

MICHAELS FOLLMER



2965

A Luxurious 124 Bed Skilled Nursing Facility



GREEN VALLEY
HEALTH AND WELLNESS SUITES

CAREER OPPORTUNITIES AND ADMISSIONS INQUIRIES:

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GREEN VALLEY HEALTH & WELLNESS SUITES

SKILLED NURSING FACILITY

2965 Wigwam Parkway | Henderson, NV 89074

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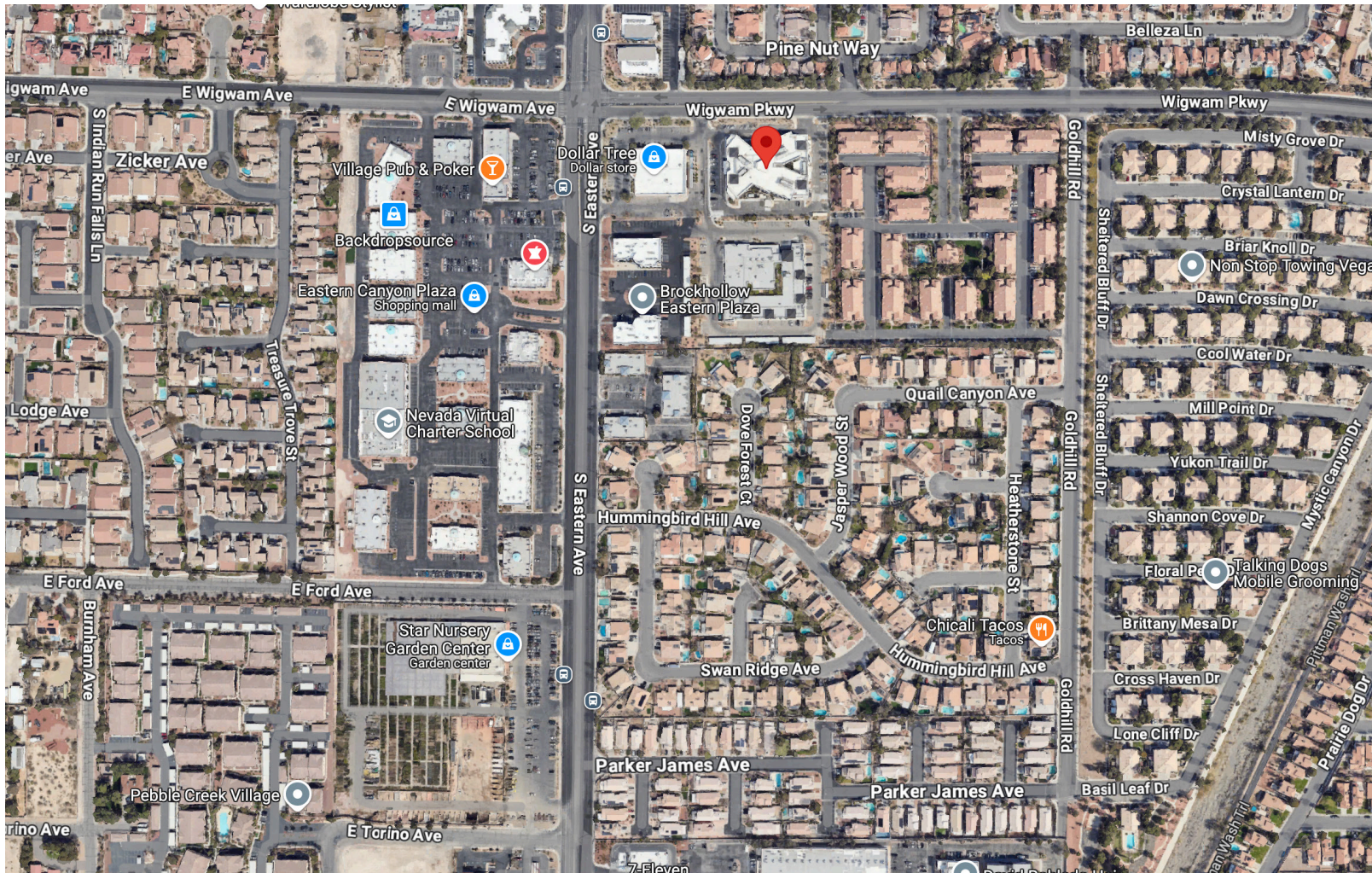
THE PROPERTY

A two-story, 123 licensed bed skilled nursing facility, totaling 62,178 ± square feet with a projected economic life of 50± years. Oxygen is supplied directly to 87 rooms in the facility. The design of this State-of-the-Art facility provides outstanding patient care services for those in need of Vent Care, Skilled Nursing, and Intermediate Care services. Analysis predicts that considering the services offered and the geographic area currently being covered in Henderson, Nevada, it is anticipated that this Skilled Nursing Facility will run on average at over 92% capacity.

The facility includes two primary nursing stations, with appropriate toileting areas and suitable offices as required by the rules, regulations, standards, and governing code. It has clean and soiled equipment rooms, clean and soiled linen rooms, 2 rehabilitation therapy rooms, a mobility garden, dedicated activity space, dining room space (1st and 2nd floor), laundry services, pharmacy, and dietary services. The Skilled Nursing Facility has a full kitchen (serving and prep), secure patio/garden, engineering suite, housekeeping, central receiving and supply, Social Services, and a family lounge. The Administrative wing houses a staff lounge, conference room, medical records, executive offices, business office and an admissions office. Being a two-story building, the facility has accessible elevators (resident and service) and the required stairwells per regulatory rules and regulations.

This facility is adjacent to Horizon Specialty Hospital of Las Vegas (another Fundamental Clinical Consulting unit) which will utilize the skilled nursing facility as an additional revenue source in patient recovery.

LOCATION



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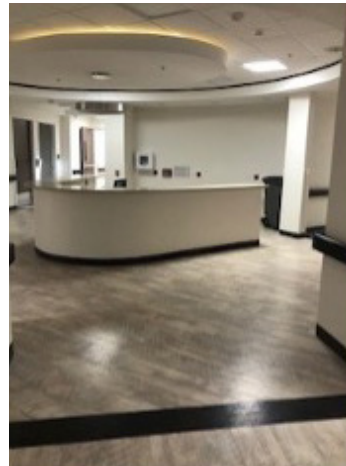
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SKILLED NURSING FACILITY

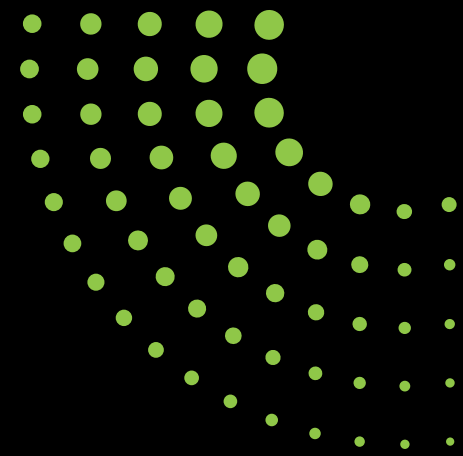
- 2-story
- 62,178 SF
- 123 beds (118 beds with medical gas)
- 28 private rooms
- 95 semi-private rooms
- 1st and 2nd floor dining
- Game room
- Activity and hobby room (2nd floor)
- Courtyard – mobility garden
- Therapy gym (1,600 square feet)
- Salon /Spa
- 2 Employee lounges
- 1 Physician lounge
- Wellness centre
- Serving kitchen
- Preparation kitchen
- Separate ambulance entrance
- Separate elevators (service and resident)
- Pharmacy
- 2nd floor patio
- Microwave and refrigerator in every patient room



PROPERTY FACTS

Property Name	Green Valley Health and Wellness Suites
Address	2965 Wigwam Parkway, Henderson, NV 89074
Description	Skilled Nursing Facility
Price	\$36,156,000.00
Price/SF	\$581.49
Actual In-Place NOI 2027	\$2,350,100.00
CAP Rate	6.5%
Occupancy	100%
Term	Cash to new loan; Existing financing may be assumable.
Total Size	62,178 SF
Acreage	2.09 Acres
Parking Ratio	69 Total Spaces

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BRUCE FOLLMER

President / Broker | Lic.# B.0018023

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