

TUCSON

BRIDGEWATER

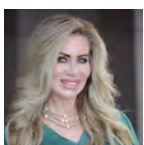
ASSISTED LIVING



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Bridgewater Assisted Living Tucson offers beautiful apartments with all the comforts of home. Located in Northwest Tucson, the uniquely designed custom villas allow residents to age in place with all the comforts of home, all under the backdrop of the beautiful Sonoran Desert. The site has 5 existing Villas and a 1.5 acre lot that is entitled to build an additional 55 Independent Living units. The property is professionally managed and is positioned for substantial growth.

HIGHEST & BEST USE

Currently operates as an Assisted Living/Memory Care Community

Right Zoning Allows for this to Operate as a Behavioral Health Facility

SALE PRICE: \$28,000,000

YEAR BUILT: 2007

BUILDINGS: 5 Existing Villas + 1 Future Development

CURRENT ROOM COUNT: 108

CURRENT BED COUNT: 123

FUTURE ROOM COUNT: 147

FUTURE BED COUNT: 162

EXISTING BUILDING LAND: 8.56 Acres

EXTRA LAND 1.535 Acres

TOTAL LOT SIZE: 10.09 Acres

OCCUPANCY: 88%

PARCEL #S: 101-01-614 (.535 Acres)
101-01-615 (.530 Acres)
101-01-616 (.531 Acres)
101-01-617 (.529 Acres)
101-01-618 (.587 Acres)
101-01-619 (.546 Acres)
101-01-620 (6.83 Acres)

PIMA COUNTY ZONING: CB-1

VILLA 1

1.5 Acre lot for additional 55 rooms - independent living

VILLA 2

Currently has 16 Assisted Living Rooms. Entitlements allow for future development with Villa 2 being demolished and combined with Villa 1 to build an 55 additional independent living units.

VILLA 3

22 rooms - Memory Care

VILLA 4

16 rooms / 31 beds - Memory Care

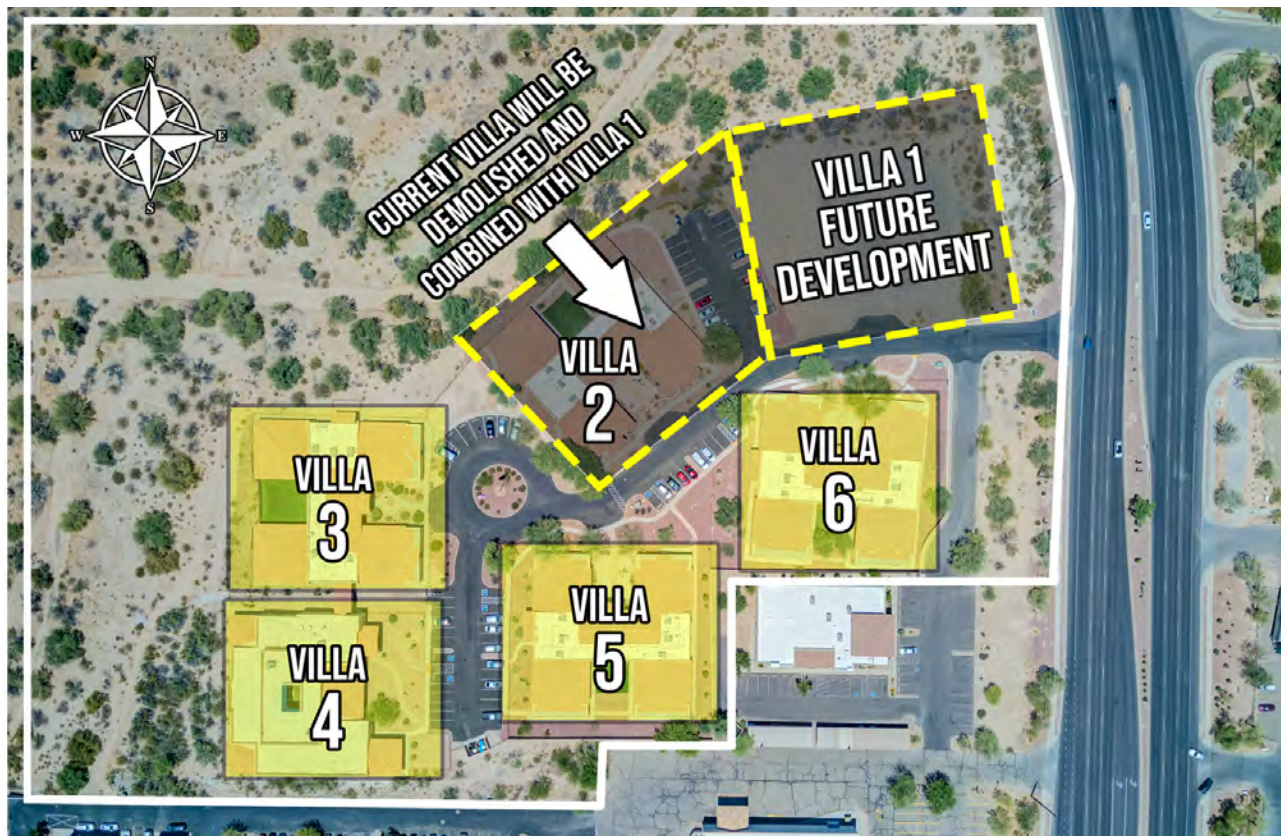
VILLA 5

27 rooms - Assisted Living

VILLA 6

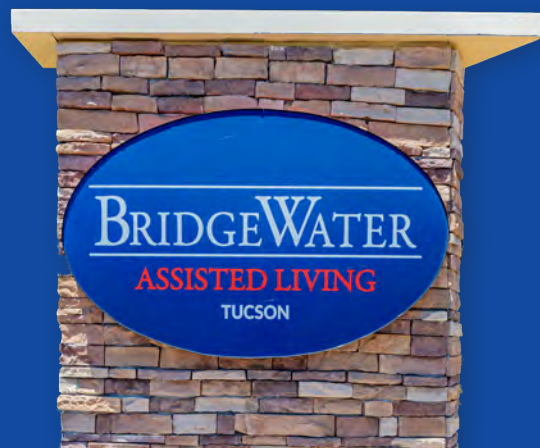
27 rooms - Assisted Living

The Villas are all licensed for Memory Care, Which is the highest level of care. Under this License, all rooms can operate as either all Assisted Living, all Memory Care, or both.

**DEVELOPMENT OPPORTUNITY**

AMMENITIES

- Exercise & Wellness Centers
- Full-Service Beauty Salon
- Activity & Media Rooms
- Community Computer Stations
- Scenic Paths & Tranquil Vistas
- Housekeeping & Laundry Service
- Beautiful Dining Areas
- Chauffeured Transportation
- Emergency Call Response System



TYPE OF CARE

Each of the five custom villas offers spacious suites with an emphasis on resident comfort.

Independent Living – 55 units for future development

Assisted living – Customized levels of care and service designed to meet each resident's specific needs.

Memory Care – Secured Villas for Residents' safety

Respite Care – provides a few days to a month of temporary relief for family members caring for loved ones with disabilities, illness or special needs or for a place to facilitate recovery after a surgery or hospital stay.

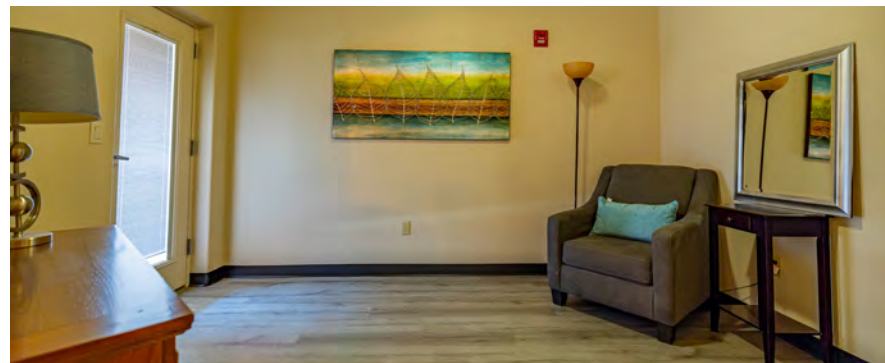
PRIVATE ONE-BEDROOM APARTMENT

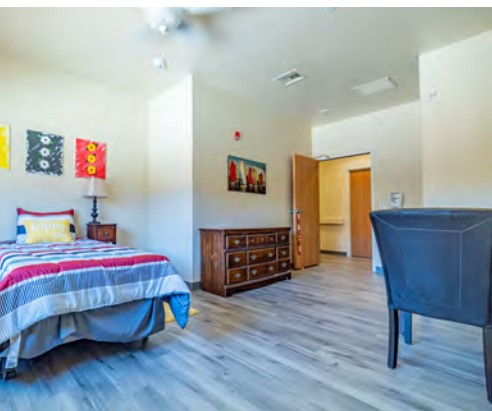


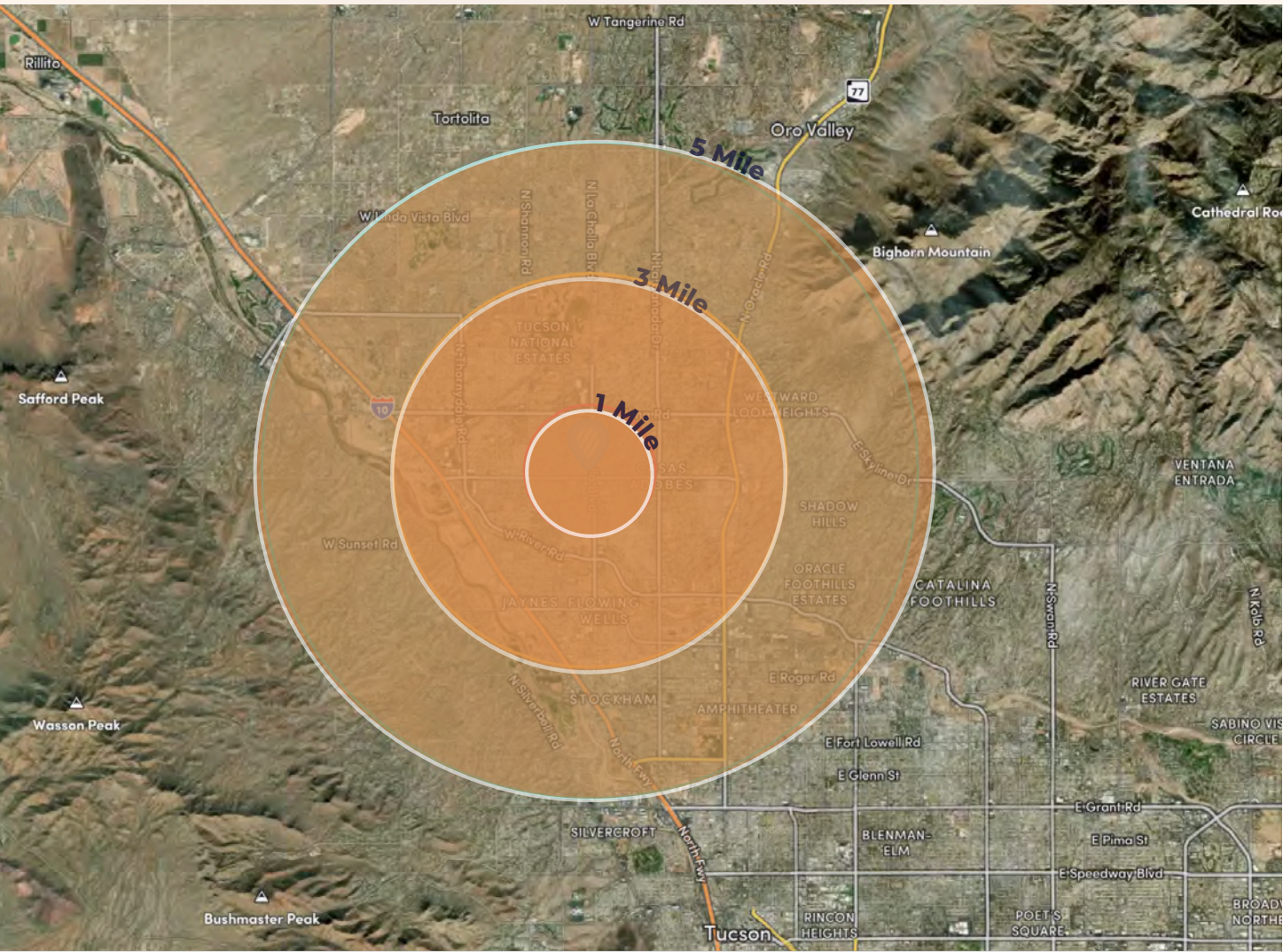
SHARED MEMORY CARE
TWO-BEDROOM APARTMENT











2024 Summary	1 MILE	3 MILE	5 MILE
Daytime Population	13,520	102,614	178,894
Population	8,770	65,970	170,539
Average Household Size	2.3	2.3	2.2
Average Household Income	\$118,386	\$92,149	\$94,984
Median Age	45.2	40.8	40.1



178,894
Daytime Population
5 Mile



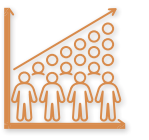
\$118,386
Average Household Income
1 Mile



+68,287
Labor Force (Employees)
5 Mile



170,539
Residential Population
5 Mile



170,640
Proj. Population (2029)
5 Mile



40.1
Median Age
5 Mile



LINDA FRITZ-SALAZAR

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Linda Fritz-Salazar joined ORION Investment Real Estate as part of the Multifamily Division, partnering with Angelessa Ritchie, where they specialize in existing Multifamily and Assisted Living Sales, as well as land for Multifamily and Assisted Living Facilities.

Linda graduated from Indiana University, Bloomington. Shortly after graduation, she moved to Phoenix to pursue a career in Commercial Banking. As Sr. Vice President of a local bank, she oversaw the Home Builder Construction Loan Department. It was here that Linda realized that she had more of an affinity for the brokerage side of Real Estate. She obtained her Arizona Real Estate Sales License in 1983 and became a Broker in 1994. She also held an Arizona B License (General Building Contractor) from 1985 to 2006.

Since joining ORION, Linda and her business partner Angelessa have sold over \$82 Million in real estate.

Linda's philosophy is "solid relationships make for successful transactions." She is involved in the transaction from the beginning to the end, covering the economic analysis, marketing, due diligence, and financing aspects of the deal.

In her spare time, Linda's second passion is playing golf. "Par is no longer a goal but breaking 90 is expected!" She is also the proud owner of two black Labrador Retrievers named Lulu Bell & Banner.



ANGELESSA RITCHIE

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Angelessa Ritchie joined ORION Investment Real Estate as part of the Multifamily Division, partnering with Linda Fritz-Salazar where they specialize in existing Multifamily and Assisted Living Sales, as well as land for Multifamily and Assisted Living Facilities.

As a native of Arizona, she knows Metro Phoenix well. Her career prior to real estate has been diverse, working in finance in the hotel and casino industry in Las Vegas, operations for a commercial contractor during the Las Vegas construction boom, retail as the owner/operator of her own high-end furniture boutique, and in the food and beverage industry as the owner/operator of a profitable coffee house.

Since joining ORION, Angelessa and her business partner Linda have sold over \$82 Million in real estate.

She has the innate ability to scout out and see potential in unconventional sites for redevelopment and is known for looking at every deal with an open perspective. She also has a flair for design and the new construction process.

Angelessa prides herself most on being dedicated, involved and present to her two sons. Her eldest is proudly serving as a Sergeant in the United States Marine Corps and her youngest is a Sophomore in college.



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