



12 E GROVE AVE, LAKE WALES, FL 33853,

Rare opportunity to own this Prime 51-bed Assisted Living Facility (ALF) located at 12 E Grove Ave in Lake Wales, FL. This sale includes real estate, the business, required licenses, and a generator. Currently operating at 65% occupancy at a 5.4% Cap Rate, this facility offers significant potential for increased profitability by filling vacancies and optimizing expenses to operate at a whopping 17% Cap Rate! This property also have the license to operate at 60 beds! Full staff and management in place! ALFs of this caliber rarely come to market —don't miss out on this highly desirable investment opportunity!

PRICE: \$6,100,000

Building Size: 25,666 SF

Land Size: 120,208 SF

Zoning: Commercial/Industrial

Year Built: 1998

Description	Current Scenario (80% Occupancy)	Pro Forma (100% Occupancy)
Total Beds	51	51
Occupied Beds	33	51
Occupancy Rate	65%	100%
Last 12 Months Income	\$1,408,675.38	\$2,167,192.00
Last 12 Months Expenses	\$1,080,609.41	\$1,100,000.00
Annual Net Income	\$328,066	\$1,067,192.00
Cap Rate	5.30%	17.40%

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