



FOR SALE
139 WEBER COURT
WELLINGTON, OH 44090
SALE PRICE: \$5,325,000



PROPERTY HIGHLIGHTS

- 5 Buildings Totaling 27,682 SF with 6.54 Acres
- 4 Multi-Family Homes - 28 Patients
- 1 Habilitation Center - $\pm$ 300 Occupancy
- 100% Single Tenant Occupancy
- National Tenant ResCare Community Living
- Buildings Built in 1991, 2006, and 2012
- Heated Parking Lot & Walkways between Buildings
- Zoning: MR-1 Multifamily
- Highway Access: 0.7 Miles from SR-18

2026 PROJECTED FINANCIAL SUMMARY

 2026 Projected Gross Operating Income	\$509,880.00
 2026 Projected Gross Operating Expenses	\$30,592.80
 Net Operating Revenue	\$479,287.20
 Cap Rate	8%

LISTING AGENT

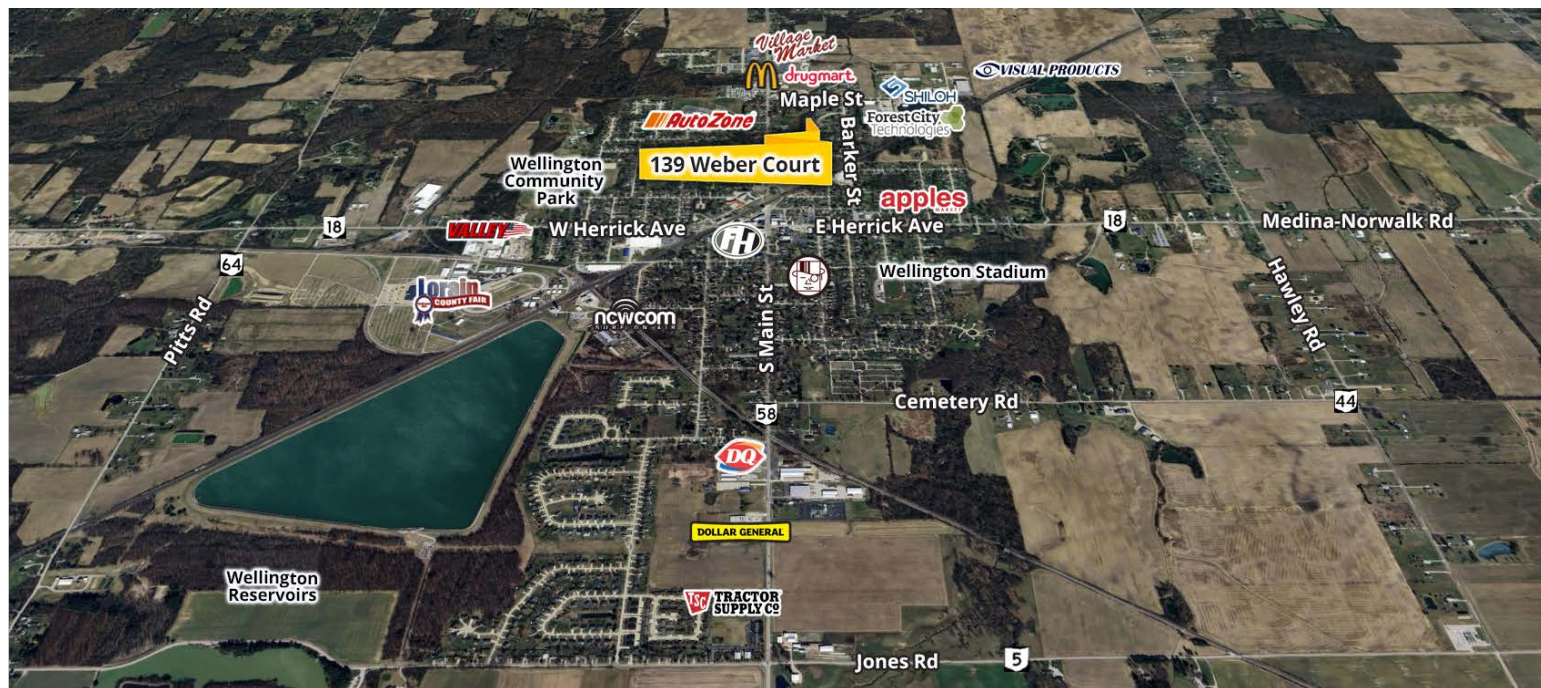
Troy Gerspacher, CCIM, SIOR
 troy@gerspachergroup.com

330.722.5002





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PROPERTY OVERVIEW

A rare net-leased medical and residential investment opportunity serving the Intellectual and Developmental Disabilities (IDD) sector. The property is offered as a stabilized investment consisting of 4 parcels totaling 6.54 acres, improved with 5 freestanding structures totaling 27,682 SF, including a 1,344 SF open-wall carport and a 960 SF pole barn. This property is 100% occupied by ResCare Community Living, a nationally recognized provider of trusted community living services for individuals with intellectual and developmental disabilities in home-like environments. ResCare has occupied the property since the original construction in 1991 and subsequent expansion in 2012. There are 5 leases: four leases extend through 2027, each with one additional five-year renewal option, and one newly executed five-year lease for the habilitation training & treatment center running through December 2031. The most recent lease (139 Weber Court) offers annual rent increases. The total 2026 projected gross annual rent is \$509,880. See lease responsibilities by tenant and landlord in the lease summary included in this offering memorandum. This offering presents a compelling long-term investment opportunity backed by a nationally recognized credit tenant in a critical services sector.

LOCATION OVERVIEW

The property is located in Wellington, Ohio, approximately 0.7 miles from SR-18, offering convenient access to a major east-west corridor serving Lorain and Medina Counties. SR-18 provides direct connectivity to nearby communities, including Oberlin and Medina, enhancing regional accessibility.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,535	6,491	11,077
Total Units	1,618	2,890	4,759

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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#1 - 139 WEBER COURT HIGHLIGHTS

- Available: 12,994 SF
- Built 2006
- 5-Year Lease with No Options
- 4 Private Offices
- Commercial Kitchen with Hood System
- Men/Women Restrooms
- Roof 2006
- 3 HVAC Units: 2 Original, 1 Replaced in past 5 Years
- Back-up Generator: 50,000 Watts
- Rear Pavilion for Resident Gatherings
- Radiant Heated Flooring throughout the Facility
- Parking Lot and Sidewalks





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#2 - 100 WEBER COURT HIGHLIGHTS

- Available: 2,592 SF
- Built 2012
- \$2,604.17/MO (\$31,250.04 Annualized Rent)
- Lease through Dec 2027 - One 5-Year Option After
- 5 Patient Capacity
- 3 Bedrooms, 1 Kitchen, and 3 Bathrooms
- 1 Common Area
- 1 Car Garage
- Original Roof
- Original Windows
- Original HVAC



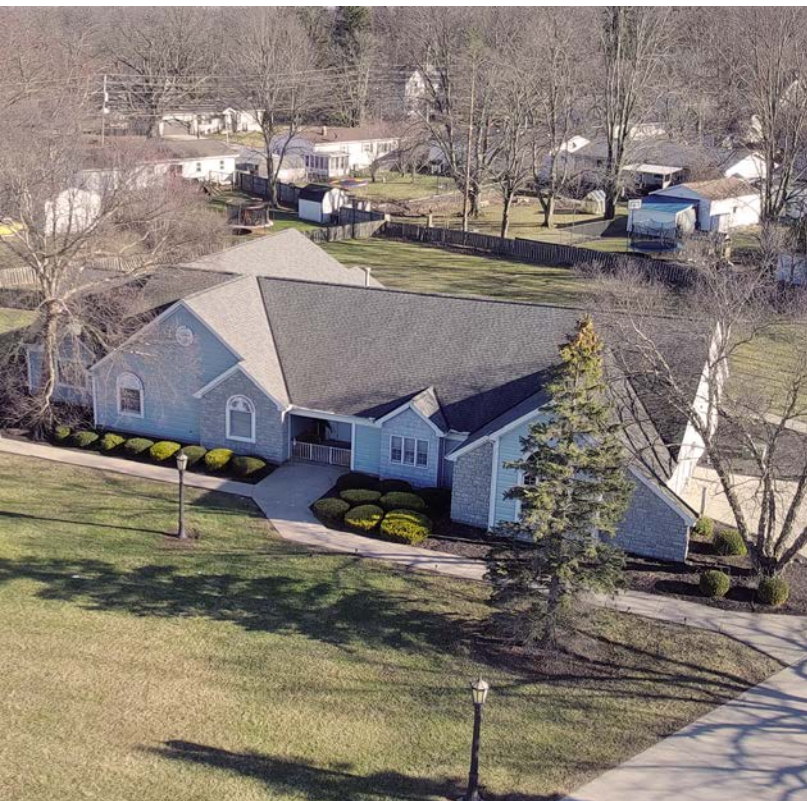
#2 - 101 WEBER COURT HIGHLIGHTS

- Available: 2,592 SF
- Built 2012
- \$2,604.17/MO (\$31,250.04 Annualized Rent)
- Lease through Dec 2027 - One 5-Year Option After
- 5 Patient Capacity
- 3 Bedrooms, 1 Kitchen, and 3 Bathrooms
- 1 Common Area
- 1 Car Garage
- Original Roof
- Original Windows
- Original HVAC





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#3 - 103 WEBER COURT HIGHLIGHTS

- Available: 5,424 SF
- Built 1991
- \$4,687.50/MO (\$56,250 Annualized Rent)
- Lease through Dec 2027 - One 5-Year Option After
- 9 Patient Capacity
- 4 Double Bedrooms = 8 Patient Capacity
- 1 Single Bedroom = 1 Patient Capacity
- 4 Bathrooms
- 1 Common Area
- 1 Shower/Whirlpool Area
- Roof Replaced: 2015
- Original Windows
- 2 HVAC Units



#4 - 110 WEBER COURT HIGHLIGHTS

- Available: 5,424 SF
- Built 1991
- \$4,687.50/MO (\$56,250 Annualized Rent)
- Lease through Dec 2027 - One 5-Year Option After
- 9 Patient Capacity
- 4 Double Bedrooms = 8 Patient Capacity
- 1 Single Bedroom = 1 Patient Capacity
- 4 Bathrooms
- 1 Common Area
- 1 Shower/Whirlpool Area
- Roof Replaced: 2015
- Original Windows
- 2 HVAC Units - 1 Replaced after 2015





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HISTORY OF BUSINESS & PROPERTY

Adelbert H. "Del" Weber was a respected Wellington, Ohio community leader and a true pioneer in services for individuals with developmental disabilities. Beginning in 1957, Weber dedicated his career to creating high quality, compassionate care options that emphasized dignity, independence, and community integration. He was instrumental in establishing Lorain County's first group homes for individuals with developmental disabilities and played a key role in the transition from large institutional settings to community based residential and day programs. His legacy includes the development of the Wellington Habilitation Center in 2007, a purpose built facility designed to support skills development and meaningful daily engagement. Weber's work earned statewide recognition, including the Ohio Health Care Association's Pioneer Award, and continues to shape Wellington's reputation as a community committed to inclusive, person centered care. ResCare purchased the business around 2014, signed a lease, and began operating as a tenant of the property. Ownership has decided to sell for retirement purposes.

LEASE SUMMARY

There are five separate leases with this investment. **The Weber Court housing units 100, 101, 103, and 110** began their lease terms in 2014 and ended December 31, 2022. The tenant can renew for two five-year terms; the current 1st renewal term runs through December 31, 2027, with a six-month notice required by July 31, 2027. If renewed again, the lease extends to December 31, 2032.

The Habilitation Center (unit 139) also started in 2014 with a five year lease plus two three-year options, ending December 31, 2025. A new five-year lease extension begins January 1, 2026, with rent increases until December 31, 2031. No further renewal options exist, giving the landlord flexibility for future negotiations on any extension

Landlord responsibilities include structure, roof, roof structure, floors, foundations, utility lines, HVAC, plumbing, electrical and sprinkler systems in which repair or replacement would be determined by age and remaining term of the lease (as referenced in the lease agreement).

Tenant is responsible for the balance of any maintenance expenses of the building inside and out, including landscaping, snowplow, trash removal, parking lot maintenance, and replacement of (glass) windows, and doors. They are also responsible for the cost of the taxes and insurance.

2023 REVENUE	
Rental Revenue	\$474,002.12
Operating Expenses	\$95,702.54
Net Operating Revenue	\$378,299.58
CAPITAL EXPENSES	
Description:	Expense:
ServPro-Water Line Repair	\$7,921.07
Total: \$7,921.07	

2024 REVENUE	
Rental Revenue	\$474,002.12
Operating Expenses	\$95,702.54
Net Operating Revenue	\$378,299.58
CAPITAL EXPENSES	
Description:	Expense:
Koosman - Water Heater	\$15,078.88
Rockford Floor - New Carpet and Kitchen Floor	\$19,000.00
Total: \$34,078.88	

2025 REVENUE	
Rental Revenue	\$474,002.12
Operating Expenses	\$95,702.54
Net Operating Revenue	\$378,299.58
CAPITAL EXPENSES	
Description:	Expense:
Westland - AC	\$16,500.00
ServPro - Water Line Repair	\$8,367.11
Koosman - Clean Up 3" Line	\$19,000.00
Koosman - Clean Up 3" Line	\$19,000.00
Westland - AC	\$17,800.00
Total: \$57,480.49	





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TENANT SUMMARY

ResCare Community Living is a national provider of home and community-based services for individuals with intellectual, developmental, and cognitive disabilities. With more than 40 years of operating experience, the organization focuses on supporting people to live safely, independently, and with dignity in their own homes or in community based residential settings rather than institutional environments.

ResCare Community Living delivers a broad continuum of services designed to meet the needs of individuals with varying levels of medical, behavioral, and daily living support requirements. These services include home and community-based services, adult foster care and host home programs, group homes, intermediate care facilities, supported and periodic living services, day programs, supported employment and job placement, and health and behavioral services. Programs are built around person-centered planning, emphasizing individualized care and collaboration with families, guardians, clinicians, and case managers.

The organization operates programs across multiple states and serves individuals year round, with a strong emphasis on long-term stability and quality outcomes. ResCare Community Living supports a population that often includes complex medical needs, behavioral health challenges, and multiple chronic conditions. The company reports delivering more than 100 million hours of service annually through thousands of residential and community-based programs nationwide.

ResCare Community Living functions as part of BrightSpring Health Services, a diversified healthcare services platform that provides home and community-based care to complex and vulnerable populations. Under the BrightSpring umbrella, ResCare Community Living benefits from shared clinical resources, operational infrastructure, and care management tools while maintaining its specialized focus on intellectual and developmental disability services.

Headquartered in Louisville, Kentucky, ResCare Community Living operates with a mission centered on helping people "live their best life" through safe housing, daily living support, community integration, and employment opportunities. Its business model emphasizes long term partnerships with state agencies, managed care organizations, families, and local communities to deliver compliant, outcomes focused care in residential and nonresidential settings. ResCare Community Living is reimbursed primarily through state Medicaid programs, funded jointly by the state and federal governments, using HCBS waiver and ICF/IID reimbursement models for approved services to individuals with intellectual and developmental disabilities.

As of February 2026, ResCare Community Living is under contract to be purchased by Sevita. It is expected to close in 2026 requiring Sevita to divest 128 facilities in Indiana, Louisiana and Texas, to address competition concerns. Sevita is one of the largest providers of home and community-based specialty healthcare services in the United States, focused on supporting individuals with intellectual and developmental disabilities (IDD), autism, complex medical needs, brain and spinal cord injuries, and children and families involved in foster care systems. The company was founded in 1967 and has more than five decades of experience delivering person-centered care in residential, in home, and community based settings.

COMMUNITY DETAIL

Wellington, Ohio is a small village in southern Lorain County known for its strong community spirit, historic character, and access to outdoor recreation. Founded in the early 19th century and incorporated in 1855, Wellington has deep historical roots tied to early settlement, the railroad era, and important moments in American history, including abolitionist activity connected to the Underground Railroad.

Outdoor amenities are a major draw. Wellington Reservation, part of the Lorain County Metro Parks, offers hiking trails, fishing, kayaking, picnic areas, and wildlife viewing around a large scenic lake. Nearby Findley State Park expands recreational opportunities with camping, trails, and year round outdoor activities. These natural assets make Wellington appealing for families and outdoor enthusiasts.

Wellington's downtown district reflects classic small town charm, featuring locally owned shops, restaurants, historic architecture, and community events throughout the year. The village also hosts and supports major regional attractions such as the Lorain County Fairgrounds, which bring visitors and economic activity to the area.

