 18-minute drive.

St. Mary's County is just south, and borders Charles County in Southern Maryland where significant growth has occurred. Specifically, northern St. Mary's along Three Notch Road has experienced rapid commercial growth. St. Mary's County demographics indicate a population increase from 113,777 to 116,229, or 1.3 % from 2020 to 2023. This growth is the catalyst for continued development and is due in part to the Patuxent Naval Air Station which is important to the local economy along with the proximity to the Washington, D.C. metro area which is also the greatest benefit to adjacent Charles County. Regionally, St. Mary's County is surrounded on two sides by water. The Potomac River and the Patuxent River are the main waterways surrounding the County. St. Mary's County has two main roadways which feed into the county from the bordering counties. Route 5 which extends from Washington, DC through Prince George's County and Charles County and Route 4 which runs through Prince George's County and Calvert County. St. Mary's County has an estimated population of 115,281 people. St. Mary's County contains approximately 361 square miles of land. As of 2022, there were 114,783 people, 41,211 households, and 5,443 families residing in the county. There were 46,484 housing units at an average density of 318 persons/sq. mi. The median income for a household in the county was \$113,668 in 2023.

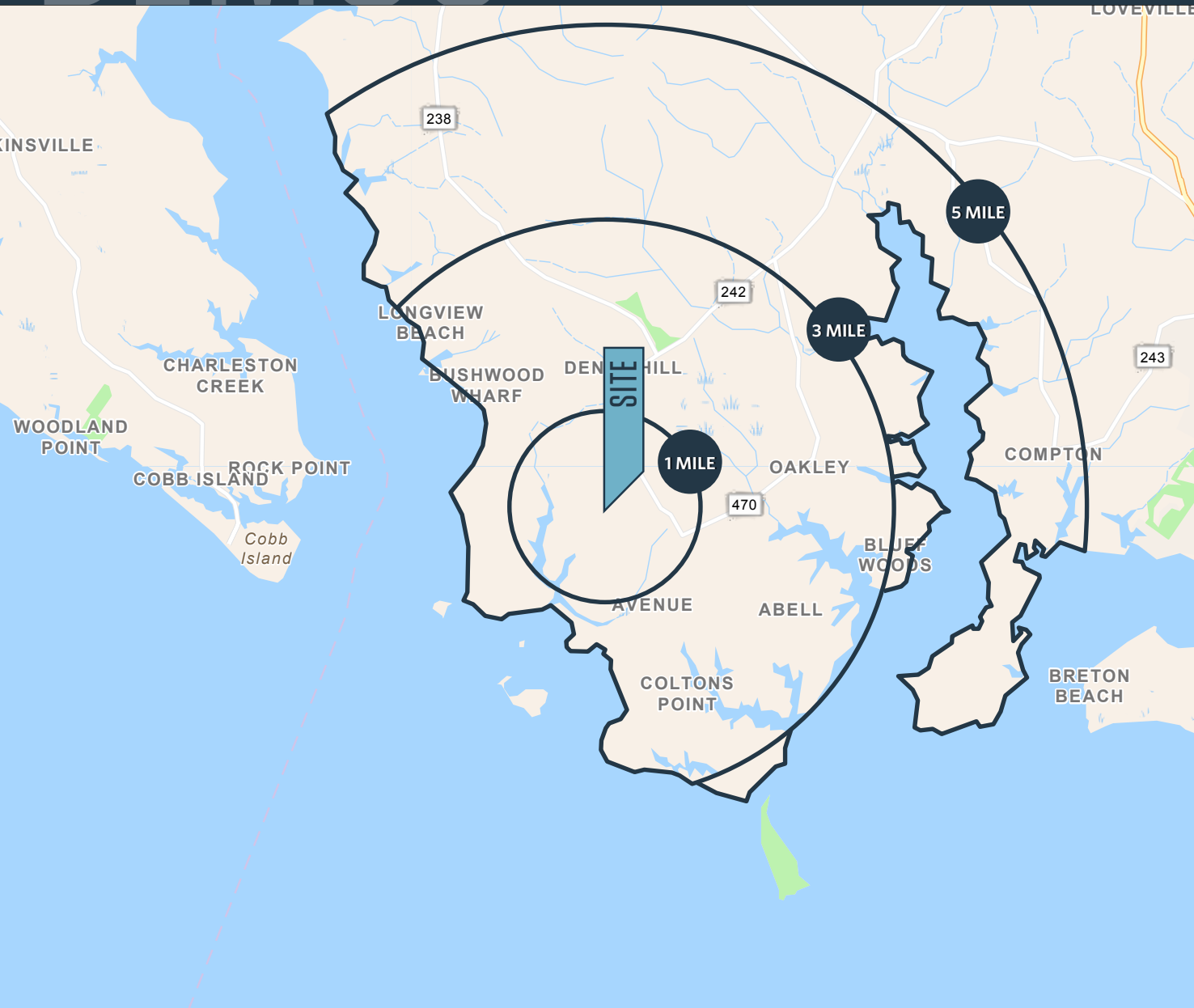
ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

klnb



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
268	2,426	4,744
Daytime Population		
266	2,012	3,543
Households		
95	1,013	3,543
Average HH Income		
\$119,119	\$125,099	\$125,573

Maryland Population (Age 65+): 1,136,983

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Colton Point Rd	3,800 ADT
Whites Neck Rd	1,300 ADT
Oscar Hayden Rd	652 ADT

ALEX WILLNER

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DALLON CHENEY

dcheney@klnb.com | 703-268-2703

MARKET

ASSISTED LIVING FACILITY FOR SALE

21748, 21752, 21756 OSCAR HAYDEN RD, BUSHWOOD, MD 20618, ST MARY'S COUNTY

St. Mary's County
Maryland

klnb

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ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

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CLOSE UP

ASSISTED LIVING FACILITY FOR SALE

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ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

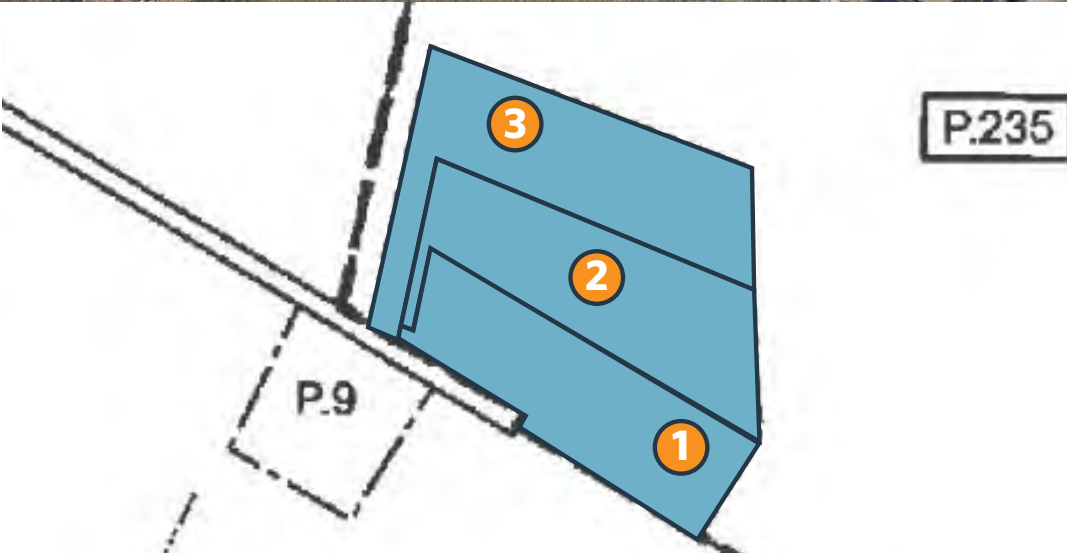
dcheney@klnb.com | 703-268-2703

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EXPENSES

ASSISTED LIVING FACILITY FOR SALE

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REAL ESTATE TAXES:

	2024	2025
21748 Oscar Hayden Rd	\$8,797.05	\$8,797.05
21752 Oscar Hayden Rd	\$8,825.24	\$8,815.25
21756 Oscar Hayden Rd	\$9,217.06	\$9,217.05
Total Real Estate Taxes	\$26,829.35	\$26,829.35

EXPENSES:

2024

Electric	\$26,054.58
Internet & Website	\$948.00
Landscaping & Gardens	\$22,487.82
Plumbing	\$1,950.00
Repairs & Maintenance	\$34,654.75
Telephone	\$3,041.23
Trash Removal	\$6,176.57

UTILITIES:

The subject property is served by public electricity (SMECO) and telephone, but with private well and septic systems.

ALEX WILLNER

awillner@klnb.com | 703-268-2718

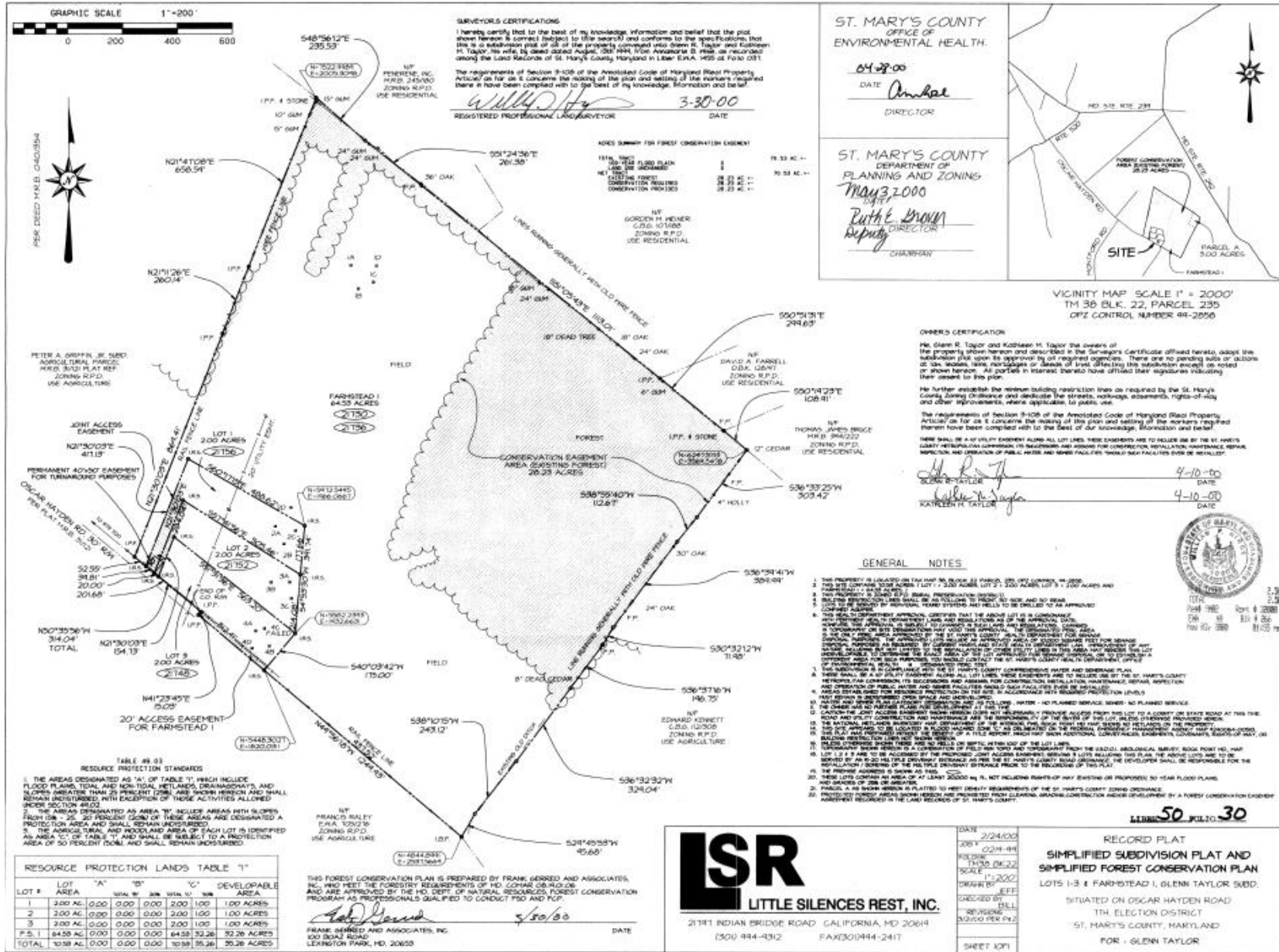
DALLON CHENEY

dcheney@klnb.com | 703-268-2703

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SURVEY ASSISTED LIVING FACILITY FOR SALE

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COMMON AREA

ASSISTED LIVING FACILITY FOR SALE

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CLICK HERE TO WATCH VIDEO OF BACKYARD

ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

klnb

BEDROOM/BATHROOM

ASSISTED LIVING FACILITY FOR SALE

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ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

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FARM PHOTOS | ASSISTED LIVING FACILITY FOR SALE

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ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

ALEX WILLNER

awillner@klnb.com

703-268-2718

DALLON CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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CLICK TO VIEW PROPERTY WEBSITE

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