

CRES CORP

CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

Pompano Beach, FL

71-Bed Assisted Living Facility

TURN-KEY OPERATION – 10.5% CAP RATE



840 SW 8th St, Pompano Beach, FL 33060

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Commercial Real Estate & Financial Services
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CRES CORP

INTERNATIONAL™

Statement of Confidentiality and Disclaimer

CRES Corp International, LLC has agreed to represent **840 SW 8th, LLC**, the Owner of the Property located **840 SW 8^h ST, Pompano Beach, FL 33060** with the marketing and sale of said Property. No contact shall be made directly to the Owner, or any associates to Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the interested Party's own due diligence for which the interested Party shall be fully and solely responsible.

Neither CRES Corp International, LLC nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by CRES Corp International, LLC Agents/Associates with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct and there can be no assurance that such estimates will be achieved. Further, CRES Corp International, LLC disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any finale, fully executed and delivered, Purchase Agreement between it and the Owner.

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Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CRES Corp International, LLC.

Prospective Purchaser _____ Date _____
Print Name _____
Address _____ Phone # _____

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Location: 840 SW 8th St, Pompano Beach, FL 33060 (Broward County)

This offering is a well-established “Turn-Key” 71-Bed Assisted Living Facility. The facility has been in operation with two groups that are ongoing clients of our company and have been in operation with them since 2013. The current owner purchased the facility in 2019 and has taken it to the next level for the new owner, who will continue to improve the business while earning a very nice income.

The Green Life ALF includes:

- 43-Units-71-Beds in Operation
- 2-Buildings/2-Stories/14,036 SF
- Built: 1975
- Zoning RM-20

Current Financial Information:

- Occupancy: 95%
- Gross Revenue: \$2,014,704
- NOI: \$813,407

Asking Price: \$8M OBO

Area Competition: There are 13 ALF’s located within 3 miles from the subject property, with only four facilities offering over 60-Beds: Five Star Premier Residences of Pompano Beach, John Knox Village, The Court at Palm Aire and the Preserve at Palm Aire.

Area Hospitals: Broward Health Medical Center is located approximately 9 miles from the property.

Contact Benny Spensieri to schedule a showing: 813-391-1545 or Benny@CRESCorpLLC.com.

Do not visit the property without an appointment!





CURRENT FINANCIALS & PROJECIONS

Financial projections are based on a purchase price of \$8.0M. A negotiated price will alter the below figures.

Year-1 indicates revenues for 2024 at 95% occupancy. The following years include an annual 3% increase in revenue and 3% for expenses.

| Rental Activity Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Potential Rental Income | \$ 2,120,741 | \$ 2,184,363 | \$ 2,249,894 | \$ 2,317,391 | \$ 2,386,913 | \$ 2,458,520 | \$ 2,532,276 | \$ 2,608,244 | \$ 2,686,491 | \$ 2,767,086 |
| Less: Vacancy & Credit Losses | (106,037) | (109,218) | (112,495) | (115,870) | (119,346) | (122,926) | (126,614) | (130,412) | (134,325) | (138,354) |
| Effective Gross Income | \$ 2,014,704 | \$ 2,075,145 | \$ 2,137,399 | \$ 2,201,521 | \$ 2,267,567 | \$ 2,335,594 | \$ 2,405,662 | \$ 2,477,832 | \$ 2,552,167 | \$ 2,628,732 |
| Less: Operating Expenses | (1,201,297) | (1,237,336) | (1,274,456) | (1,312,690) | (1,352,070) | (1,392,632) | (1,434,411) | (1,477,444) | (1,521,767) | (1,567,420) |
| Net Operating Income (NOI) | \$ 813,407 | \$ 837,809 | \$ 862,943 | \$ 888,832 | \$ 915,497 | \$ 942,962 | \$ 971,250 | \$ 1,000,388 | \$ 1,030,400 | \$ 1,061,312 |
| Less: Annual Debt Service | | | | | | | | | | |
| CASH FLOW Before Taxes | \$ 813,407 | \$ 837,809 | \$ 862,943 | \$ 888,832 | \$ 915,497 | \$ 942,962 | \$ 971,250 | \$ 1,000,388 | \$ 1,030,400 | \$ 1,061,312 |

| Property Resale Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Projected Sales Price | \$ 8,053,534 | \$ 8,295,140 | \$ 8,543,994 | \$ 8,800,314 | \$ 9,064,324 | \$ 9,336,253 | \$ 9,616,341 | \$ 9,904,831 | \$ 10,201,976 | \$ 10,508,035 |
| Less: Selling Expenses | (241,606) | (248,854) | (256,320) | (264,009) | (271,930) | (280,088) | (288,490) | (297,145) | (306,059) | (315,241) |
| Adjusted Projected Sales Price | \$ 7,811,928 | \$ 8,046,286 | \$ 8,287,675 | \$ 8,536,305 | \$ 8,792,394 | \$ 9,056,166 | \$ 9,327,851 | \$ 9,607,686 | \$ 9,895,917 | \$ 10,192,794 |
| Less: Mortgage(s) Balance Payoff | | | | | | | | | | |
| SALE PROCEEDS Before Taxes | \$ 7,811,928 | \$ 8,046,286 | \$ 8,287,675 | \$ 8,536,305 | \$ 8,792,394 | \$ 9,056,166 | \$ 9,327,851 | \$ 9,607,686 | \$ 9,895,917 | \$ 10,192,794 |

| Cash Position | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------------------------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|
| Cash Generated in Current Year | \$ 813,407 | \$ 837,809 | \$ 862,943 | \$ 888,832 | \$ 915,497 | \$ 942,962 | \$ 971,250 | \$ 1,000,388 | \$ 1,030,400 | \$ 1,061,312 |
| Cash Generated in Previous Years | n/a | 813,407 | 1,651,216 | 2,514,160 | 3,402,991 | 4,318,488 | 5,261,450 | 6,232,700 | 7,233,088 | 8,263,488 |
| Cash Generated from Property Sale | 7,811,928 | 8,046,286 | 8,287,675 | 8,536,305 | 8,792,394 | 9,056,166 | 9,327,851 | 9,607,686 | 9,895,917 | 10,192,794 |
| Original Initial Investment | (8,000,000) | (8,000,000) | (8,000,000) | (8,000,000) | (8,000,000) | (8,000,000) | (8,000,000) | (8,000,000) | (8,000,000) | (8,000,000) |
| Total Potential CASH Generated | \$ 625,335 | \$ 1,697,502 | \$ 2,801,834 | \$ 3,939,296 | \$ 5,110,882 | \$ 6,317,615 | \$ 7,560,551 | \$ 8,840,774 | \$ 10,159,404 | \$ 11,517,593 |

| Financial Measurements | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Capitalization Rate Based on Cost | 10.17% | 10.47% | 10.79% | 11.11% | 11.44% | 11.79% | 12.14% | 12.50% | 12.88% | 13.27% |
| Capitalization Rate Based on Resale Price | 10.10% | 10.10% | 10.10% | 10.10% | 10.10% | 10.10% | 10.10% | 10.10% | 10.10% | 10.10% |
| Break-Even Ratio | 56.65% | 56.65% | 56.65% | 56.65% | 56.65% | 56.65% | 56.65% | 56.65% | 56.65% | 56.65% |
| Operating Expense Ratio | 59.63% | 59.63% | 59.63% | 59.63% | 59.63% | 59.63% | 59.63% | 59.63% | 59.63% | 59.63% |
| Return on Equity (ROE) | 7.82% | 13.72% | 13.72% | 13.72% | 13.72% | 13.72% | 13.72% | 13.72% | 13.72% | 13.72% |
| Cash-on-Cash Return - Before Taxes | 10.17% | 10.47% | 10.79% | 11.11% | 11.44% | 11.79% | 12.14% | 12.50% | 12.88% | 13.27% |

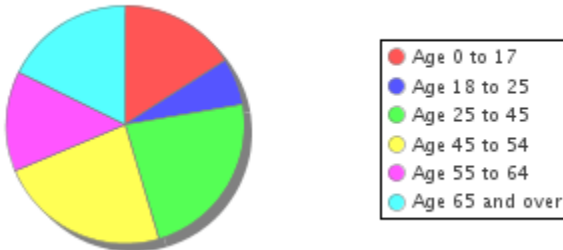
Persons
Households
Percent Children

389,591
167,320
18.22 %

Families
Persons Per Household

94,737
2.3

Age Distribution



Occupancy - Rent vs Own



Source: [2020 Census / US Census Bureau](#)

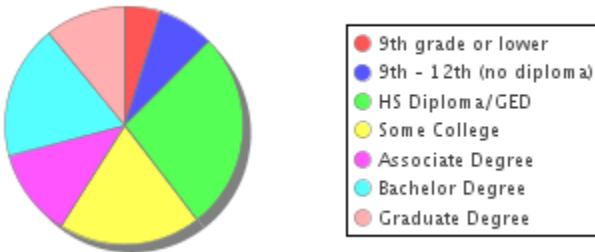
House Median Year Built
Average Home Value
Average Rent

1973
\$311,305
\$1,548

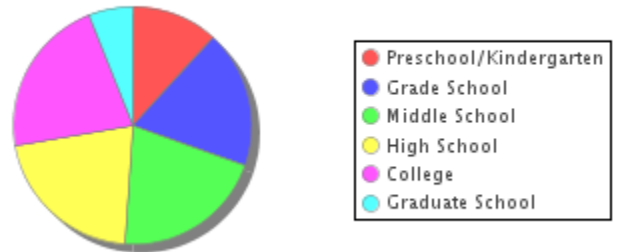
Per Capita Income
Average Household Income

\$43,534
\$64,649

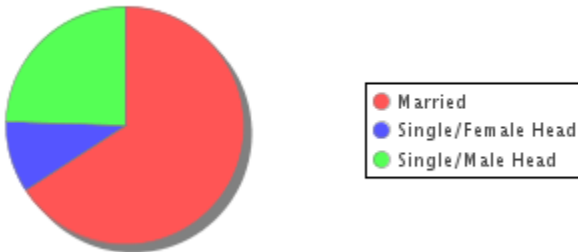
Education Attained



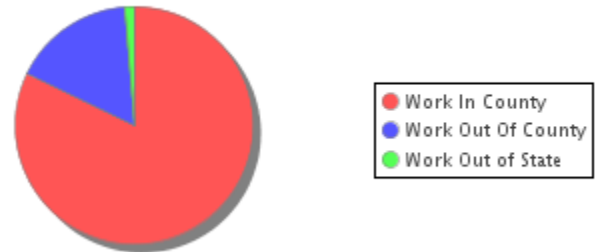
Education - Current Enrollment



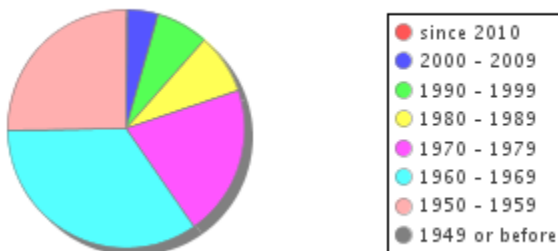
Family Type



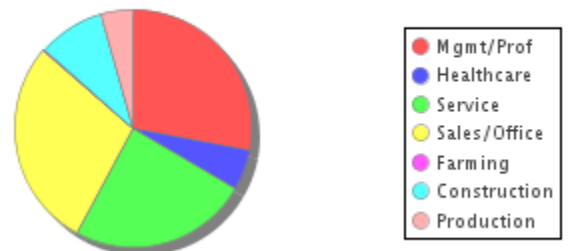
Place Of Employment



Year Built Distribution



Occupation



COMMERCIAL REAL ESTATE



MEDIA SERVICES

TURN YOUR PROPERTY INTO A
COMMERCIAL REAL ESTATE SHOW!

- TOP OF THE LINE VIDEO/PHOTOGRAPHY
- DYNAMIC AERIAL DISPLAYS
- 3-D MODELING/VIRTUAL TOURS
- VIRTUAL ENHANCEMENTS/STAGING
- PROPERTY CONVERSIONS
- PROFESSIONAL & EXCITING NARRATION

We're a media company partnered with a commercial real estate firm.

We understand what it takes to promote commercial property!

Check us out on our YouTube Channel:

COMMERCIAL INC

COMMERCIAL INC - CRES CORP INTERNATIONAL

Then give us a call to see what we can do with your property!

Jerome Rivas: 786-312-6576 Benny Spensieri: 813-391-1545



Commercial Financing Arrangement

CRES Corp International assists our clients with the provision of project funding:

- Acquisition Funding
 - Multi-Family
 - Hotels
 - Retail
 - Healthcare
 - Medical
 - Development Funding

Our Company strives to beat the current loan products offered by financial institutions, private capital and other lending resources. We bring the best loan scenarios to our Clients:

- Lower Interest Rates
- Higher Leverage
- Longer Terms
- Non-Recourse
- No Prepayment

For further information on financing contact

David Rivera Financing Division – 772-607-2937 or David.Rivera@CRESCorpINTL.com



INTERNATIONAL™

Commercial Real Estate, Business & Financial Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on “Off-Market” Property
- Receive information on “Pre-Listed” Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or Benny@CRESCorpLLC.com.