



Greeley Residential Care Facility

Residential Care Facility
Greeley, Colorado

Offering Memorandum

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This information has been obtained from sources believed reliable. Any projections, opinions, assumptions, or estimates used should be considered speculative and do not represent the current or future performance of the property. The actual financial performance will be affected by a wide variety of factors, known and unknown, the effects of which are impossible to predict. Presentation of any financial information should be in no way construed as a representation, guarantee, or warranty of any particular financial result, nor as a material inducement to invest in Company or the projects.

Reviewers are not to construe the contents of this Offering Memorandum as legal, business or tax advice. Each Reviewer should consult his own attorney, business adviser and tax adviser as to legal, business, tax and any other related matters concerning this Offering Memorandum. Reviewers are urged to request any additional information they may consider necessary in making an informed decision. This statement supersedes in its entirety any information of a general nature concerning the Company and/or the properties that may have been previously furnished for the sole purpose of general orientation to the business economics of the proposed projects and not for the purpose of offering securities. Reviewer, by accepting delivery of this Offering Memorandum, agrees not to modify the contents, and Reviewer agrees to return it and any enclosed documents to the Company or Blueprint if the Reviewer does not agree to purchase this project or upon demand by Company or Blueprint.

REAL ESTATE NOTICE

Blueprint is a licensed real estate broker in the State of Colorado and all real estate activities relating to this offering are being handled by Blueprint. All questions regarding the real estate transaction should be directed to Mark Riso of Blueprint pursuant to Colorado state law.

PRESENTED BY:

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Blueprint Healthcare Real Estate Advisors (“Blueprint”) establishes the following process overview for the offering of Greeley Behavioral, and interested parties are required to adhere to the process outlined below. The real estate owner (the “Company”) has engaged Blueprint as exclusive advisor to represent the Company in the divestment of the offering presented herein. All offers will be reviewed and considered by the Company as submitted via email to Blueprint representatives listed below:

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Interested parties must include the following factors in their offer submissions:

- A company bio or business background. The suggested demonstration of qualifications should include an overview of relevant transactional experience in senior living and/or healthcare real estate investments and other related assets under management, along with financial (both debt and equity) qualifications.
- It is encouraged that interested parties include the key assumptions and basis for their valuation, along with details on strategy to secure debt and equity financing to close the transaction.
- An overview of the proposed transaction structure along with an indication of the estimated timeframes to negotiate a definitive purchase agreement, conduct due diligence, and consummate a transaction.
- Required in any and all offers will be a summary of the capital structure including the anticipated sources for financing the transaction (i.e. lending institutions) as well as a list of potential equity sources, if applicable. Evidence of equity funds available for immediate deployment is highly encouraged.
- Any additional conditions or contingencies necessary to consummate the transaction. For example, offers should include the prospect’s necessary level of review by senior professionals or investment committees in order to transact and the timing of further review and approvals.
- During the process, any and all exchanges of information, whether verbal or electronic, will be coordinated through and facilitated by Blueprint. Interested parties are not permitted to and shall not under any circumstances contact the Company, the facility, nor the facility staff, employees, or personnel, the Lessee, or parent company of Lessee, prior to offer submission and without the express prior written approval of the Company. Unauthorized contact or tours will not be tolerated and will eliminate interested parties from the bidding process.



Greeley Residential Care Facility

OFFERING OVERVIEW



PROPERTY OVERVIEW	
Property Name:	Greeley Behavioral
Address:	1663 29th Avenue Place Greeley, CO 80634
Year Built:	1994
Current Use:	Vacant Former Seniors Housing Community
Future Use:	Inpatient Behavioral Healthcare Facility
Total Units:	32 Units
Average Unit Size:	144 Sq. Ft.
Total Lot Size:	1.27 AC
Total Building Size:	12,603 Sq. Ft.
Number of Stories:	One (1)
Parking:	28 Spaces
Zoning:	Residential High Density (R-H)
Zoning Feasibility:	Zoned by Right for Inpatient Behavioral Health & Seniors Housing
APN:	R3236504

THE OFFERING

Blueprint is pleased to present the offering of Greeley Residential Care Facility, a vacant asset previously operated as a seniors housing community. Located in Greeley, Colorado, the one-story building in its current configuration offers 32 resident suites with private bathrooms on a 1.27 acre lot. Moving forward, a new provider can capitalize on the facility layout, extensive referral sources, permitted zoning, and high demand for residential substance abuse treatment in both Greeley and the greater Colorado community.

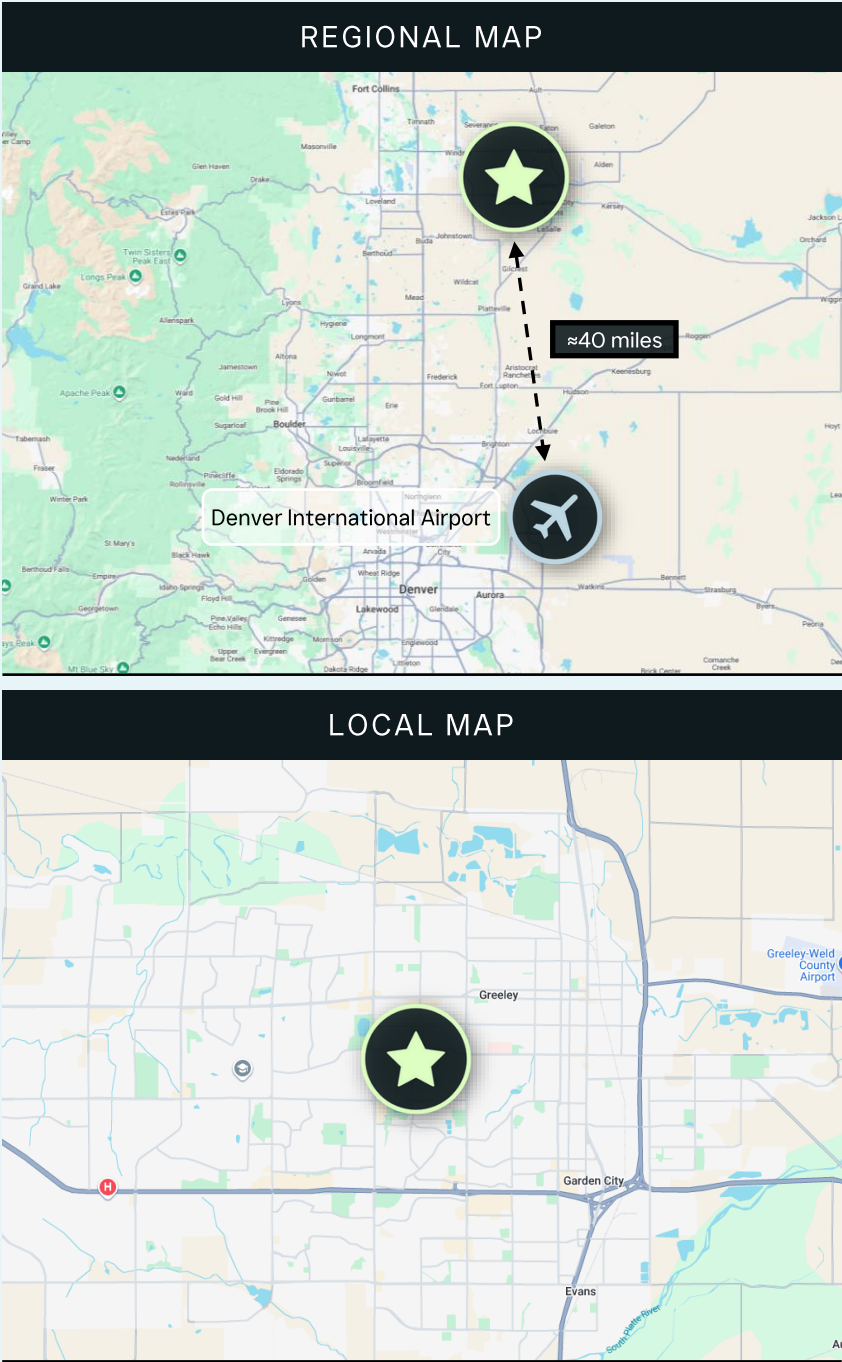
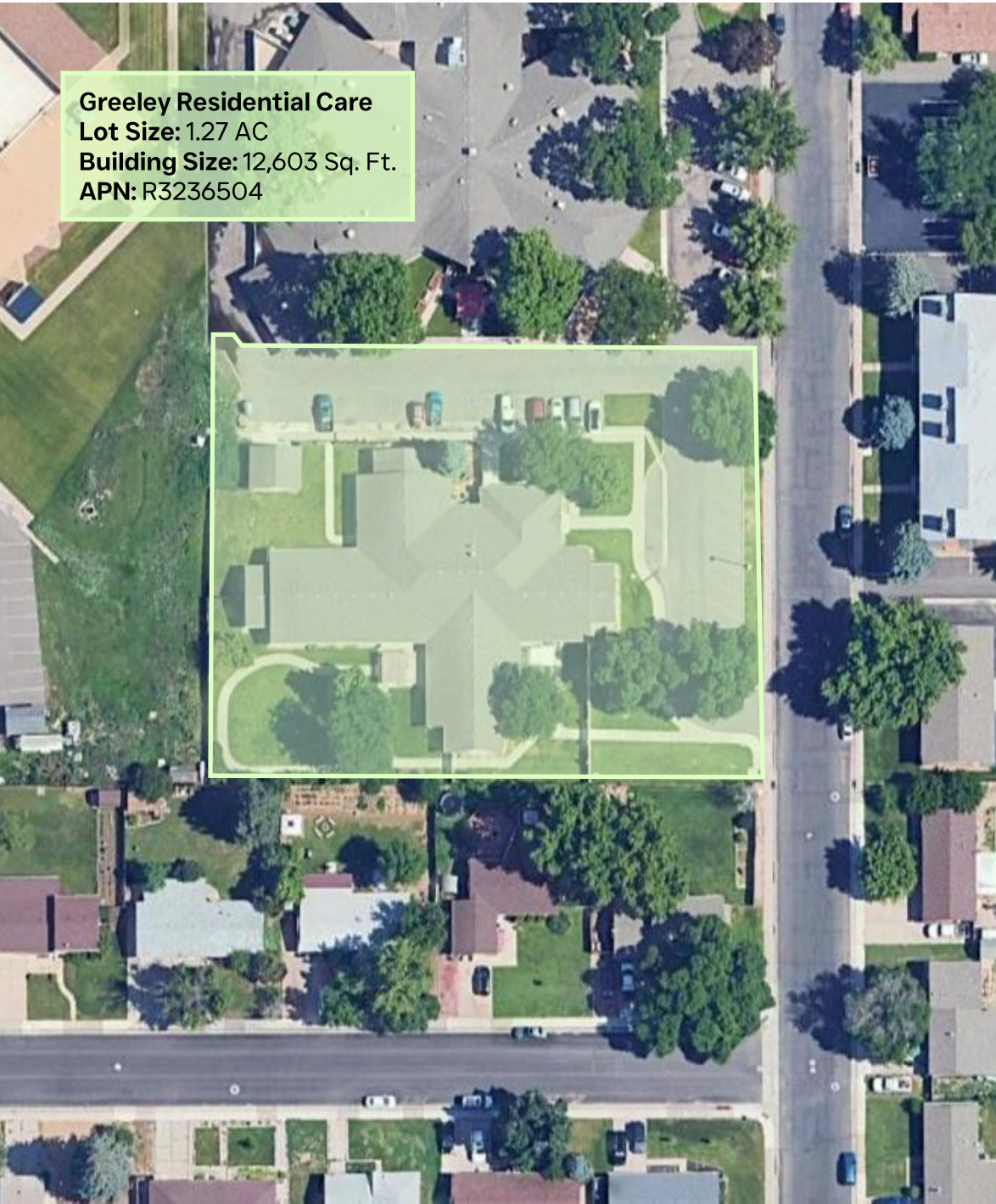
The property benefits from a prime locations within proximity to U.S. Route 34 & U.S. Route 85, providing convenient access to the Downtown Denver and surrounding suburbs, the Rocky Mountains, nearby hospitals, and Denver International Airport. Additionally, the facility is near several developments and notable landmarks including Centerplace of Greeley, home to national anchors like Target, Best Buy, and Safeway. The property also benefits from proximity to recreational areas like Bittersweet Park and Greeley Country Club. In addition, the subject is under 10 minutes from the University of Northern Colorado, a regional education and employment hub, with a strong healthcare and nursing program that attracts thousands of students driving consistent demand and adding possible labor sources to the local market.

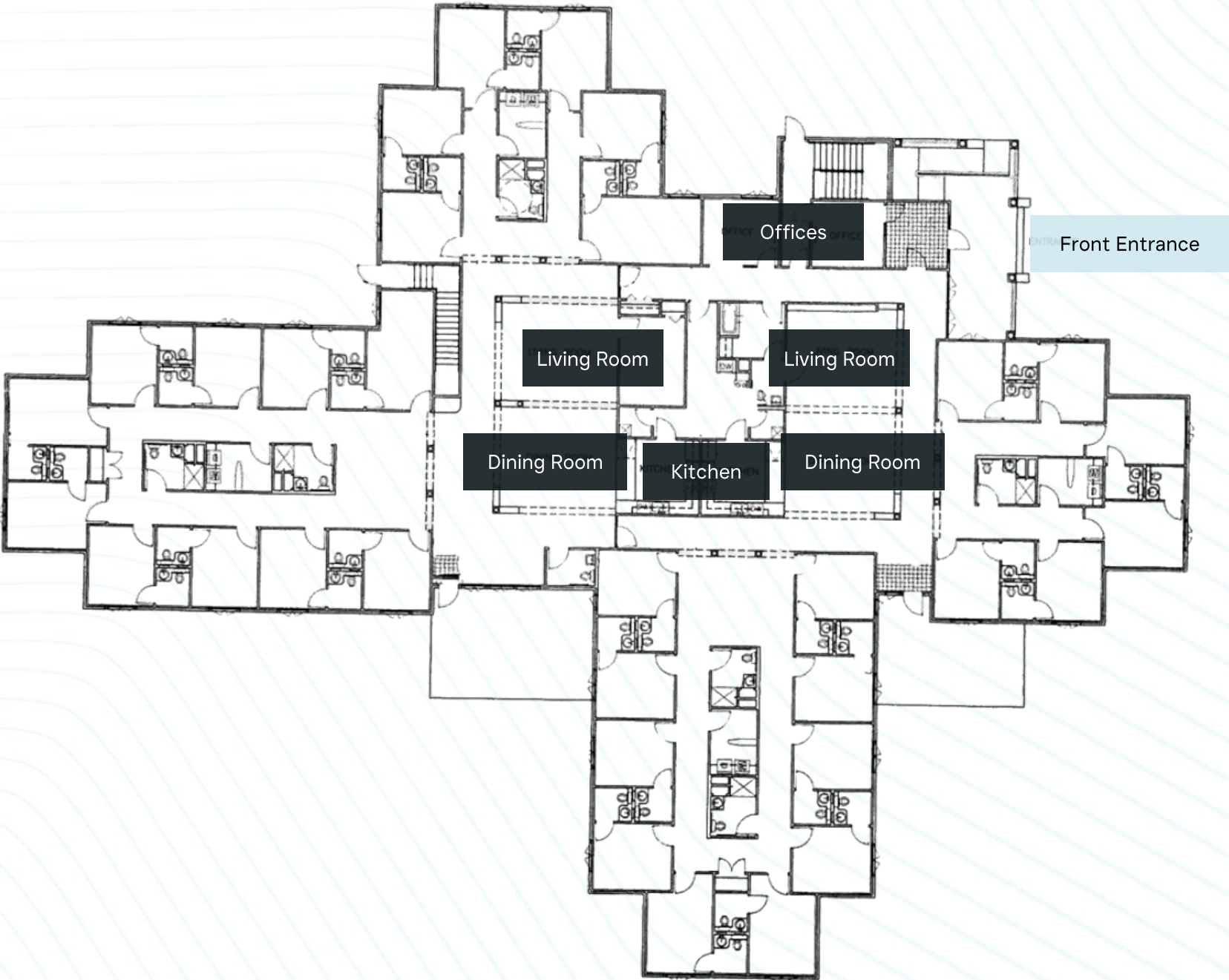
Greeley Behavioral is a previously licensed and operated assisted living and memory care facility being offered vacant for sale without a defined asking price, unencumbered by property level mortgage debt, and free and clear of a management contract or lease agreement. The property is primed to begin providing inpatient substance abuse disorder treatment. Interested parties should contact Blueprint’s Behavioral Health advisory team to talk through potential strategic alignments.



Greeley Residential Care Facility

PROPERTY DETAILS





Greeley Residential Care Facility is currently zoned as Residential High Density (R-H). The subject property has approval from the City of Greeley to operate as a residential behavioral healthcare treatment facility or seniors housing facility. Please reach out to Blueprint's behavioral healthcare team for the zoning verification letter and to learn more.

ZONING INFORMATION

Property Name: Greeley Residential Care Facility

Address: 1663 29th Avenue Place | Greeley, Colorado 80634

Jurisdiction: City of Greeley

Zoning: Residential High Density (R-H)

Permitted Uses: Residential Behavioral Healthcare Facility
Sober Living Facility
Seniors Housing

APN: R3236504

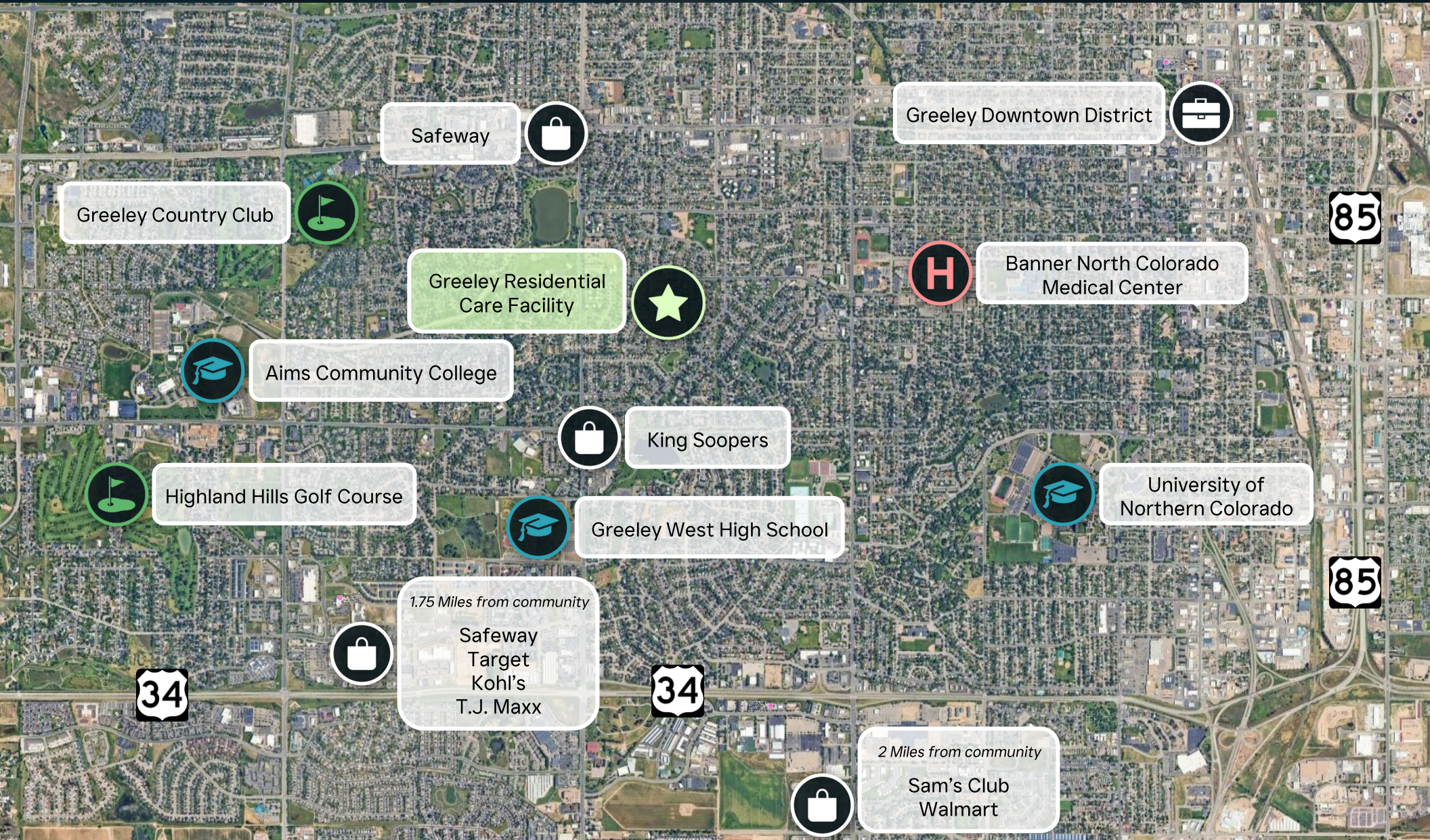






Greeley Residential Care Facility

MARKET OVERVIEW





60,212

2024 Colorado Population
Treated for Substance Use

29,201

2024 Colorado Population
Treated for Alcohol Abuse

13,895

2024 Colorado Population
Treated for Opioids

11,756

2024 Colorado Population
Treated for Amphetamines

1,957

Colorado Drug
Overdose Deaths, 2023

61.3%

Share of Colorado's
Overdose Deaths Linked
to Fentanyl, 2023

78,576

Number of Calls Made to
Colorado's 988 Suicide &
Crisis Line, 2023

880,000

Colorado Residents Claiming
Insufficient Access to
Mental Health Care, 2023

NIC MAP, SAMHSA.gov, KFF, NAMI, commonsenseinstitute.org,
coloradohealthinstitute.org



Hospital Overview

Greeley is surrounded by an abundance of referral sources with 10+ hospitals within a 20-mile radius of the facility. Of the 10+ hospitals, there are two major health systems, Banner Health and UCHealth, boasting ~850 beds between the two systems.

Banner North Colorado Medical Center in Greeley is located approximately 1 mile east of the subject. The hospital serves as a regional hub for advanced medical care and is home to a level II Trauma Center, comprehensive cardiac services, and a leading cancer institute. Along with acute care, the medical center leverages Banner Health's network to deliver specialized services and clinical research. Banner Health operates a regional network of hospitals, including Banner North Colorado Medical Center and Banner McKee Medical Center in Loveland. Banner McKee offers full inpatient and outpatient behavioral health services that support the broader system's continuum of care.

Greeley Residential Care Facility's proximity to leading hospitals provides a distinct competitive edge over other behavioral treatment facilities in the area, supported by strong referral streams, a stable pipeline of qualified staff, and sustained community demand for overnight behavioral services.





840,678

Total Population 2025
30 Miles



\$120,833

Median Income Age 45-64
30 Miles



\$605,802

Median Home Value 2025
45 Miles



12.0%

Home Value 5 Yr. Growth Rate
45 Miles

NIC MAP Vision

LOCAL POPULATION

	15-Miles	30-Miles	45-Miles	MSA
Total Households 2025	96,688	314,837	670,412	129,159
Total Population 2025	274,852	840,678	1,816,331	374,331
Total Population 2030	303,223	901,049	1,909,919	414,055

LOCAL INCOME

	15-Miles	30-Miles	45-Miles	MSA
Median Household Income 2025	\$90,077	\$96,314	\$101,000	\$97,250
Median Household Income 2030	\$100,918	\$107,465	\$113,364	\$111,591
Median Income Age 45-64 2025	\$121,429	\$120,833	\$126,786	\$123,500
Median Income Age 45-64 2030	\$135,473	\$137,188	\$144,000	\$137,188

WEALTH METRICS

	15-Miles	30-Miles	45-Miles	MSA
Median Net Worth 45-54 2025	\$399,505	\$407,853	\$475,710	\$434,330
Median Net Worth 55-64 2025	\$582,894	\$649,327	\$755,468	\$622,422
Median Home Value 2025	\$491,195	\$586,957	\$605,802	\$502,435
Median Home Value 2030	\$577,604	\$659,497	\$678,765	\$591,102
Home Value 5 Yr. Growth Rate	18.0%	12.0%	12.0%	18.0%



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