1141 Corinth Road

Newnan, GA 30263

#### 5-Year Cash Flow Analysis



Fiscal Year Beginning October 2024

#### INITIAL INVESTMENT

Purchase Price	\$1,800,000
+ Acquisition Costs	\$10,800
- Mortgage(s)	\$1,620,000
+ Loan Fees Points	\$32,400
Initial Investment	\$223,200

MORTGAGE DATA	1ST LIEN
Loan Amount	\$1,620,000
Interest Rate (30/360)	9.500%
Amortization Period	25 Years
Loan Term	25 Years
Loan Fees Points	2.00%
Periodic Payment	\$14,153.89
Annual Debt Service	\$169,847

#### **CASH FLOW**

For the Year Ending	Year 1 Sep-2025	Year 2 Sep-2026	Year 3 Sep-2027	Year 4 Sep-2028	Year 5 Sep-2029
POTENTIAL RENTAL INCOME (PRI)	\$545,093	\$561,446	\$578,289	\$595,638	\$613,507
- Vacancy / Credit Loss	\$36,521	\$37,617	\$38,745	\$39,908	\$41,105
EFFECTIVE RENTAL INCOME	\$508,572	\$523,829	\$539,544	\$555,730	\$572,402
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$508,572	\$523,829	\$539,544	\$555,730	\$572,402
- Operating Expenses	\$231,533	\$236,164	\$240,887	\$245,705	\$250,619
NET OPERATING INCOME (NOI)	\$277,039	\$287,665	\$298,657	\$310,025	\$321,783
NET OPERATING INCOME (NOI)	\$277,039	\$287,665	\$298,657	\$310,025	\$321,783
- Capital Expenses / Replacement Reserves	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
- Annual Debt Service 1st Lien	\$169,847	\$169,847	\$169,847	\$169,847	\$169,847
CASH FLOW BEFORE TAXES	\$105,692	\$116,318	\$127,310	\$138,678	\$150,436
Loan Balance	\$1,603,340	\$1,585,027	\$1,564,897	\$1,542,768	\$1,518,444
Loan-to-Value (LTV) - 1st Lien	55.73%	53.06%	50.48%	47.94%	45.48%
Debt Service Coverage Ratio	1.63	1.69	1.76	1.83	1.89
Before Tax Cash on Cash	47.35%	52.11%	57.04%	62.13%	67.40%
Return on Equity	8.90%	8.86%	8.83%	8.78%	8.74%
Equity Multiple	5.79	6.87	8.03	9.26	10.57

#### **SALES PROCEEDS**

Projected Sales Price (EOY 5)	\$3,339,000
Cost of Sale	\$100,170
Mortgage Balance 1st Lien	\$1,518,444
Sales Proceeds Before Tax	\$1,720,386

#### **INVESTMENT PERFORMANCE**

Internal Rate of Return (IRR)	81.35%
Acquisition CAP Rate	15.39%
Year 1 Cash-on-Cash	47.35%
Gross Rent Multiplier	3.30
Price Per Unit	\$120,000
Loan to Value	90.00%
Debt Service Coverage Ratio	1.63



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Newnan, GA 30263

#### **Cash Flow Details**



#### Fiscal Year Beginning October 2024

#### **INCOME**

For the Year Ending	Year 1 Sep-2025	Year 2 Sep-2026	Year 3 Sep-2027	Year 4 Sep-2028	Year 5 Sep-2029
POTENTIAL RENTAL INCOME (PRI)	\$545,093	\$561,446	\$578,289	\$595,638	\$613,507
- Vacancy / Credit Loss	\$36,521	\$37,617	\$38,745	\$39,908	\$41,105
EFFECTIVE RENTAL INCOME (ERI)	\$508,572	\$523,829	\$539,544	\$555,730	\$572,402
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$508,572	\$523,829	\$539,544	\$555,730	\$572,402
EXPENSE DETAIL					
TOTAL OPERATING EXPENSES	\$231,533	\$236,164	\$240,887	\$245,705	\$250,619
NET OPERATING INCOME (NOI)	\$277,039	\$287,665	\$298,657	\$310,025	\$321,783



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### 5-Year Cash Flow Analysis

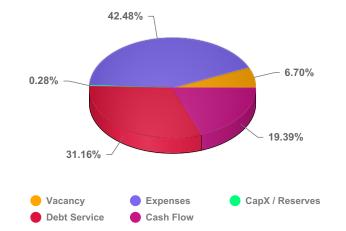


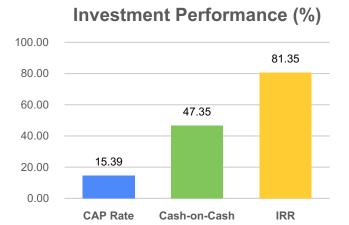
#### Fiscal Year Beginning October 2024

#### **ASSUMPTION / INPUTS**

Purchase Price	\$1,800,000
Year 1 Potential Income	\$545,093
Vacancy & Credit Loss	6.70%
Year 1 Expenses	\$231,533
Acquisition CAP Rate	15.39%
Sale Price - CAP Rate	10.00%

Acquisition Costs	0.60%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	2.00%
Loan Fees Points	2.00%
Cost of Sale upon Disposition	3.00%





#### 5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleverage	leveraged Investment Financing Cash Flow Equity Investment					vestment	
Cash Flow 8	& 5-year Yield	5-year Yield 🛨		& Effective Rate		Cash Flow &	5-year Yield
N	\$	-	N	\$		N	\$
0	(\$1,810,800)	- <u>-</u>	0	\$1,587,600		0	(\$223,200)
1	\$275,539		1	(\$169,847)		1	\$105,692
2	\$286,165		2	(\$169,847)		2	\$116,318
3	\$297,157		3	(\$169,847)		3	\$127,310
4	\$308,525		4	(\$169,847)		4	\$138,678
5	\$3,559,113		5	(\$1,688,290)		5	\$1,870,823

Positive Leverage! Leverage INCREASED the Yield by 55.70%

Effective Loan Rate = 9.98%



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Property IRR/Yield = 25.65%

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Equity IRR / Yield = 81.35%

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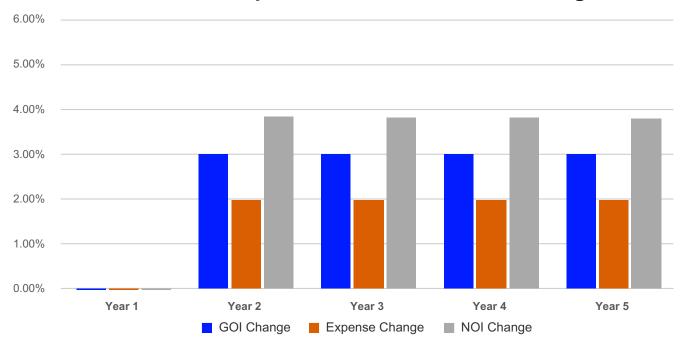
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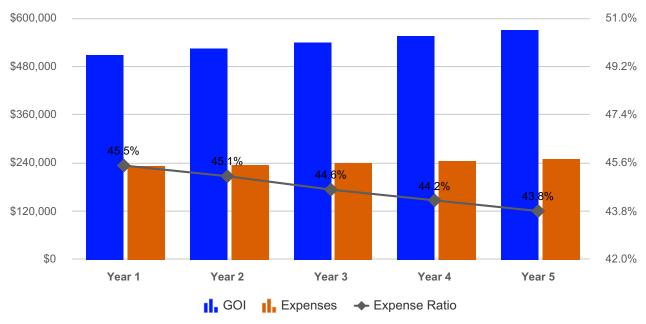
# Annual GOI, Expense and NOI Percent Change, Expense Ratio % of GOI

Fiscal Year Beginning October 2024

# **Annual GOI, Expense and NOI Percent Change**



# **Expense Ratio % of GOI**





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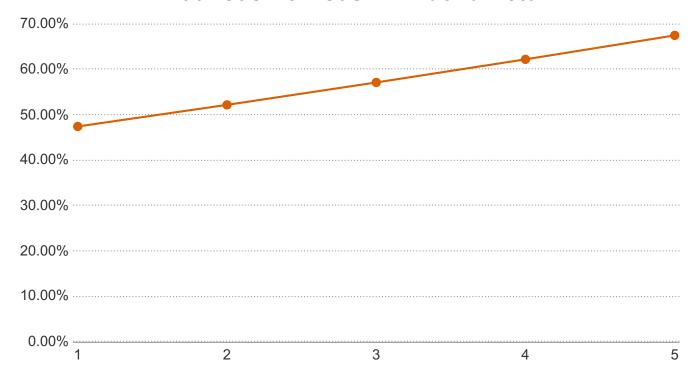
DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither Bull Realty, Inc. nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service.

### Cash-on-Cash Analysis



Fiscal Year Beginning October 2024

### **Annual Cash-on-Cash Dividend Return**



#### Before Tax Cash on Cash Retum

Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	47.35%	52.11%	57.04%	62.13%	67.40%



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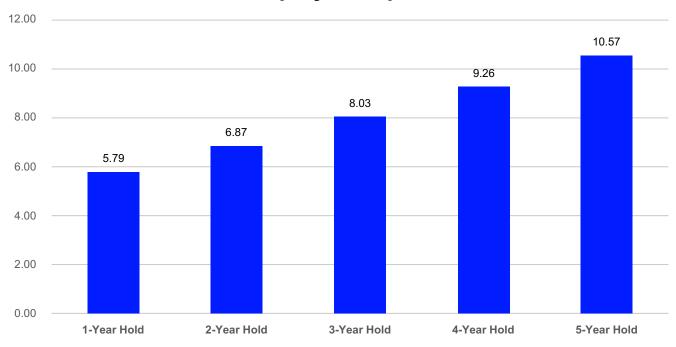
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### **Equity Multiple**



Fiscal Year Beginning October 2024

# **Equity Multiple**



Holding Period/Year of Sale

Equity Multiple

Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Equity Multiple	5.79	6.87	8.03	9.26	10.57



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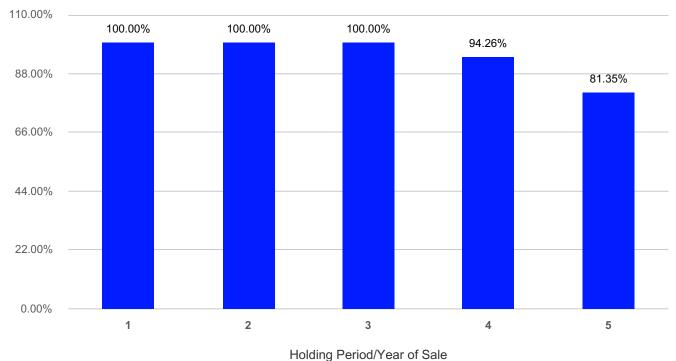
### **Optimal Holding Period Analysis**



Fiscal Year Beginning October 2024

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	479.32%

# **Optimal Holding Period by Annual Equity Yield (IRR)**



Holding Feriod/Tear of Sale

Before Tax EQUITY Yield (IRR)

Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	479.32%	177.78%	118.49%	94.26%	81.35%



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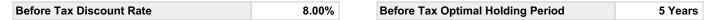
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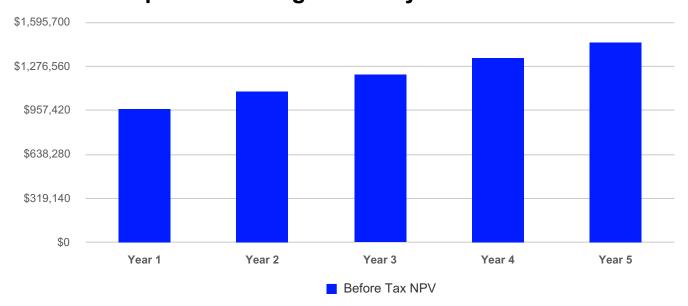


# Optimal Holding Period by Discounted Cash Flow Method (NPV)

Fiscal Year Beginning October 2024



# **Optimal Holding Period by NPV Method**



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax NPV @ 8.00% Discount Rate	\$974,061	\$1,099,527	\$1,220,238	\$1,337,768	\$1,450,632



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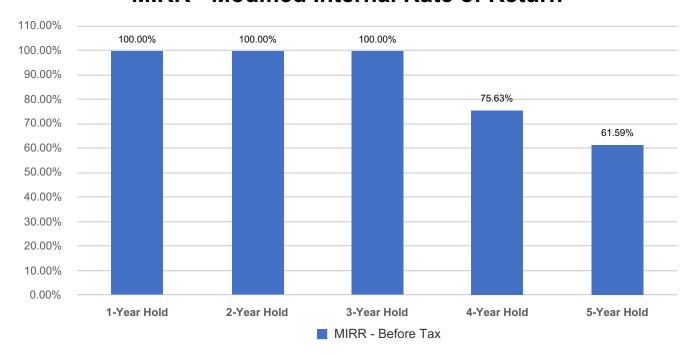


MIRR - Modified Internal Rate of Return

Fiscal Year Beginning October 2024

Before Tax Finance Rate 4.00% Before Tax Reinvestment Rate 8.00%

### **MIRR - Modified Internal Rate of Return**



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	(\$223,200.00)	(\$223,200.00)	(\$223,200.00)	(\$223,200.00)	(\$223,200.00)
1	\$1,293,042.00	\$105,692.00	\$105,692.00	\$105,692.00	\$105,692.00
2		\$1,428,681.00	\$116,318.00	\$116,318.00	\$116,318.00
3			\$1,569,413.00	\$127,310.00	\$127,310.00
4				\$1,717,370.00	\$138,678.00
5					\$1,870,822.00
MIRR- Before Tax	479.32 %	162.91 %	101.21 %	75.63 %	61.59 %



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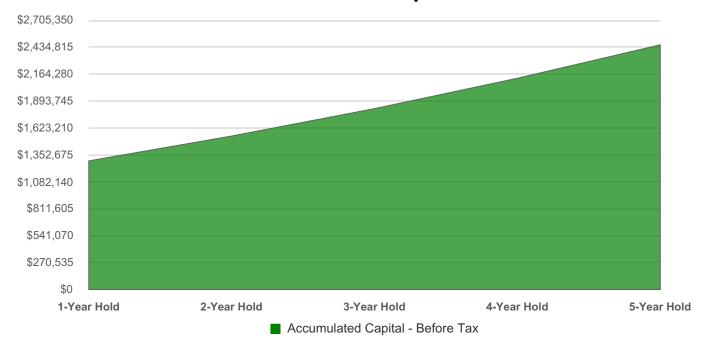
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#### MIRR - Modified Internal Rate of Return

Fiscal Year Beginning October 2024

# **Accumulated Capital**



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
Accumulated Capital- Before Tax	\$1,293,042	\$1,542,828	\$1,818,316	\$2,123,680	\$2,459,409
Equity Multiple	5.79	6.91	8.15	9.51	11.02



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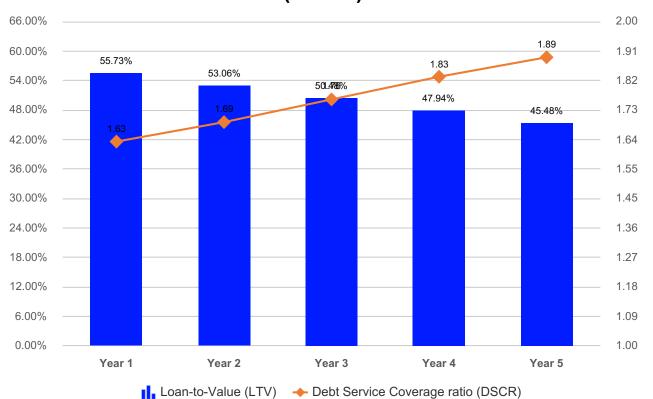
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### LTV, DSCR & Debt Yield Analysis

BULL REALTY
Asset & Occurance Solutions

Fiscal Year Beginning October 2024

# 1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Sep-2025	Year 2 Sep-2026	Year 3 Sep-2027	Year 4 Sep-2028	Year 5 Sep-2029
Loan-to-Value (LTV) - 1st Lien	55.73%	53.06%	50.48%	47.94%	45.48%
Debt Service Coverage Ratio - 1st Lien	1.63	1.69	1.76	1.83	1.89



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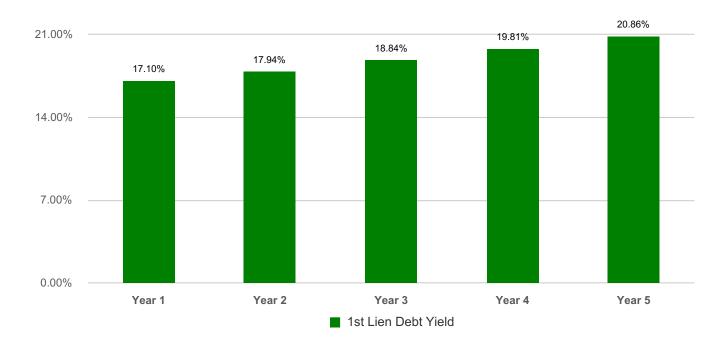
### LTV, DSCR & Debt Yield Analysis



Fiscal Year Beginning October 2024

# **Debt Yield Ratio (DYR)**





For the Year Ending	Year 1	Year 2	Year 3	Year 4	Year 5
	Sep-2025	Sep-2026	Sep-2027	Sep-2028	Sep-2029
Debt Yield Ratio (DYR) - 1st Lien	17.10%	17.94%	18.84%	19.81%	20.86%



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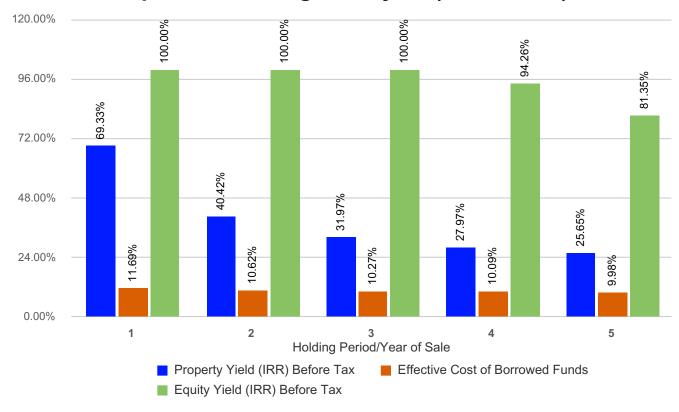
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#### Impact of Leverage Analysis



Fiscal Year Beginning October 2024

# Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	69.33%	40.42%	31.97%	27.97%	25.65%
Effective Cost of Borrowed Funds	11.69%	10.62%	10.27%	10.09%	9.98%
Equity Yield (IRR) Before Tax	479.32%	177.78%	118.49%	94.26%	81.35%
Impact of Leverage on Yield	↑ 409.99%	↑ 137.36%	↑ 86.52%	↑ 66.29%	↑ 55.70%



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### **Analyst Notes/Documents**



Fiscal Year Beginning October 2024

#### Assumptions from 2024 P&L:

• Potential Rental Income: \$545,093.24 per year

• Occupancy 93.3%

• Add-back of rent: \$33,762.24

• 2023 T-12 Expenses (w/add-backs): \$231,533.04

• Capital Reserves: \$100 per unit per year

#### Loan

• Acquisition Price: \$1.8 Million

• 90% LTC

• 25 Year Term

• 9.5% Interest

• Loan points: 2%

• 5-year hold analysis based on 10% CAP



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CAP RATE

SALE PRICE/SF

AVERAGE SALE PRICE

SALES VOLUME

SALE VS ASKING PRICE

**AVERAGE SF** 

MONTHS TO SALE

6.2%

\$282 \\$12.1M

\$701M

-9.8%

44.5K

8.6

# **Key Metrics**

Sales Volume	Search	Lowest	Highest
Transactions	70	-	-
Sales Volume	\$701M	\$280K	\$46.7M
Properties Sold	70	-	-
Sold SF	3.1M	1.9K	300K
Average SF	44.5K	1.9K	300K

Sales Price	Search	Lowest	Highest
Cap Rate	6.2%	1.4%	8.0%
Sale Price/SF	\$282	\$61	\$840
Average Sale Price	\$12.1M	\$280K	\$46.7M
Sale vs Asking Price	-9.8%	-42.1%	0%
% Leased at Sale	96.6%	74.1%	100.0%

For Sale	Search	Lowest	Highest
Listings	1	-	-
For Sale SF	180K	180K	180K
List Price/SF	\$340	\$340	\$340
Cap Rate	5.5%	5.5%	5.5%
Average SF	180K	180K	180K

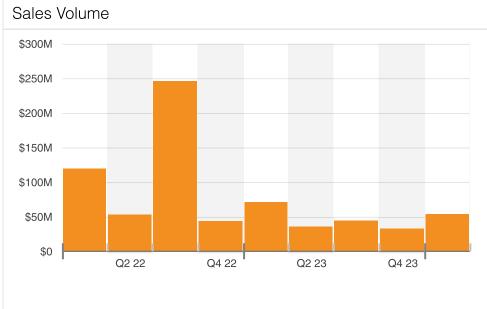
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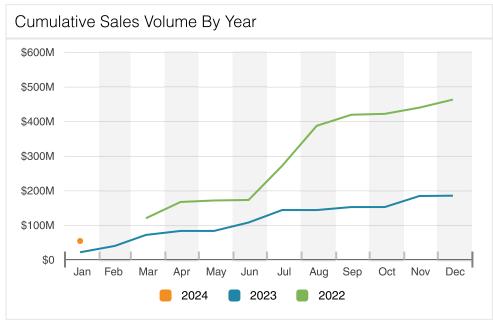
2/29/2024

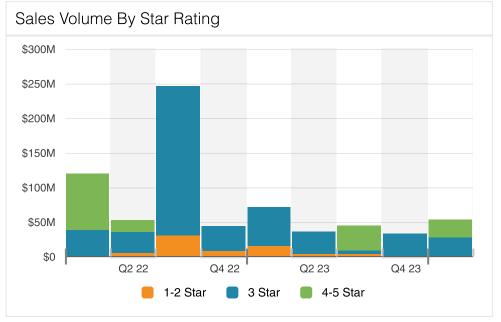
### **Key Performance Indicators**

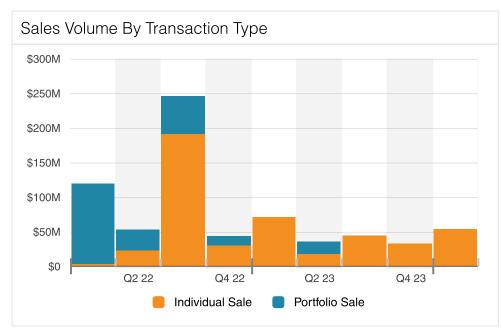










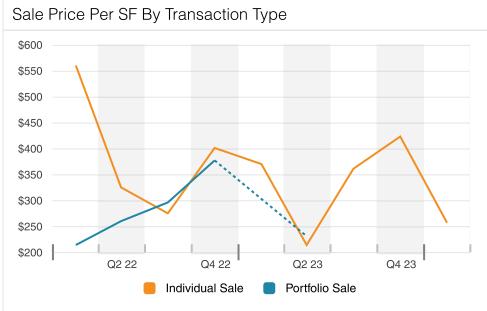


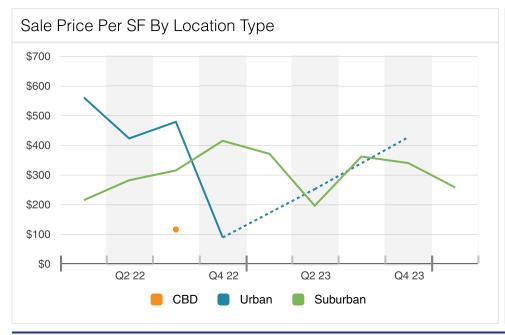














Market Sale Price Per SF By Location Type

#### Market Price

### No Data Available



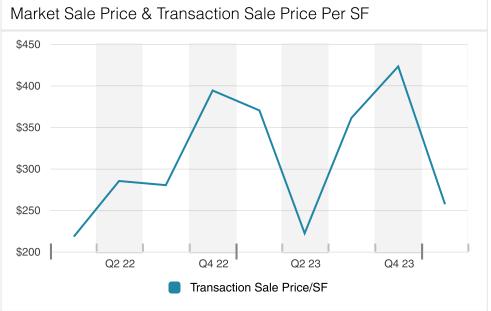
No data available for the past 10 years



#### Market Sale Price Per SF

### No Data Available



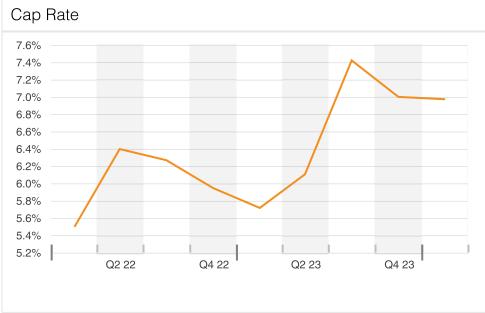


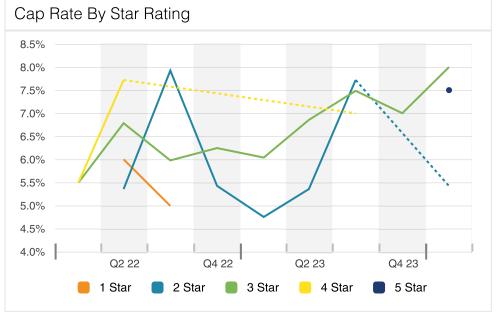
### Market Sale Price Per SF By Star Rating

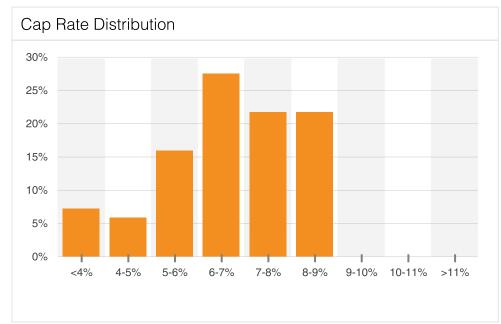
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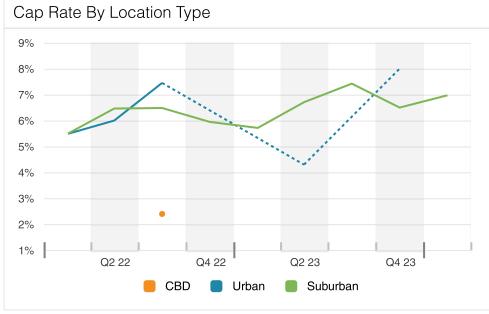












# Cap Rate By Transaction Type

### No Data Available



No data available for the current selection

### Market Cap Rate

# No Data Available

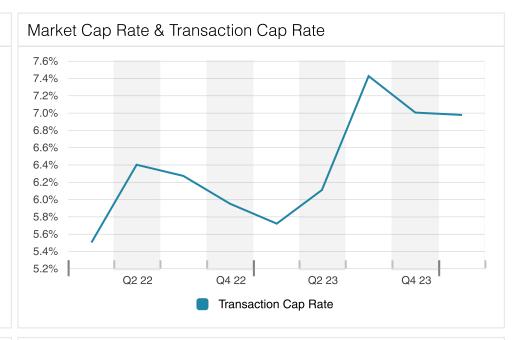


Market Cap Rate By Location Type

### No Data Available



No data available for the past 10 years



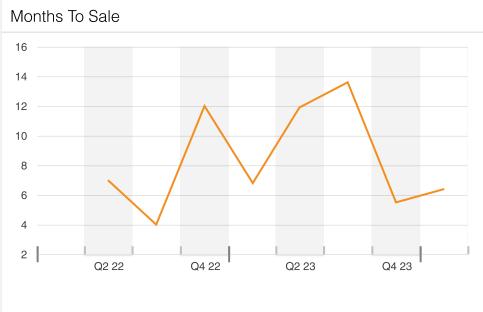
Market Cap Rate By Star Rating

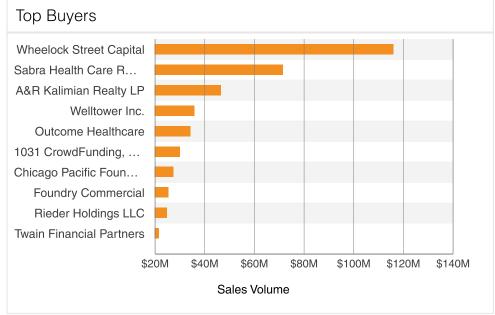
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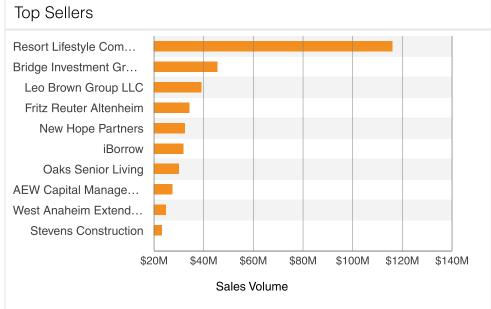




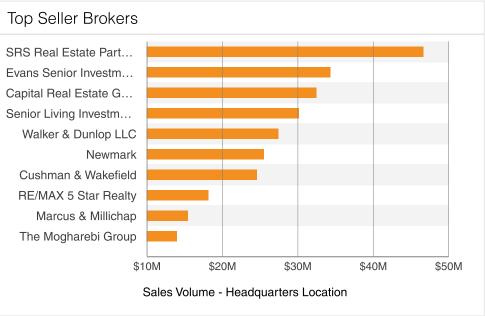


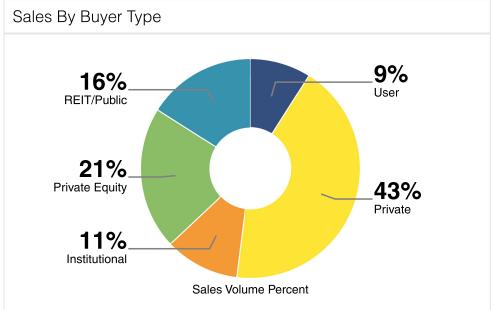


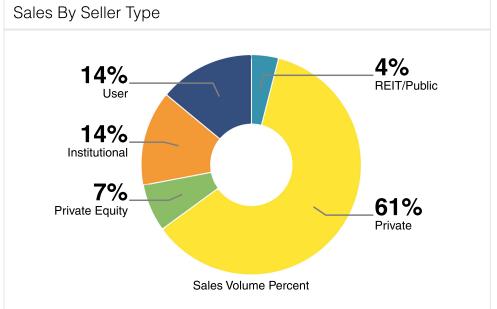


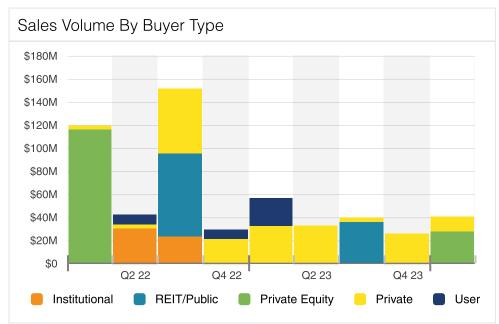


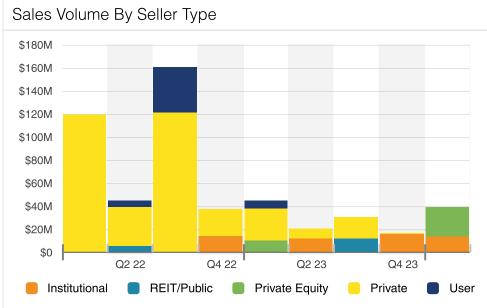


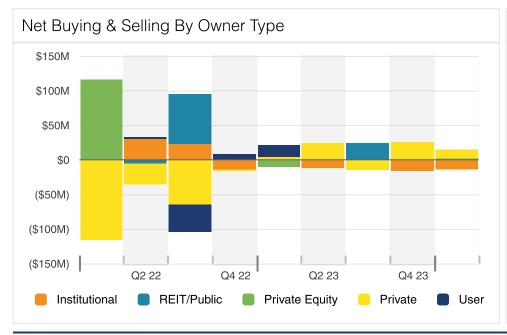


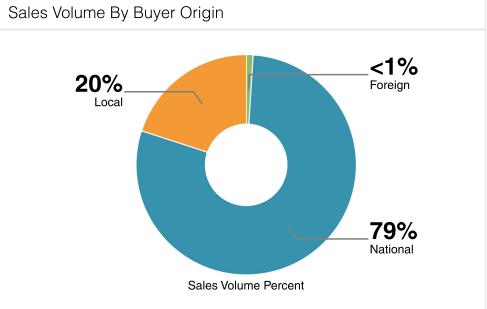


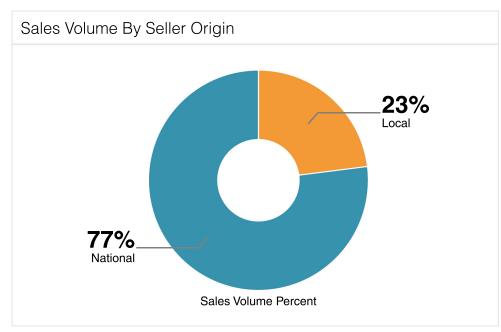


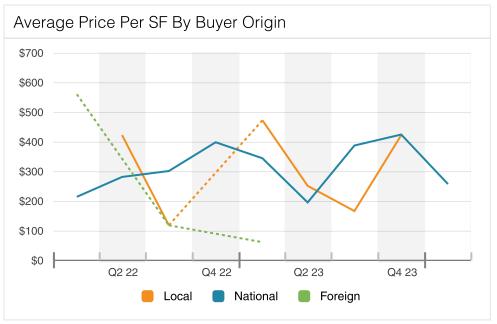
















Market Asking Rent Growth (YOY)

### No Data Available



No data available for the past 10 years

Market Asking Rent & Asking Rent Per SF

# No Data Available



No data available for the past 10 years

Asking Rent Per SF

### No Data Available



No data available for the past 10 years

Daily Asking Rent Per SF

### No Data Available



Daily Vacancy Rate

# No Data Available



No data available for the past 1 year

### Vacancy Rate

# No Data Available



No data available for the past 10 years

### Vacant SF

### No Data Available



No data available for the past 10 years

### Availability Rate

# No Data Available



Available SF

### No Data Available



No data available for the past 10 years

Availability & Vacancy Rate

# No Data Available



No data available for the past 10 years

Available & Vacant SF

### No Data Available



No data available for the past 10 years

Vacancy & Market Asking Rent Per SF

### No Data Available



# **Report Criteria**

- · 101 Records / 102 Properties
- · Sale Date: After 3/1/22
- · Include: Public Record Comps
- · Sale Status: Sold +2
- · Search On and Return Portfolio Sales as Individual Properties: Yes
- · Country: United States
- · Property Type: Health Care
- · Secondary Type: Assisted Living +3

# **SOLD**

Property Address	Property City	Property State	Building SF Sa	ale Price	NOI	Sale Date	Sale Status	Actual Cap Rate	Sale Type	Hold Period	Secondary Type	Year Built Land Area	AC Number Of Floors		<b>Property County</b>	Property Zip Code
2194 McKinley Dr	Grand Junction	co	3,237	\$615,000	33,333.0	0 1/26/2024	Sold	5.42	Investment	12 Months	Assisted Living	2023	0.50	1 RSF-2	Mesa	81507-1139
1165 Mcgee Ct NE	Salem	OR	96,705	\$25,575,000	1,918,125.0	0 1/22/2024	Sold	7.50	Investment	66 Months	Assisted Living	2016	3.77	3 MU	Marion	97303
11705 Evening Walk Dr	Bradenton	FL	109,010	\$27,500,000	2,200,000.0	0 1/19/2024	Sold	8.00	Investment	96 Months	Assisted Living			4 PD-MU	Manatee	34211
1301 N 47th Ave	Hollywood	FL	2,651	\$900,000	72,000.0	0 12/28/2023	Sold	8.00	Investment	<1 Month	Assisted Living	1967	0.20	1 RS-5	Broward	33021-4700
525 W La Palma Ave	Anaheim	CA	75,000	\$31,955,000	2,556,400.0	0 11/14/2023	Sold	8.00	Investment	49 Months	Assisted Living	1976	1.37	2 CG, Anaheim	Orange	92801-2432
214 Prosperity Dr	Knoxville	TN	28,682	\$4,750,000	350,075.0	0 9/26/2023	Sold	7.37	Investment	45 Months	Assisted Living	1997	1.57	3 C-H-2	Knox	37923-4702
5412 Kiernan Ave	Salida	CA	9,020	\$3,910,000	301,852.0	0 9/8/2023	Sold	7.72	Investment	29 Months	Assisted Living	1964	0.60	1 R-3	Stanislaus	95368-9130
15430 Huebner Rd	San Antonio	TX	86,000	\$36,000,000	2,520,000.0	0 7/13/2023	Sold	7.00	Investment	90 Months	Assisted Living	2016	3.60	1 C-3	Bexar	78248
10450 S Michigan Ave (Part of a 8 Property Portfolio)	Chicago	IL	76,440	\$17,682,000	1,414,560.0	0 6/30/2023	Sold	8.00	Investment		Assisted Living		1.38	3	Cook	60628-2751
825 Larrabee St	West Hollywood	CA	2,500	\$2,100,000	90,300.0	0 6/13/2023	Sold	4.30	Investment	20+ Years	Congregate Senior Housing	1919	0.14	1 R4	Los Angeles	90069-4503
115 Thayer Way	American Canyon	CA	6,035	\$1,550,000	99,355.0	0 4/25/2023	Sold	6.41	Investment	20+ Years	Assisted Living	1965	1.11	1	Napa	94503
115 Thayer Way	Vallejo	CA	6,035	\$1,550,000	99,355.0	0 4/25/2023	Sold	6.41	Investment	20+ Years	Assisted Living	1965	1.11	1 RR, American Canyon	Napa	94503-1126
101 Main St	Safety Harbor	FL	31,920	\$8,451,000	616,923.0	0 4/21/2023	Sold	7.30	Investment	16 Months	Assisted Living	1925	1.09	3	Pinellas	34695-3656
1450 E 27th St	Merced	CA	12,897	\$2,820,000	150,870.0	0 3/30/2023	Sold	5.35	Investment	20+ Years	Assisted Living	1962	3.01	1 R-1-6	Merced	95340-3221
619 E Calton Rd	Laredo	TX	19,679	\$1,200,000	16,560.0	0 3/29/2023	Sold	1.38	Investment	74 Months	Skilled Nursing Facility	2017	0.62	1 B-3	Webb	78041-3689
32365 S Pasadena	Wildomar	CA	45,360	\$14,000,000	770,000.0	0 3/2/2023	Sold	5.50	Investment	20+ Years	Assisted Living		1.20	2 R-3	Riverside	92595-9551
6330 Hazeltine Blvd	Excelsior	MN		\$13,855,615	831,336.9		Sold	6.00	Investment	20+ Years	Skilled Nursing Facility			1 GC	Carver	55331
16 Reservoir Rd	West Chester	PA	5,500	\$944,900			Sold	8.00	Owner User		Assisted Living			2 R3	Chester	19380-6218
361 Great Bridge Blvd	Chesapeake	VA		\$17,300,000			Sold	8.00	Investment	13 Months	Assisted Living		4.48	1 0-1	Chesapeake	23320-6805
975 N 5th Ave	St Charles	II.	-,	\$20,000,000	,,	. , .,	Sold	7.50	Investment		Assisted Living		1.46	RM-2	Kane	60174-1299
765 Kerryjen Ct	Redding	CA	6,472	\$1.100.000			Sold	4.00	Investment	<1 Month	Assisted Living		0.37	1 R-2	Shasta	96002-2632
6490 Eastlawn Ave	Clarkston	MI	2,172	\$280,000	22,400.0		Sold	8.00	Investment	20+ Years	Assisted Living		1.00	1 RESIDENTIAL	Oakland	48346-2422
1137 Highway 77 & Love Lane	Upper Deerfield Township	NJ	8.666	\$2.200,000	148,500.0		Sold	6.75	Investment	131 Months	Skilled Nursing Facility		2.06	R1	Cumberland	08302
435 Harding Hwy	.,,,	NI	.,	\$1,900,000	-,		Sold	6.75	Investment				2.59	1 GC	Salem	08069-2260
	Penns Grove Vineland	NI	7,640 8,000	\$1,300,050	87,753.3		Sold	6.75		95 Months 20+ Years	Skilled Nursing Facility		2.59 1.10	1 Commercial NEC	Cumberland	08361-7236
2695 S Lincoln Ave 460 NW 40th Ct		FI	5.743	\$2,550,000	177,225.0		Sold	6.95	Owner User		Skilled Nursing Facility		0.39	1 RM-16. Oakland Park		33309
	Oakland Park	FL	-,	+=,000,000	,						Assisted Living				Broward	
408 SW 7th Ave	Fort Lauderdale	FL	6,029	\$2,300,000	138,000.0		Sold	6.00	Investment	20+ Years	Assisted Living		0.28	1 RMM-25	Broward	33312
6810-6870 SW 7th St (Part of a 2 Property Portfolio)	Margate	FL	,	\$11,000,000	220,000.0		Sold	2.00	Investment	26 Months	Assisted Living		1.39	1 R-3, Margate	Broward	33068
4681 SW 65th Way (Part of a 2 Property Portfolio)	Fort Lauderdale	FL	4,794	\$1,700,000	34,000.0		Sold	2.00	Investment		Assisted Living		0.28	1 DZ	Broward	33314
3455 Pecos McLeod	Las Vegas	NV		\$15,974,814			Sold	8.00	Investment		Skilled Nursing Facility		4.72	1 R-3	Clark	89121-3802
2501 Lincolnton Hwy	Cherryville	NC	3,300	\$2,000,000	114,000.0	, ,,	Sold	5.70	Investment	10 Months	Skilled Nursing Facility		1.22	1 B3	Gaston	28021
521 SW 2nd PI (Part of a 2 Property Sale)	Pompano Beach	FL	6,953	\$609,533	37,791.0		Sold	6.20	Investment	105 Months	Skilled Nursing Facility		0.30	1 RM-30	Broward	33060
12802 E Gold Dust Ave	Scottsdale	AZ	4,787	\$2,000,000			Sold	6.51	Investment	20+ Years	Assisted Living		1.76	1 Residential	Maricopa	85259-5317
645 S Beach Blvd	Anaheim	CA	,	\$25,000,000	,,	,,	Sold	8.00	Investment	120 Months	Assisted Living		1.92	SP-92-2	Orange	92804
206 Winston Dr	Marshall	MI	15,000	\$7,000,000	-,	, , .	Sold	6.00	Investment	56 Months	Assisted Living		0.71	1	Calhoun	49068-8526
620 W Blackstock Rd	Spartanburg	SC		\$21,671,715	,,		Sold	7.30	Investment	19 Months	Assisted Living		7.56	1	Spartanburg	29301
3833 W Washington Blvd (Part of a 4 Property Portfolio)	Chicago	IL		\$22,314,355			Sold	3.74	Investment		Assisted Living			7	Cook	60624-2388
5155 McCarty Rd (Part of a 2 Property Sale)	Saginaw	MI		\$19,173,471			Sold	7.50	Investment	91 Months	Assisted Living		7.73	1	Saginaw	48603-9649
3785 N Center Rd (Part of a 2 Property Sale)	Saginaw	MI	55,440	\$13,326,529	999,489.6		Sold	7.50	Investment	127 Months	Assisted Living		5.78	1	Saginaw	48603-1965
20 Tellus Dr	White	GA	52,560	\$6,500,000	520,000.0	0 7/27/2022	Sold	8.00	Investment	46 Months	Assisted Living		5.62	1 CG	Bartow	30184
4124 E Cherokee Rd	Stockton	CA	4,029	\$765,000	38,173.5	0 7/21/2022	Sold	4.99	Investment	17 Months	Assisted Living	1950	1.41	1 CG, San Joaquin	San Joaquin	95215-2201
13960 Plantation Rd	Fort Myers	FL	57,650	\$46,700,000	2,213,580.0	0 7/14/2022	Sold	4.74	Investment	54 Months	Skilled Nursing Facility	2018	4.28	3 CS-1	Lee	33912
3128 E Desert Cove Ave	Phoenix	AZ	3,304	\$1,000,000	78,500.0	0 7/14/2022	Sold	7.85	Investment	20+ Years	Assisted Living	1960	0.19	1 Residential	Maricopa	85028-2610
1300 Vale Park Rd	Valparaiso	IN	69,862	\$9,358,600	608,309.0	0 7/11/2022	Sold	6.50	Investment	38 Months	Assisted Living	2010	4.57	2 UR	Porter	46383-2722
3505 Bergen Tpke	North Bergen	NJ	300,000	\$34,350,000	824,400.0	0 7/1/2022	Sold	2.40	Investment	20+ Years	Continuing Care Retirement C	o 1897	6.33	9 C-2	Hudson	07047-2435
2526-2530 New Ave	Rosemead	CA	6,235	\$1,500,000	76,200.0		Sold	5.08	Investment	<1 Month	Skilled Nursing Facility		0.42	1 R3, Rosemead	Los Angeles	91770-2939
21019 Royal Anne Rd	Bothell	WA	5,094	\$1,750,000	98,525.0		Sold	5.63	Investment	172 Months	Congregate Senior Housing			1 R-9,600	Snohomish	98021-7623
2601 Briggs Chaney Rd	Silver Spring	MD	1,940	\$550,000	40,700.0		Sold	7.40	Investment		Assisted Living			2 R200	Montgomery	20905-4509
1315 SE 9th Ave	Hialeah	FL	4,734	\$2,000,000	120,000.0		Sold	6.00	Investment	20+ Years	Assisted Living		0.22	4600	Miami/Dade	33010-5907
15089 Harmony Hills Ln	Abingdon	VA		\$16,895,000	1,304,294.0		Sold	7.72	Investment	39 Months	Assisted Living		3.30	2 R2	Washington	24211-7661
1479 Grove Park Dr (Part of a 2 Property Portfolio)	Columbus	GA		\$16,025,000			Sold	7.50	Investment	1 Month	Assisted Living		5.60	1 RO	Muscogee	31904-1585
166 Oakland Pky (Part of a 2 Property Portfolio)	Leesburg	GA		\$14,143,000	, . ,		Sold	7.50	Investment	39 Months	Assisted Living		0.53	1 C2	Lee	31763-7200
7800 Abbott Ave	Miami Reach	FI	5 892	\$3,300,000			Sold	5.49	Investment	8 Months	Assisted Living Assisted Living			2 RM-1	Miami/Dade	33141-2022
5842 S Taft St (Part of a 7 Property Portfolio)	Littleton	CO	3,032	\$42,904,000			Sold	5.50	Investment	O IVIOLICIES	Congregate Senior Housing			3 P-D	Jefferson	80127-2104
14501 E Crestline Dr (Part of a 7 Property Portfolio)	Centennial	co		\$38,079,000			Sold	5.50	Investment		Congregate Senior Housing		9.71	3 R-4. Aurora	Arapahoe	80015-2559
5103 Cold Harbor Dr (Part of a 7 Property Portfolio)	Tallahassee	FI	-,	\$35,159,000		, , .	Sold	5.50	Investment		Congregate Senior Housing  Congregate Senior Housing		7.03	3 K-4, Aurora	Leon	32312-4148
2103 Colu nai por Dr (Part of a / Property Portfolio)	танапаѕѕее	FL	181,749	222,122,000	1,933,745.0	3/1/2022	2010	5.50	mvestment	20 MOUTUS	Congregate Senior Housing	2018	7.05	2	reon	32312-4148

Source: © 2024 CoStar Realty Information Inc. 68 Properties | 22 in South US Sale Date: After 13/1/24 Include: Public Record Comps Sale Status: Sold Property Type: Assisted Living & CCRC Run Date: 2/25/24

# **UNDER CONTRACT & ACTIVE**

Property Address	Property City	Property State	Building SF	Sale Price	NOI	Sale Date Sale Status	Actual Cap Rat	te Secondary Type	Year Built I	Land Area AC	Number Of Floors	Zoning	Property County	Property Zip Code
1824 Murdoch Ave	Parkersburg	WV	421,000	\$14,000,000	424,200.00	Under Contract	3.03	Assisted Living	1961	11.02		8 B-2	Wood	26101
501-617 Garden Ridge Dr	Livingston	TX	34,214	\$3,500,000	227,500.00	Under Contract	6.50	Assisted Living	2000	6.10		1 Commercial	Polk	77351-5001
8167 Eisenhower Pky	Lizella	GA	8,693	\$1,200,000	84,000.00	Under Contract	7.00	Assisted Living	1950	4.57		1 Commercial	Bibb	31052
204 Energy Pky (10 Properties)	Lafayette	LA	180,265	\$61,234,927	3,367,920.99	Active	5.50			46.46			Multiple	70508-3816
5020 Space Center Blvd	Pasadena	TX	39,751	\$14,000,000	999,600.00	Active	7.14	Skilled Nursing Facility	2011	3.85		1 N/A	Harris	77505
5890 SW 8th St	West Miami	FL	34,232	\$13,900,000	916,010.00	Active	6.59	Assisted Living	1966	0.49		3 6200	Miami/Dade	33144-5036
100 Assisted Living	Hollywood	FL	27,270	\$13,857,142	969,999.94	Active	7.00	Assisted Living	1969	0.12		3 RM-18	Broward	33020
8207 Forest City Rd	Orlando	FL	20,076	\$12,800,000	956,160.00	Active	7.47	Assisted Living	1987	1.82		1 R-3, County	Orange	32810-2356
181 Clifton St	New Haven	CT	46,477	\$12,000,000	480,000.00	Active	4.00	Skilled Nursing Facility	1958	1.80		3 RM1	New Haven	06513-3319
4650 Ranch	Sachse	TX	14,000	\$6,815,124	466,835.99	Active	6.85	Assisted Living	2023			1	Collin	75048
1303 S Semoran Blvd	Orlando	FL	16,773	\$6,400,458	416,029.77	Active	6.50	Skilled Nursing Facility	1995	1.17		1 MU-1, Orlando	Orange	32807-2915
258 Park Ave	Baldwin	GA	34,000	\$6,360,000	457,284.00	Active	7.19	Congregate Senior Housing	2005	5.01		1 HB	Banks	30511-2329
2932 N 14th St	Phoenix	AZ	31,181	\$6,265,000	447,947.50	Active	7.15	Assisted Living	1964	1.50		1 R-3, M-H Phoenix	Maricopa	85014-5601
1910 Coalton Rd	Broomfield	CO	9,413	\$5,252,000	315,120.00	Active	6.00	Skilled Nursing Facility	2022	1.11		1 51-PUD	Broomfield	80021
125 Oak Hill Blvd	Newnan	GA	10,500	\$3,950,000	237,000.00	Active	6.00	Skilled Nursing Facility	2021	1.45		1 C-6	Coweta	30265-2592
13233 Medical Complex Dr	Tomball	TX	10,190	\$3,820,000	210,100.00	Active	5.50	Assisted Living	2018	1.00		1 AG	Harris	77375
311 S Central St	Clarksville	AR	15,937	\$3,180,000	116,706.00	Active	3.67	Continuing Care Retirement Community	2012	1.82		1 D-2	Johnson	72830-3601
1007 Buschmann Rd	Paradise	CA	40,500	\$2,700,000	107,460.00	Active	3.98	Congregate Senior Housing	1999	9.00		2 Multi-Family	Butte	95969-5157
949 N Main St	Mulberry	AR	14,793	\$2,650,000	130,645.00	Active	4.93	Continuing Care Retirement Community	1985	1.40		1 D-3/D-4	Crawford	72947-8538
1637-1639 W 228th St	Torrance	CA	3,191	\$2,200,000	155,100.00	Active	7.05	Assisted Living	1961	0.33		1 CM-1VL	Los Angeles	90501-5109
528 Howard St	Alhambra	CA	2,886	\$2,040,000	85,068.00	Active	4.17	Assisted Living	1938	0.16		1 P*	Los Angeles	91801-3302
601 Coleman St	Atlanta	GA	7,500	\$1,800,000	133,560.00	Active	7.42	Skilled Nursing Facility	1989	0.69		1 Village, Hapeville	Fulton	30354-1041
12 Bessler Rd	Clancy	MT	6,500	\$1,800,000	84,060.00	Active	4.67	Assisted Living	1966	3.15		1	Jefferson	59634-9664
1424 Patricia Ave	Simi Valley	CA	30,000	\$1,650,000	35,970.00	Active	2.18	Assisted Living		1.17		2 HD	Ventura	93065-2815
5426 18th St W	Bradenton	FL	6,539	\$1,395,000	110,065.50	Active	7.89	Assisted Living	1980	0.44		1 RDD-6	Manatee	34207-3305
1920 E Osborne Ave	Tampa	FL	4,593	\$1,325,000	79,632.50	Active	6.01	Assisted Living	1944	0.53		1 RS-50	Hillsborough	33610-6051
1495 NE Frontage Rd	Socorro	NM	2,446	\$1,200,000	71,040.00	Active	5.92	Assisted Living	1956	13.00		1	Socorro	87801-4295
4114 E Liberty Ln	Phoenix	AZ	3,083	\$1,028,571	71,999.97	Active	7.00	Assisted Living	1990	0.20		3 R-6	Maricopa	85048-0530
7800 Claypool Way	Citrus Heights	CA	2,704	\$899,000	71,920.00	Active	8.00	Assisted Living	1979	0.36		1 Z00 B-B	Sacramento	95610-2707
160 Rutland Rd	Venice	FL	2,600	\$549,000	33,598.80	Active	6.12	Assisted Living	1989	0.18		1 RSF3	Sarasota	34293-1532
11111 Sagecrest Ln	Houston	TX	1,709	\$384,999	20,443.45	Active	5.31	Assisted Living	1966	0.17		1	Harris	77089-3905

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