



NEW HAVEN ASSISTED LIVING FACILITY
800 W BROWN STREET
WYLIE, TEXAS 75098
OFFERING MEMORANDUM

TABLE OF CONTENTS

0 3 PROPERTY SUMMARY

Overview
Investment Highlights
Location Highlights

0 8 DEMOGRAPHICS

Area Demographics
Projected Growth

1 0 MARKET SUMMARY

About Wylie

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CORE BROKERAGE

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INVESTMENT SUMMARY

PROPERTY SUMMARY

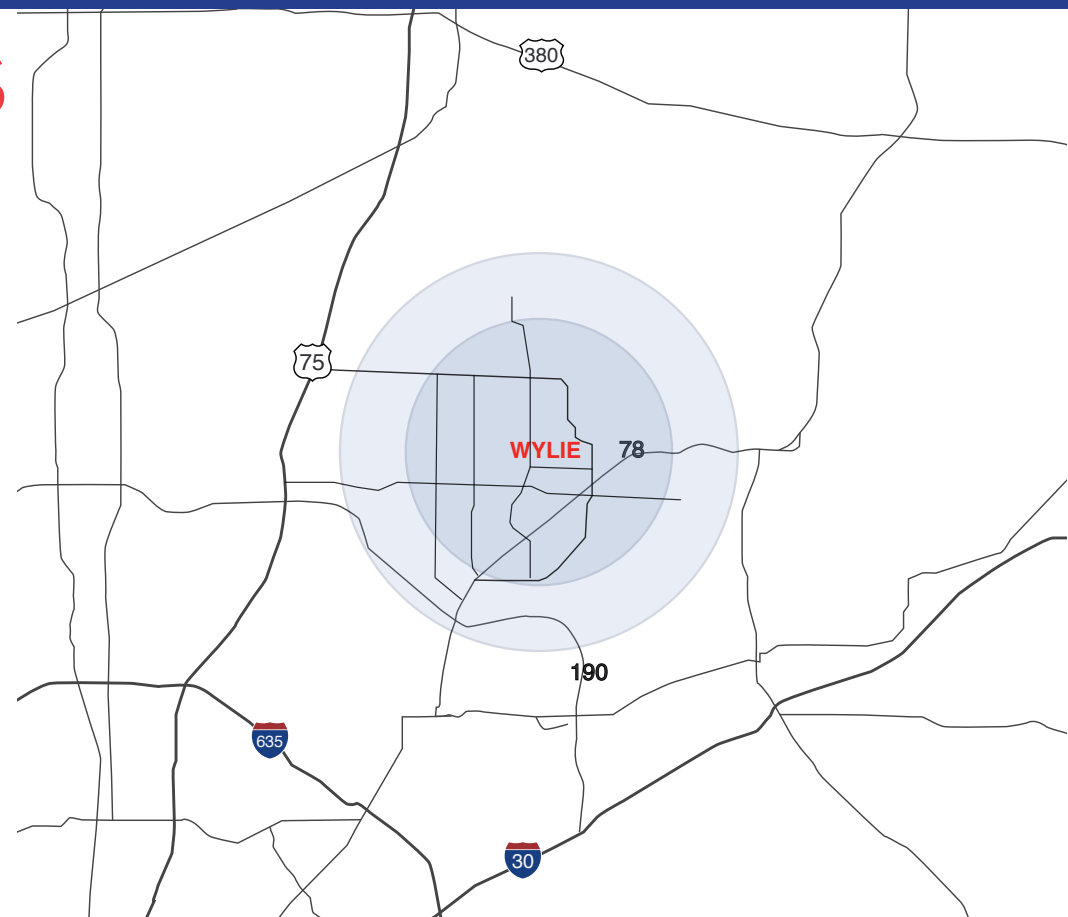
Offering Price	Negotiable
Building Sq Ft	11,360 +/- sf
Year Built	2017
Lot Size (Ac.)	3.027 +/-
Parcel Tax Id	2785644
Zoning Type	Commercial
County	Collin
Legal	New Haven at Wylie Addition, BLK A, LOT 1
Entity	New Haven Assisted Living of Wylie, LLC





INVESTMENT HIGHLIGHTS

- New Haven Wylie is located in the heart of Wylie, Texas with a historic downtown and plenty of recreational opportunities to explore. The well-appointed and uniquely designed Assisted Living and Dementia Care communities provides an environment where our residents live with all the comforts of a home.






NEWHAVEN

**Assisted Living
&
Memory Care**

**800 West
Brown**



LOCATION HIGHLIGHTS

THE AREA

- Convenient access to Wylie's downtown
- Easy access from 78
- Neighborhood setting
- Smaller facility enables greater care

ASSISTED LIVING

- Our assisted living community provides a home-like environment for seniors who need assistance with normal activity of daily living in a way that promotes independence.

DIMENTIA CARE

- New Haven Wylie's Dementia Care program has been carefully designed to be affordable and helpful to to your loved ones. This facility specializes in Alzheimer's, dementia, and other memory-related diseases. The well-trained staff provide daily assistance for seniors who have cognitive issues. Assistance includes areas of focus such as reminders, redirection, and socialization.



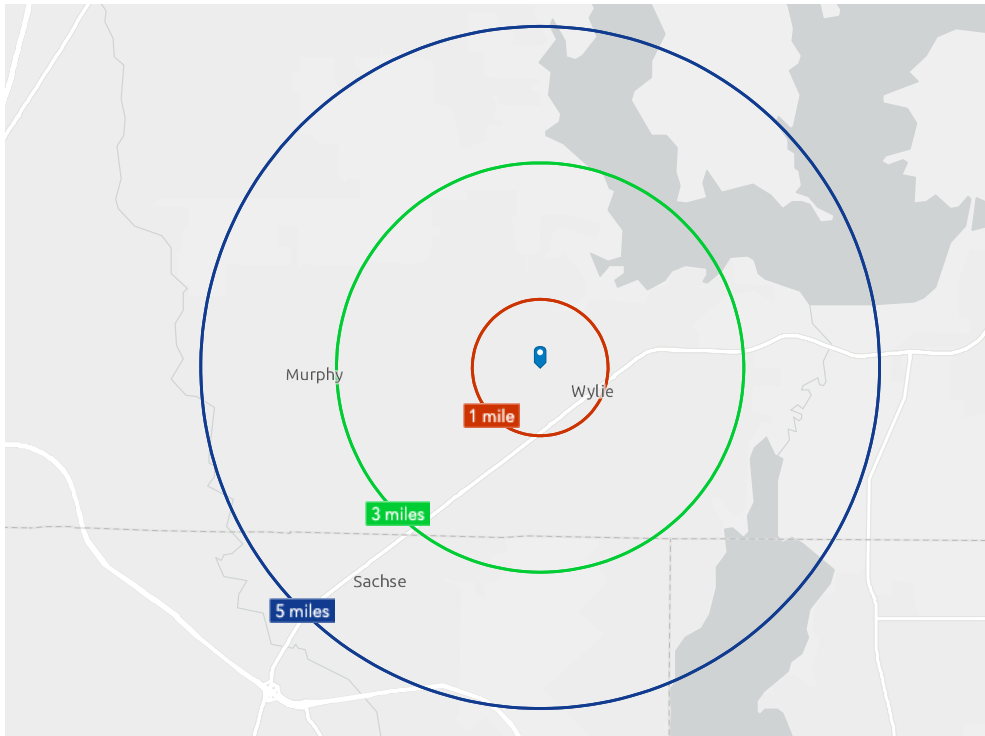


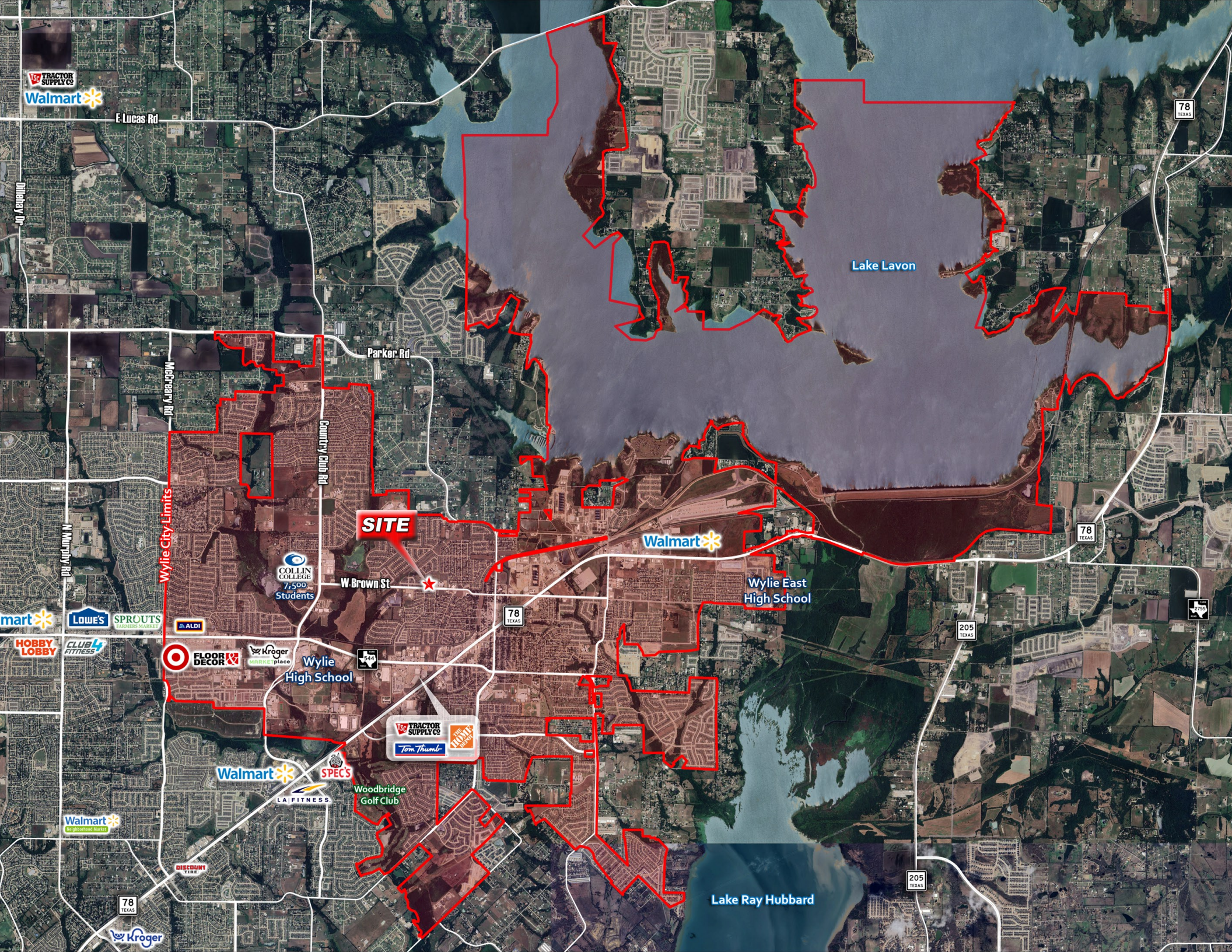
DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
Total Population	10,845	77,959	144,490
Population 50+	3,022	21,848	44,524
Median Age	34.9	36.0	37.4
Households	3,629	24,948	45,165
% Householders 55+	33.6%	34.6%	38.0%
Owner-Occupied Housing	2,437	20,113	37,589
Renter-Occupied Housing	1,192	4,835	7,576

Household	1 mile	3 miles	5 miles
Median Home Value	\$309,944	\$438,774	\$452,912
Average Home Value	\$427,616	\$494,969	\$515,749
Median Household Income	\$93,691	\$118,212	\$130,588
Median HH Income 55+	\$77,286	\$98,018	\$108,258

Households 65+	1 mile	3 miles	5 miles
Households with Pop 65+	610	4,263	8,814
1-Person	278	1,152	1,884
2+ Person Family	332	3,047	6,758
2+ Person Nonfamily	0	64	171





TRACTOR SUPPLY CS
Walmart

E Lucas Rd

78
TEXAS

Lake Lavon

Parker Rd

SITE

Walmart

COLLIN COLLEGE
7,500 Students

W Brown St

78
TEXAS

Wylie East High School

78
TEXAS

Walmart

LOWE'S

SPROUTS
FOODS & MARKET

ALDI

HOBBY LOBBY

CLUB FITNESS

Target

FLOOR DECOR

Kroger
Kroger place

Wylie High School

544
TEXAS

TRACTOR SUPPLY CS

Tom Thumb

Walmart

SPEC'S

LA FITNESS

Woodbridge Golf Club

Walmart
Neighborhood Market

DISCOUNT TIRE

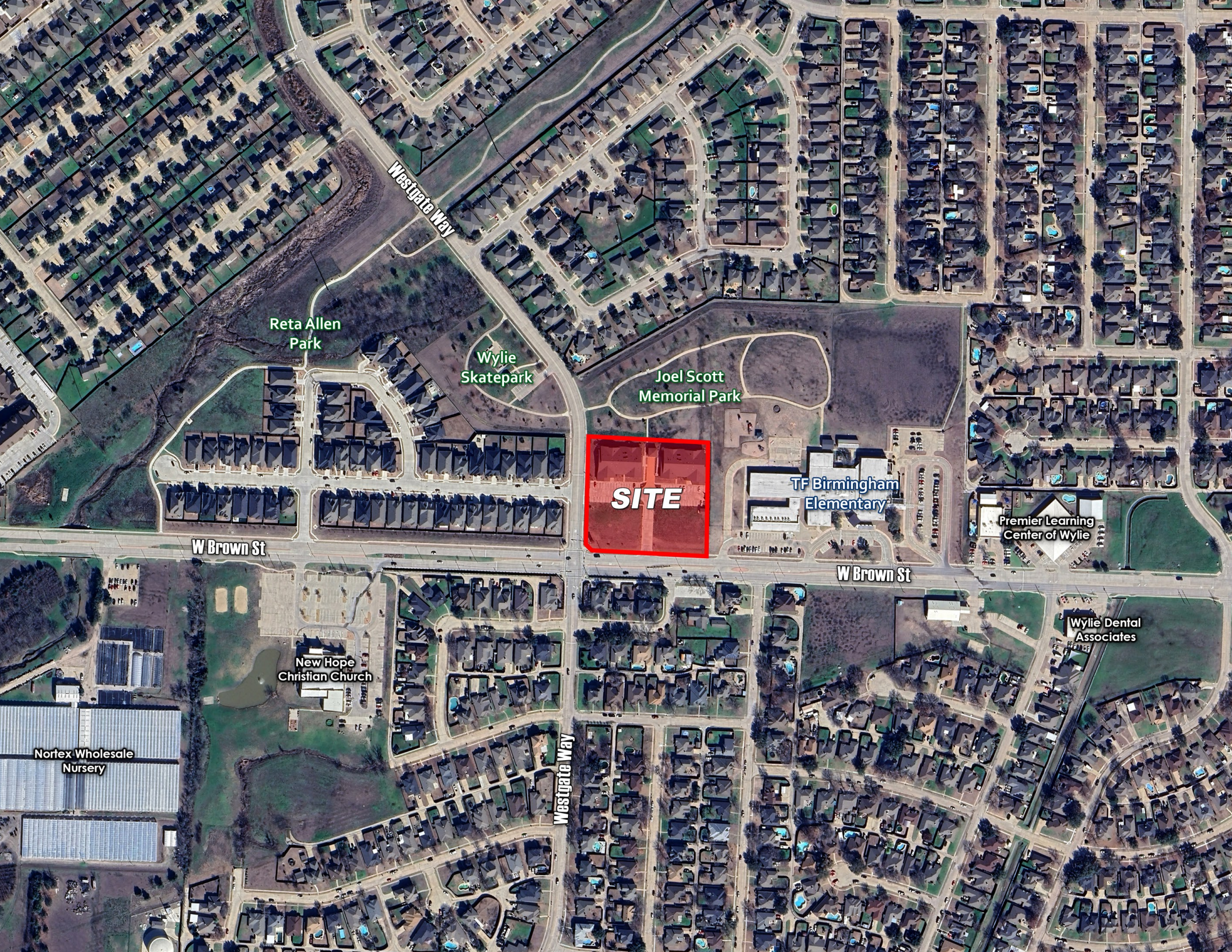
78
TEXAS

Kroger

205
TEXAS

205
TEXAS

Lake Ray Hubbard



Westgate Way

Reta Allen
Park

Wylie
Skatepark

Joel Scott
Memorial Park

SITE

TF Birmingham
Elementary

Premier Learning
Center of Wylie

W Brown St

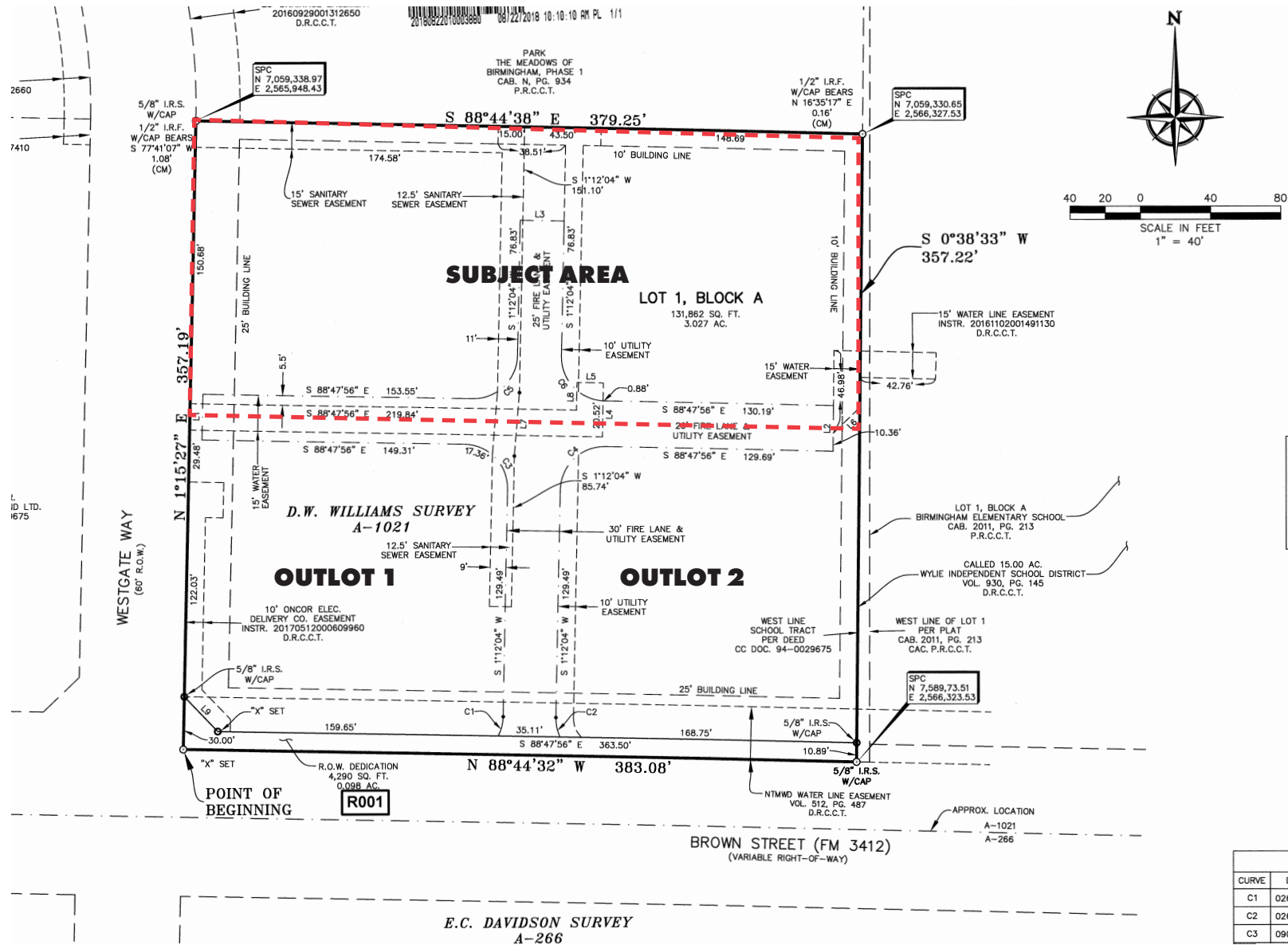
W Brown St

Wylie Dental
Associates

New Hope
Christian Church

Nortex Wholesale
Nursery

Westgate Way



Enriched Senior Living: New Haven of Wylie

	Pro Forma 2025	Pro Forma 2026	Pro Forma 2027	Pro Forma 2028	Pro Forma 2029
Income					
Total - Income	\$1,641,971	\$1,674,810	\$1,708,306	\$1,759,555	\$1,812,342
Total - Cost Of Sales	\$990,118	\$1,004,886	\$1,024,984	\$1,055,733	\$1,087,405
Gross Profit	\$651,853	\$669,924	\$683,322	\$703,822	\$724,937
Expenses					
Marketing/Advertising	\$22,169	\$22,612	\$23,065	\$23,757	\$24,469
Travel	\$1,288	\$1,314	\$1,340	\$1,380	\$1,421
Facility Vehicle Expenses	\$21,154	\$21,578	\$22,009	\$22,669	\$23,349
Legal & Professional Fees	\$17,142	\$17,485	\$17,835	\$18,370	\$18,921
Management	\$101,136	\$103,158	\$105,222	\$108,378	\$111,630
Office Supplies & Expenses	\$6,631	\$6,763	\$6,899	\$7,106	\$7,319
Telecommunications	\$22,268	\$22,713	\$23,167	\$23,862	\$24,578
Utilities	\$44,908	\$45,807	\$46,723	\$48,124	\$49,568
Repairs & Maintenance	\$23,192	\$23,656	\$24,129	\$24,853	\$25,598
Insurance	\$23,705	\$24,179	\$24,663	\$25,403	\$26,165
Taxes	\$70,079	\$71,481	\$72,911	\$75,098	\$77,351
Other Expense	\$6,193	\$6,317	\$6,443	\$6,637	\$6,836
Total - Expenses	\$359,866	\$367,063	\$374,404	\$385,636	\$397,205
Net Operating Income	\$291,987	\$302,861	\$308,918	\$318,186	\$327,732
Projected Occupancy (32 units)	91.6%	93.4%	95.2%	95.0%	95.2%

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CORE BROKERAGE and it should not be made available to any other person or entity without the written consent of CORE BROKERAGE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CORE BROKERAGE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CORE BROKERAGE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CORE BROKERAGE has not verified, and will not verify, any of the information contained herein, nor has CORE BROKERAGE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE CORE BROKERAGE ADVISOR FOR MORE DETAILS.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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