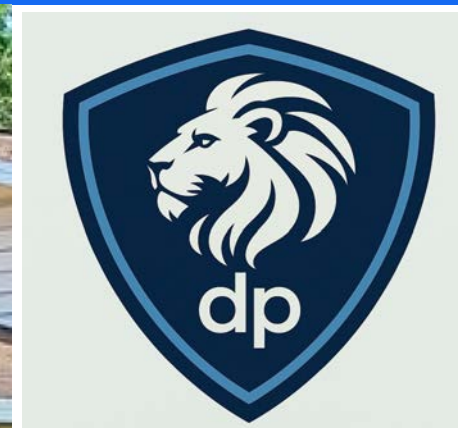


Assisted Living Facility Investment



OFFERING MEMORANDUM | DREZNIN PAPPAS COMMERCIAL REAL ESTATE LLC

5426 18th St W
Bradenton, FL 34207

Sean Dreznin
Dreznin & Pappas Commercial Real Estate
DREZNIN PAPPAS CRE, LLC
(941) 961-8199
tritoncre@gmail.com



Assisted Living Facility Investment

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Exclusively Marketed by:



Sean Dreznin

Dreznin & Pappas Commercial Real Estate

DREZNIN PAPPAS CRE, LLC

(941) 961-8199

tritoncre@gmail.com



www.DP-CRE.com



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	5426 18th St W Bradenton FL 34207
COUNTY	Manatee
MARKET	Tampa / St. Petersburg
SUBMARKET	Bradenton / Sarasota
BUILDING SF	6,539 SF
LAND ACRES	.4405
LAND SF	19,190 SF
YEAR BUILT	1980
YEAR RENOVATED	2020
APN	6039700159
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,395,077
PRICE PSF	\$213.35
OCCUPANCY	95.00%
NOI (TAKEOVER)	\$98,900
NOI (YEAR ONE)	\$132,977
CAP RATE (TAKEOVER)	7.09%
CAP RATE (YEAR ONE)	9.53%
CASH ON CASH (TAKEOVER)	7.05%
CASH ON CASH (YEAR ONE)	9.46%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	17,480	101,932	178,057
2020 Median HH Income	\$39,503	\$44,523	\$49,699
2020 Average HH Income	\$50,536	\$59,607	\$66,442

Investment Highlights

- ❖ This Real Estate and Business Investment can return to its former glory quite easily and the potential to produce strong income while providing a nice and comfortable living facility for future ALF residents.

For the past four years +, this property has had a tenant operating an independent living facility which is different from its long standing history of always being an assisted living facility. This tenant is currently in place but their tenancy is month to month. We are able to discuss the current situation and what future visions may look like.

Please make sure to see the major employers map included and draw your attention to the main major employers being Healthcare.

- ❖ Typically an ALF versus an ILF differs per bed in Manatee county around \$2,500 to \$3,000 per bed, per month which off the back of the napkin math produces proforma numbers like this;

16 Beds X \$3,500 per month = \$56,000 monthly gross income (but wait! - you also are purchasing a cottage which can provide additional income!). The market says that can rent for \$1,500/mo but let's add \$1,000 for this model. = \$57,000 per month of gross income.

\$684,000 Gross Potential Annual Income as an ALF owner and operator.

Let's assume expenses of 42% = \$288,000

This provides a NOI of \$396,000

- ❖ The current lease which is now a month to month tenancy.

You can also purchase the property and we can be of service and locate an ALF to lease the space!

An example of how this lease can cash flow for an investor (including the cottage rental as well (\$1,000/mo)

Lease on main building - \$12,000 per month w/ additional lessee responsibilities + cottage (\$1,000/mo) = \$13,000 per month

\$156,000 annual gross income

Approx expense ratio (25%) = \$39,000

Net Operating Income = \$117,000 Annually

Purchase @ \$1.395m with the NOI equals an 9% +/- return.

- ❖ There is also a vacant lot at the Northern front end of the front parcel property and future expansion or new construction are possibilities with county approval.

Property Opportunity & Highlights

- ❖ This is a fantastic and rare opportunity to acquire a multi-faceted investment including a Living Facility.

The ownership put on new roofs on both buildings within the past 12 months along with a 22KW Generator with 200 AMPs onsite.

They also had a WDO (Termite) inspection performed in early 2025 and received a written clean bill of health.

- ❖ Plenty of area for serene outdoor settings are on this .44 acre site as well. Featuring a large, shaded backyard garden area with majestic Oaks providing the canopy, and storage sheds, as well as additional land and a 2nd building on the south side of the property. Providing plenty of room for future expansion. And easy conversion to additional rooms or staff housing.

Call Dreznin Pappas Commercial Real Estate @ 941-961-8199 today to view videos and available documents of this amazing property before it's SOLD or potentially leased!

02

Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Local Business Map
- Major Employers

Location Summary

- ❖ Bayshore Gardens is a census-designated place (CDP) and planned community in Manatee County, Florida, United States. The population was 16,323 at the 2010 census. It is part of the Bradenton–Sarasota–Venice Metropolitan Statistical Area.
- ❖ In 1955, a New York syndicate led by developer Sydney R. Newman purchased the area now known as Bayshore Gardens on the west side of U.S. 41 along the eastern shore of Sarasota Bay, just north of the Sarasota/Manatee county line, and platted an area between what was dubbed Bayshore Gardens Parkway running from U.S. 41 to 26th Street West and Sarasota Bay that would become Bayshore Gardens.

The property was purchased for about 2 million dollars, making it the most expensive land purchase in the area since the 1920s. This 3,200-acre area, once fields for growing tomatoes, would include recreation areas and a marina, schools, churches, shopping centers and medical facilities as well as homes.

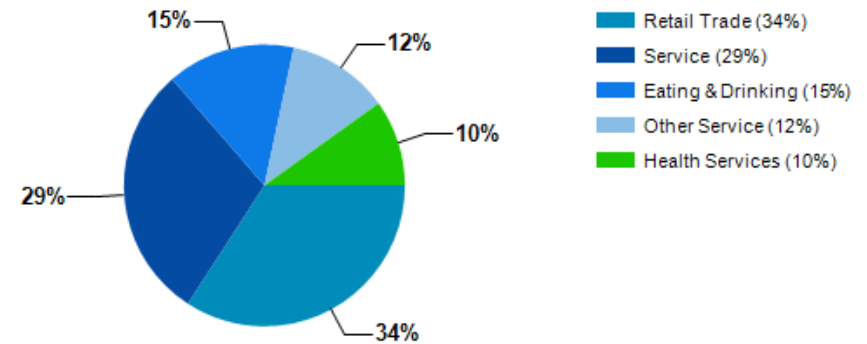
- ❖ Bradenton's economy is primarily driven by tourism due to its close proximity to gulf coast beaches, the Tampa Bay Area and other agricultural preserves

The Bradenton tourism industry employs nearly 26,100 residents, creates \$1.3 billion in economic impact and contributes \$54.4 million in sales tax

• TOP AREA EMPLOYERS COMPANY EMPLOYEES

Manatee County School District 6,800
 Beall's Inc. 4,200
 Manatee County Government 2,981
 Manatee Memorial Hospital 1,445
 Goodwill Industries Manasota Inc. 1,179
 Tropicana Products 1,000

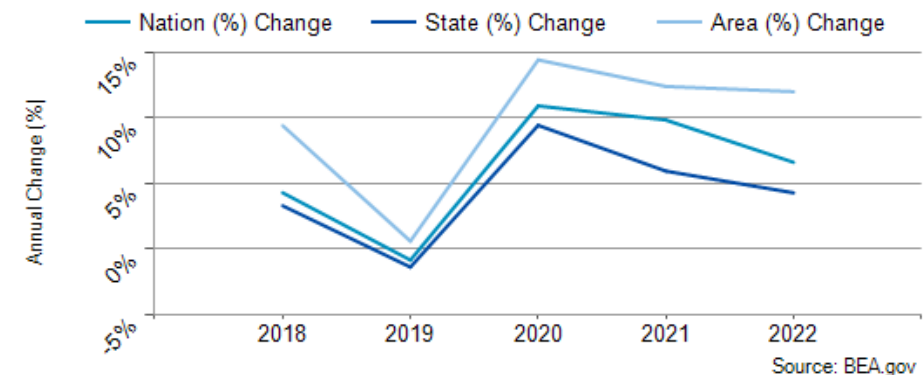
Major Industries by Employee Count



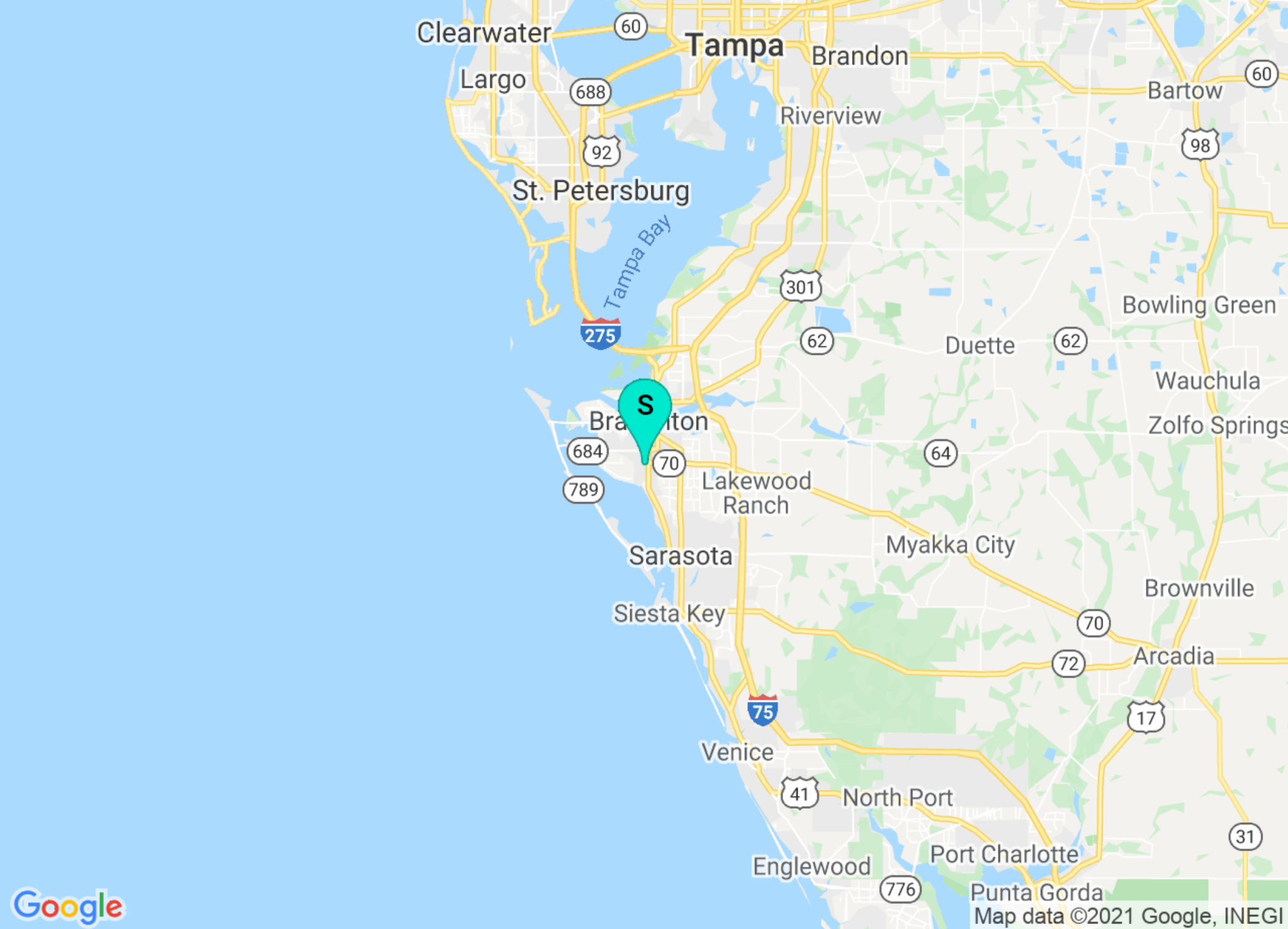
Largest Employers

Sarasota Memorial Health Care System	4,244
PGT Innovations	2,079
Sun Hydraulics	2,000
HCA Florida Sarasota Doctors Hospital	2,000
Roper Technologies	2,500
Bealls Inc.	500
First Watch Restaurants, Inc.	500
Helios Technologies	500

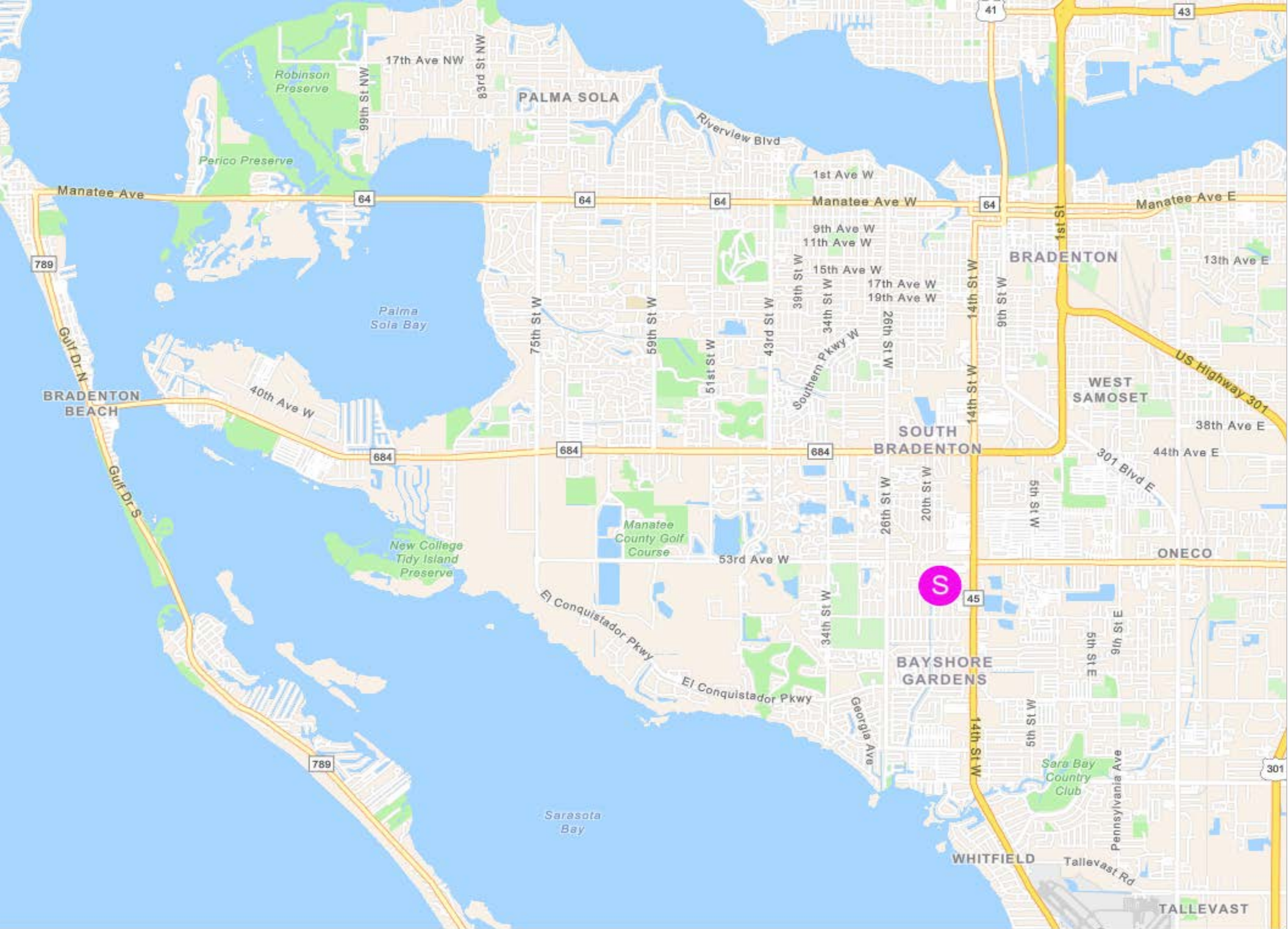
Manatee County GDP Trend

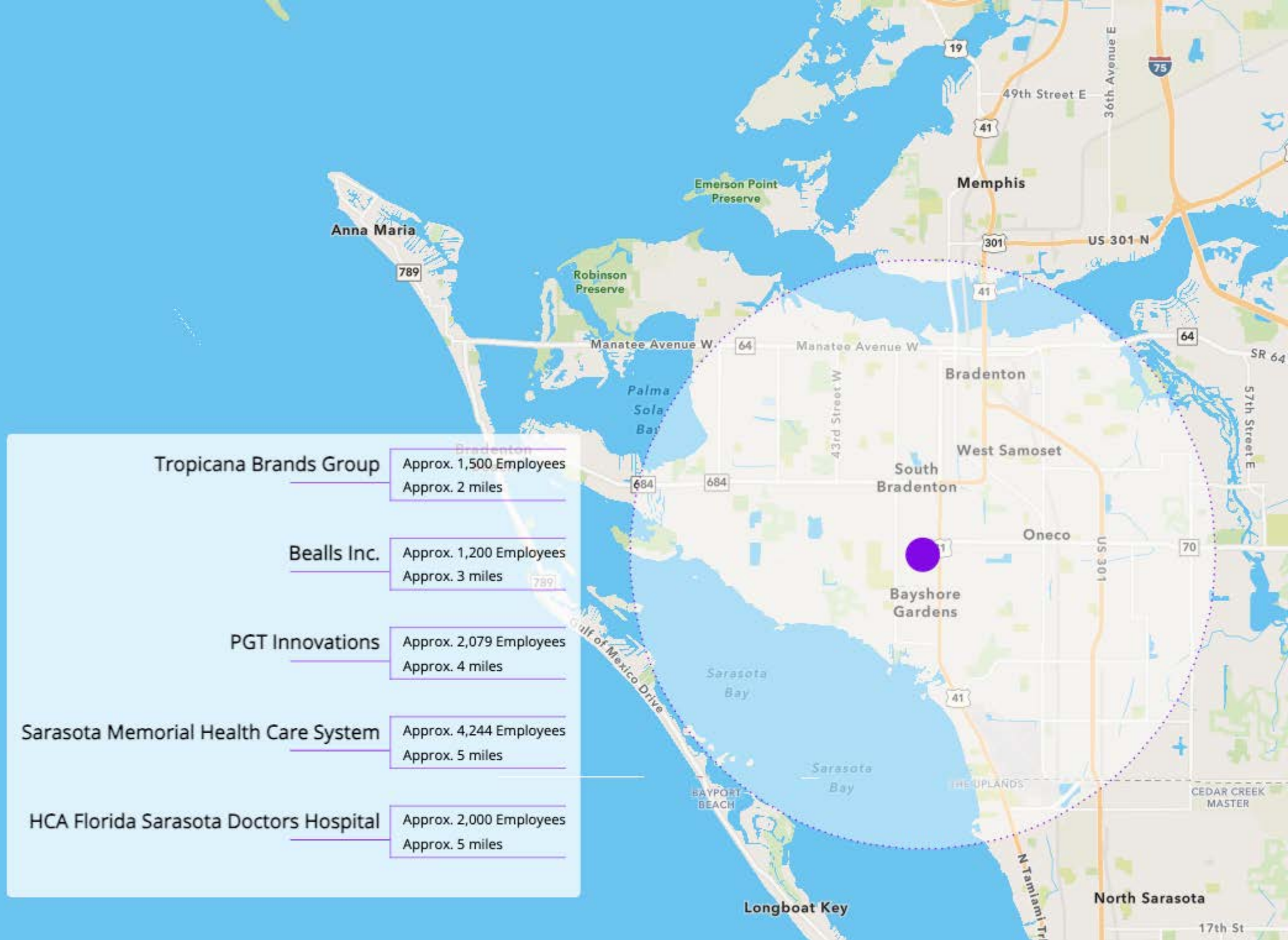














03

Property Description

Property Features

Site Plan

Floor Plan

Property Images

GLOBAL

NUMBER OF UNITS	16
BUILDING SF	6,539
LAND SF	19,190
LAND ACRES	.4405
# OF PARCELS	1
YEAR BUILT	1980
YEAR RENOVATED	2020
ZONING TYPE	Homes for the Aged
LOCATION CLASS	C+
BUILDING CLASS	C+8
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1
LOT DIMENSION	95 X 318

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	12
WASHER/DRYER	Onsite
CURRENT OCCUPANCY	88.00%
HVAC	Central
FIRE SPRINKLERS	Yes

COMMERCIAL VITALS

NUMBER OF UNITS	18
CURRENT OCCUPANCY	88.00%
HVAC	Central
FIRE SPRINKLERS	Yes

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	5 Duplexes
EAST	Residential
WEST	Small Multifamily

CONSTRUCTION

FOUNDATION	Concrete Block
FRAMING	Block
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Shingle
LANDSCAPING	Mature





599F

FIRE ALARM SYSTEM

Model: **W-100**
 Date: **10-22-97**
 Location: **LOVE-N-CARE ALF**

NOTES

1. ALL ROOMS ARE EQUIPPED WITH SMOKE DETECTORS.
 2. ALL ROOMS ARE EQUIPPED WITH SMOKE DETECTORS.
 3. ALL ROOMS ARE EQUIPPED WITH SMOKE DETECTORS.

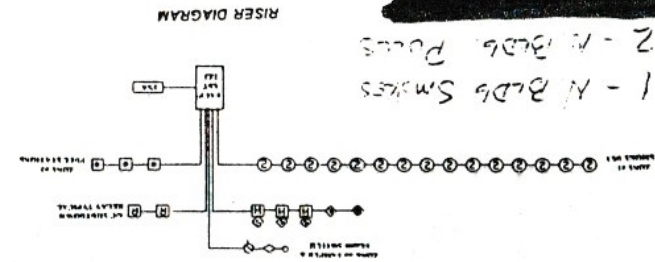
Room	Area	Notes
101	101	101
102	102	102
103	103	103
104	104	104
105	105	105
106	106	106
107	107	107
108	108	108
109	109	109
110	110	110
111	111	111
112	112	112
113	113	113
114	114	114
115	115	115
116	116	116
117	117	117
118	118	118
119	119	119
120	120	120

ELECTRONIC PROTECTION SYSTEMS, INC.
 1000 S. 10th St.
 Phoenix, AZ 85006
 Phone: 602.254.1000
 Fax: 602.254.1001
 E-mail: sales@epsystems.com

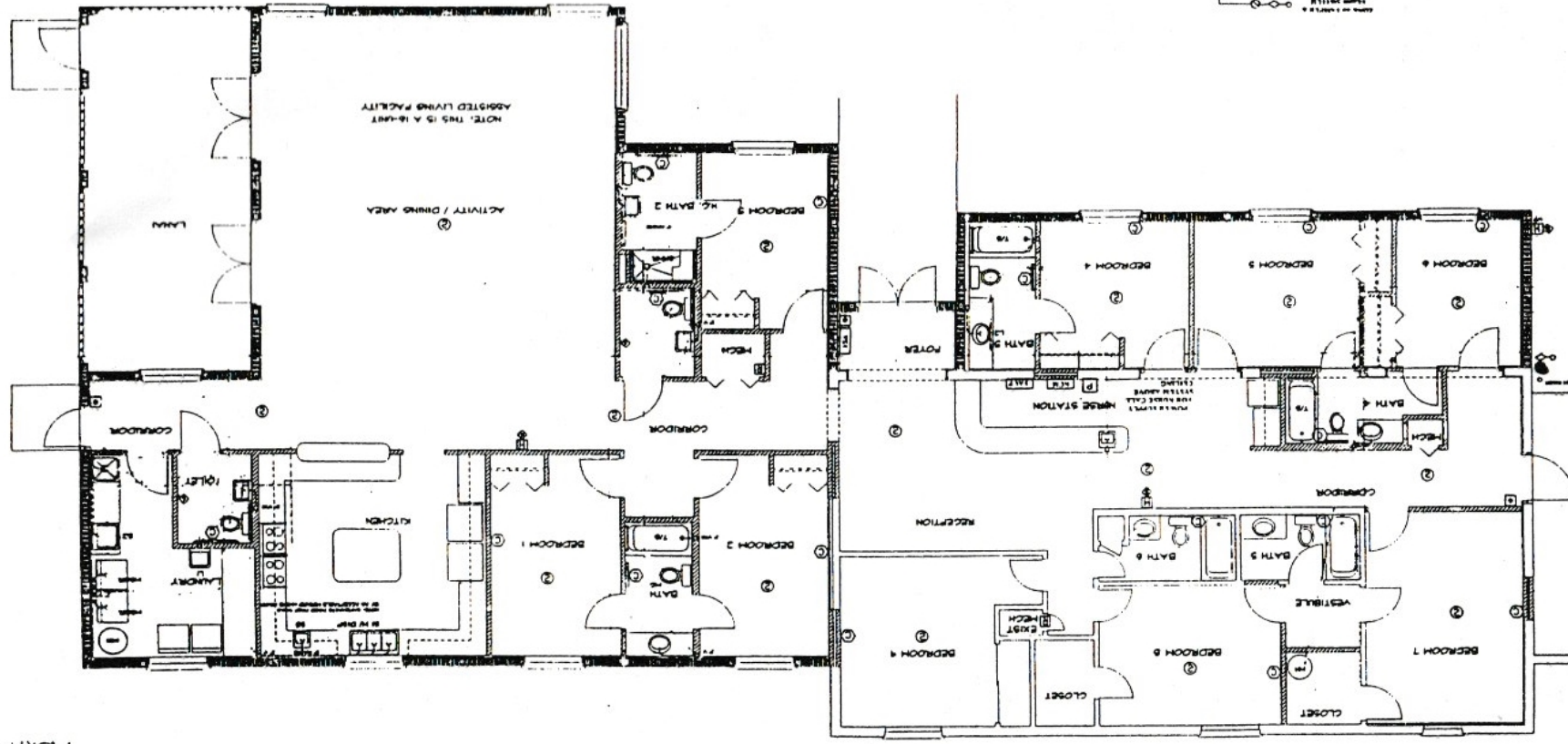


GENERAL NOTES:

1. All rooms are equipped with smoke detectors.
 2. All rooms are equipped with smoke detectors.
 3. All rooms are equipped with smoke detectors.



Zone 1 - N Bldg Smokes
Zone 2 - N Bldg Pools



North →

North Bldg

South Bldg









04

Rent Comps

Rent Comparables - MF

Rent Comparables Summary Chart - MF

Rent Comparables Summary Table - MF

Rent Comparables Map



Dorca's House ALF

2601 13Th Ave W, bradenton, FL 34205

Property Summary

UNITS	16
YEAR BUILT	1957
ACRES	.2801
DISTANCE	3.6 miles

Notes Sources say 16 beds but total SQ in Building is 1,659 according to MC Property Appraiser. Not sure how this set up works.

Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
Studio + 1 ba	16	105	\$3,000 - \$4,500	\$35.71
Total/WAVG	16	105	\$3,750	\$35.71

Unit Mix Breakdown





Faithful Friends Loving Care Assisted Living

1902 49th Ave E, Bradenton, FL 34203

Property Summary

UNITS	10
YEAR BUILT	1981
LAND SF	8,800
DISTANCE	3.4 miles

Notes offers only assisted living services and does not provide other care levels.

Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	10	200	\$4,523 - \$5,000	\$23.81
Total/WAVG	10	200	\$4,762	\$23.81

Unit Mix Breakdown



Comparables Rent Analysis





BRADENTON PALMS ALF

802 71st St Nw, Bradenton, FL 34209

Property Summary

UNITS	16
YEAR BUILT	1988
OCCUPANCY	100%
ACRES	.6045
DISTANCE	8.0 miles

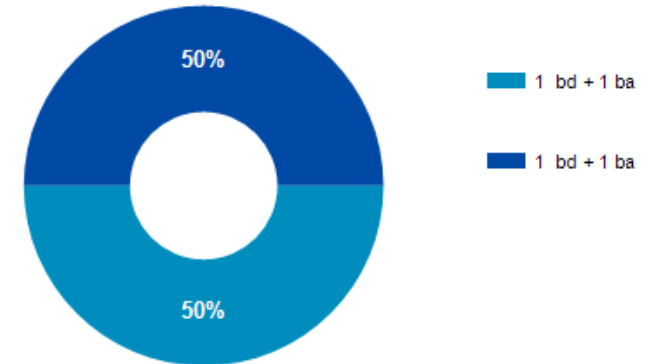
Notes Some of the key amenities available at Bradenton Palms Assisted Living Facility are:

Housekeeping
Outdoor Areas
Social Outings

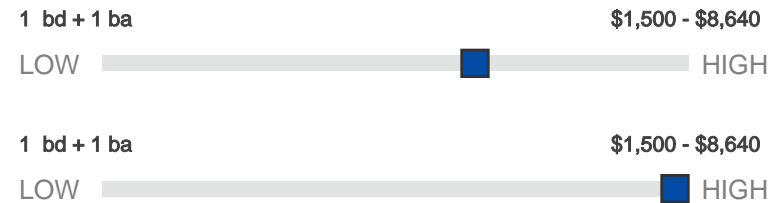
Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	8	300	\$6,060	\$20.20
1 bd + 1 ba	8	350	\$8,640	\$24.69
Total/WAVG	16	325	\$7,350	\$22.45

Unit Mix Breakdown



Comparables Rent Analysis





CORTEZ HOUSE INC

5015 29 Th Ave West, Bradenton, FL 34209

Property Summary

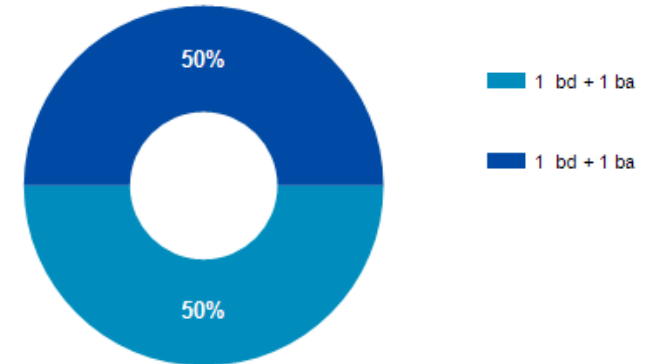
UNITS	16
YEAR BUILT	1962
OCCUPANCY	100%
ACRES	.5226
DISTANCE	4.2 miles

Notes Accept Medicaid LTC
Sold in 2021 for \$826k

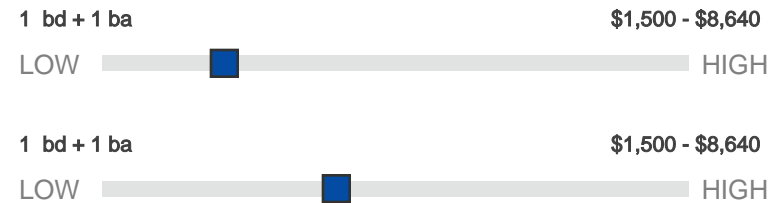
Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	8	300	\$2,500 - \$3,500	\$10.00
1 bd + 1 ba	8	300	\$4,000 - \$4,750	\$14.58
Total/WAVG	16	300	\$3,688	\$12.29

Unit Mix Breakdown



Comparables Rent Analysis





Assisted Living Facility Investment

5426 18th St W, Bradenton, FL 34207

Property Summary

UNITS	16
YEAR BUILT	1980
OCCUPANCY	95%
LAND SF	19,190
ACRES	.4405

Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	1	1,108	\$1,500	\$1.35
Totals/Averages	1	1,108	\$1,500	\$1.35

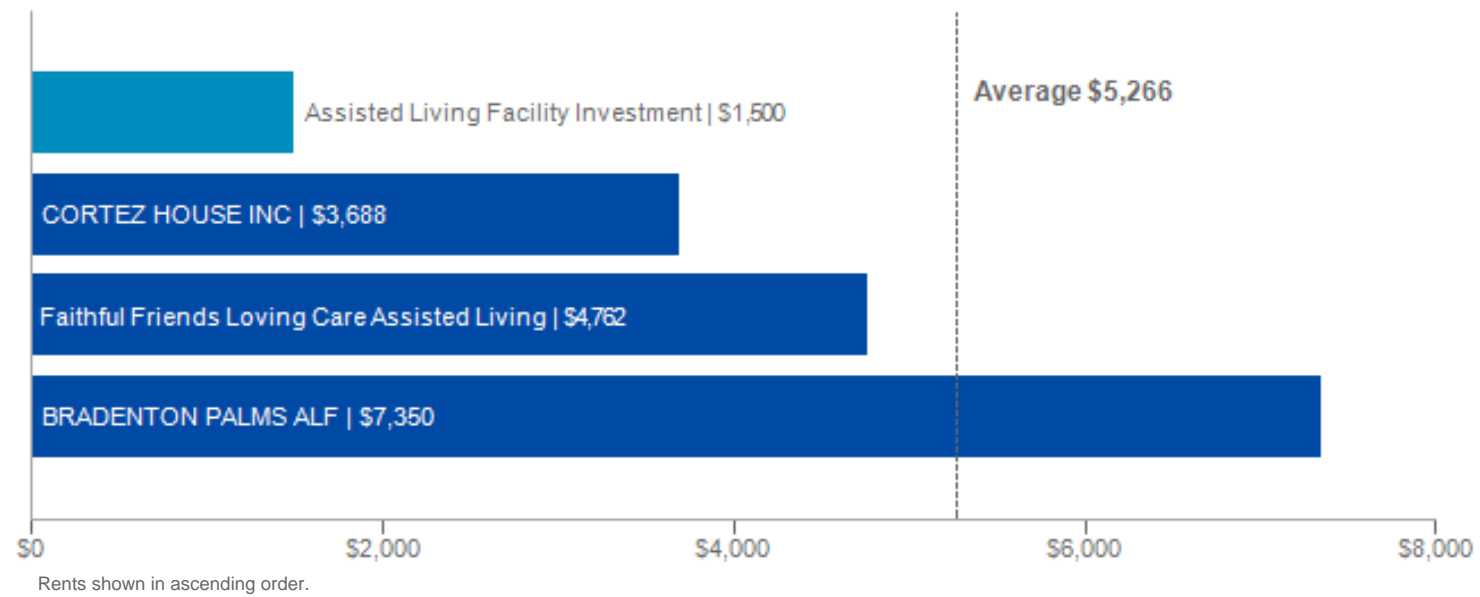
Unit Mix Breakdown




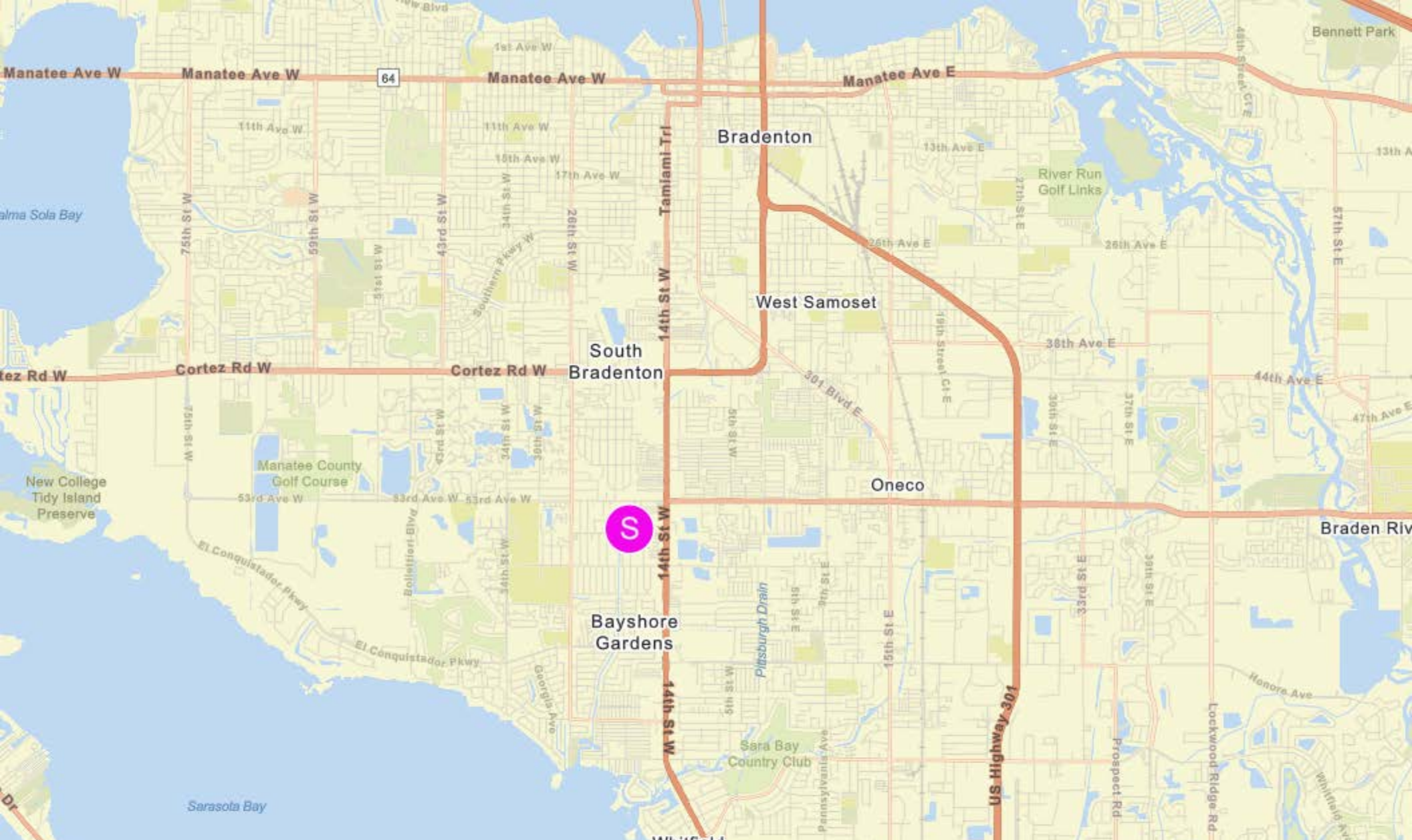
Comparables Rent Analysis



1 BD + 1 BA



	PROPERTY	TOTAL UNITS	OCC	YEAR BUILT	Unit Mix	Miles												
1	 <p>Dorca's House ALF 2601 13Th Ave W bradenton, FL 34205</p>	<table><tr><td>16</td><td>Studio+1ba</td><td>105sf</td><td>\$3,000 - 4,500</td></tr><tr><td>16</td><td>TOTAL</td><td></td><td></td></tr></table>	16	Studio+1ba	105sf	\$3,000 - 4,500	16	TOTAL			0%	1957	<div><div>100%</div><div>Studio+1ba</div></div>	3.6				
16	Studio+1ba	105sf	\$3,000 - 4,500															
16	TOTAL																	
2	 <p>Faithful Friends Loving Care Assisted Living 1902 49th Ave E Bradenton, FL 34203</p>	<table><tr><td>10</td><td>1bd+1ba</td><td>200sf</td><td>\$4,523 - 5,000</td></tr><tr><td>10</td><td>TOTAL</td><td></td><td></td></tr></table>	10	1bd+1ba	200sf	\$4,523 - 5,000	10	TOTAL			0%	1981	<div><div>100%</div><div>1bd+1ba</div></div>	3.4				
10	1bd+1ba	200sf	\$4,523 - 5,000															
10	TOTAL																	
3	 <p>BRADENTON PALMS ALF 802 71st St Nw Bradenton, FL 34209</p>	<table><tr><td>8</td><td>1bd+1ba</td><td>300sf</td><td>\$6,060</td></tr><tr><td>8</td><td>1bd+1ba</td><td>350sf</td><td>\$8,640</td></tr><tr><td>16</td><td>TOTAL</td><td></td><td></td></tr></table>	8	1bd+1ba	300sf	\$6,060	8	1bd+1ba	350sf	\$8,640	16	TOTAL			100%	1988	<div><div>50%</div><div>1bd+1ba</div><div>50%</div><div>1bd+1ba</div></div>	8.0
8	1bd+1ba	300sf	\$6,060															
8	1bd+1ba	350sf	\$8,640															
16	TOTAL																	
4	 <p>CORTEZ HOUSE INC 5015 29 Th Ave West Bradenton, FL 34209</p>	<table><tr><td>8</td><td>1bd+1ba</td><td>300sf</td><td>\$2,500 - 3,500</td></tr><tr><td>8</td><td>1bd+1ba</td><td>300sf</td><td>\$4,000 - 4,750</td></tr><tr><td>16</td><td>TOTAL</td><td></td><td></td></tr></table>	8	1bd+1ba	300sf	\$2,500 - 3,500	8	1bd+1ba	300sf	\$4,000 - 4,750	16	TOTAL			100%	1962	<div><div>50%</div><div>1bd+1ba</div><div>50%</div><div>1bd+1ba</div></div>	4.2
8	1bd+1ba	300sf	\$2,500 - 3,500															
8	1bd+1ba	300sf	\$4,000 - 4,750															
16	TOTAL																	
AVERAGES		14	50%															
S	 <p>Assisted Living Facility Investment 5426 18th St W Bradenton, FL 34207</p>	<table><tr><td>1</td><td>1bd+1ba</td><td>1,108sf</td><td>\$1,500</td></tr><tr><td>1</td><td>TOTAL</td><td></td><td></td></tr></table>	1	1bd+1ba	1,108sf	\$1,500	1	TOTAL			95%	1980	<div><div>100%</div><div>1bd+1ba</div></div>					
1	1bd+1ba	1,108sf	\$1,500															
1	TOTAL																	



789

#	Property Name	Address	City
S	Assisted Living Facility Investment	5426 18th St W	Bradenton
1	Dorca's House ALF	2601 13Th Ave W	bradenton
2	Faithful Friends Loving Care Assisted Living	1902 49th Ave E	Bradenton
3	BRADENTON PALMS ALF	802 71st St Nw	Bradenton
4	CORTEZ HOUSE INC	5015 29 Th Ave West	Bradenton

05

Financial Analysis

Income & Expense Analysis

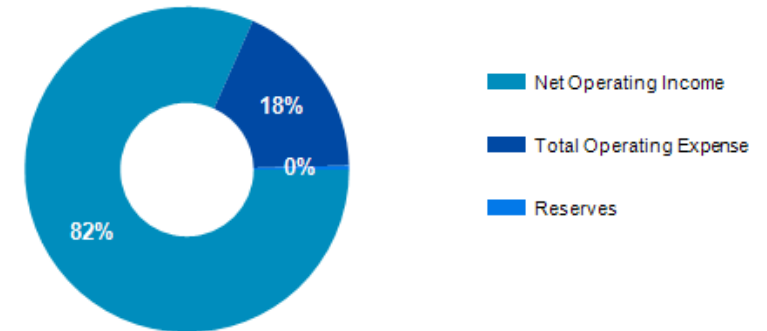
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

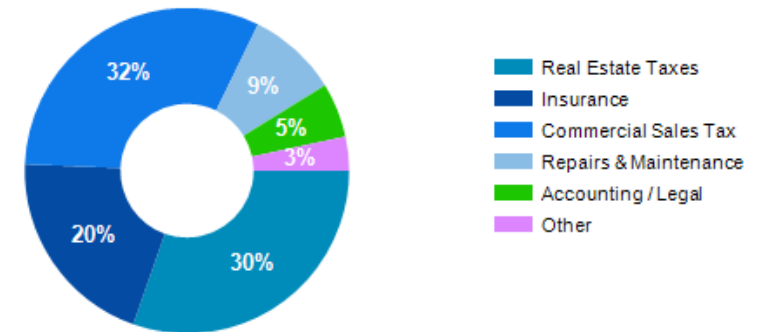
REVENUE ALLOCATION TAKEOVER

INCOME	TAKEOVER		YEAR ONE	
Multi-Family Revenue			\$18,000	9.9%
Commercial Revenue	\$108,000	85.7%	\$144,000	79.1%
Other Income - Comm Sales Tax	\$7,020	5.6%	\$7,020	3.9%
Fees, Passthrough Expenses	\$1,000	0.8%	\$8,000	4.4%
Loss to Lease	\$10,000	7.9%	\$5,000	2.7%
Gross Potential Income	\$126,020		\$182,020	
Vacancy & Collection Loss	-5.00%		-6.00%	
Effective Gross Income	\$120,620		\$172,300	
Less Expenses	\$21,720	18.00%	\$39,323	22.82%
Net Operating Income	\$98,900		\$132,977	



DISTRIBUTION OF EXPENSES TAKEOVER

EXPENSES	TAKEOVER	YEAR ONE
Real Estate Taxes	\$6,750	\$7,777
Insurance	\$4,500	\$7,700
Commercial Sales Tax	\$7,020	\$7,700
Management / Labor		\$3,446
Repairs & Maintenance	\$2,000	\$7,700
Water / Sewer / Electric / Gas		\$750
Supplies	\$50	\$100
Trash		\$350
Landscaping		\$800
Accounting / Legal	\$1,200	\$2,000
Professional Licensing		\$500
Pest Control	\$200	\$500
Total Operating Expense	\$21,720	\$39,323
Reserves	\$500	\$1,000
Expense / SF	\$3.32	\$6.01
% of EGI	18.00%	22.82%



Expense Notes: The Real Estate taxes are estimated a reassessment of 1.2x.

The lease is written that the tenant is responsible for Real Estate Taxes and Insurance but at this time, the ownership/landlord is continuing to pay those costs. The tenant does have their own insurance and Real Estate Taxes once paid in November are not due for a while, if a new buyer wanted to exercise the terms of the lease as written. I have shown takeover with the costs being paid by LL/Owner but proforma shows ALF Tenant paying those costs.

GLOBAL

Offering Price	\$1,395,077
Analysis Period	10 year(s)
Millage Rate (not a growth rate)	0.48000%
Exit Cap Rate	8.00%
Vacancy & Collection Loss	5.00%

INCOME - Growth Rates

Multi-Family Revenue	3.00%
Commercial Revenue	3.00%
Other Income - Comm Sales Tax	3.00%
Fees, Passthrough Expenses	3.00%
Loss to Lease	2.00%

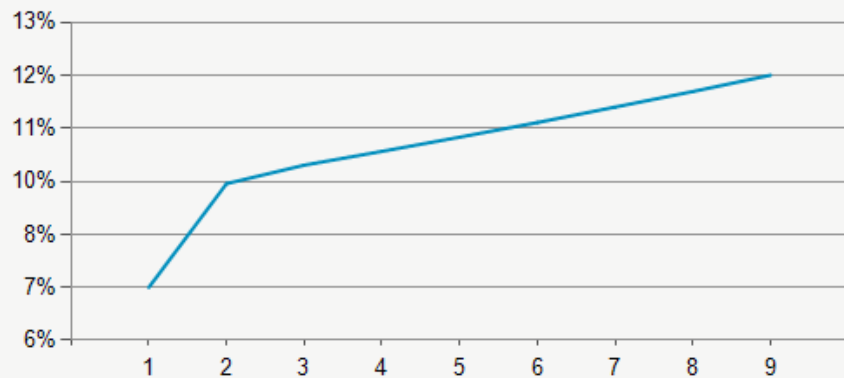
EXPENSES - Growth Rates

Real Estate Taxes	2.00%
Insurance	3.00%
Commercial Sales Tax	1.00%
Repairs & Maintenance	2.00%
Water / Sewer / Electric / Gas	1.50%
Supplies	1.50%
Trash	1.00%
Landscaping	1.50%
Accounting / Legal	1.50%
Professional Licensing	1.50%
Pest Control	1.50%
Reserves	1.50%

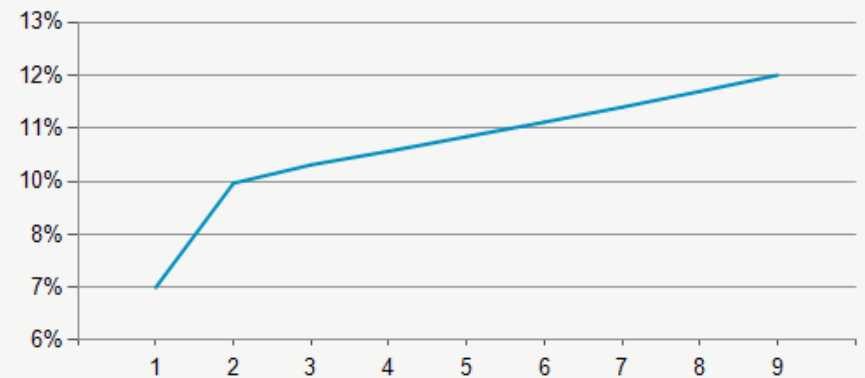
Calendar Year	TAKEOVER	YEAR ONE	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Multi-Family Revenue		\$18,000	\$18,540	\$19,096	\$19,669	\$20,259	\$20,867	\$21,493	\$22,138	\$22,802
Commercial Revenue	\$108,000	\$144,000	\$148,320	\$152,770	\$157,353	\$162,073	\$166,935	\$171,944	\$177,102	\$182,415
Other Income - Comm Sales Tax	\$7,020	\$7,020	\$7,231	\$7,448	\$7,671	\$7,901	\$8,138	\$8,382	\$8,634	\$8,893
Fees, Passthrough Expenses	\$1,000	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839	\$10,134
Loss to Lease	\$10,000	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858
Gross Potential Income	\$126,020	\$182,020	\$187,431	\$193,003	\$198,741	\$204,650	\$210,735	\$217,002	\$223,456	\$230,102
Vacancy & Collection Loss	-5.00%	-6.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$120,620	\$172,300	\$179,088	\$184,409	\$189,889	\$195,533	\$201,345	\$207,330	\$213,494	\$219,841
Operating Expenses										
Real Estate Taxes	\$6,750	\$7,777	\$7,933	\$8,091	\$8,253	\$8,418	\$8,586	\$8,758	\$8,933	\$9,112
Insurance	\$4,500	\$7,700	\$7,931	\$8,169	\$8,414	\$8,666	\$8,926	\$9,194	\$9,470	\$9,754
Commercial Sales Tax	\$7,020	\$7,700	\$7,777	\$7,855	\$7,933	\$8,013	\$8,093	\$8,174	\$8,255	\$8,338
Management / Labor		\$3,446	\$3,582	\$3,688	\$3,798	\$3,911	\$4,027	\$4,147	\$4,270	\$4,397
Repairs & Maintenance	\$2,000	\$7,700	\$7,854	\$8,011	\$8,171	\$8,335	\$8,501	\$8,671	\$8,845	\$9,022
Water / Sewer / Electric / Gas		\$750	\$761	\$773	\$784	\$796	\$808	\$820	\$832	\$845
Supplies	\$50	\$100	\$102	\$103	\$105	\$106	\$108	\$109	\$111	\$113
Trash		\$350	\$354	\$357	\$361	\$364	\$368	\$372	\$375	\$379
Landscaping		\$800	\$812	\$824	\$837	\$849	\$862	\$875	\$888	\$901
Accounting / Legal	\$1,200	\$2,000	\$2,030	\$2,060	\$2,091	\$2,123	\$2,155	\$2,187	\$2,220	\$2,253
Professional Licensing		\$500	\$508	\$515	\$523	\$531	\$539	\$547	\$555	\$563
Pest Control	\$200	\$500	\$508	\$515	\$523	\$531	\$539	\$547	\$555	\$563
Total Operating Expense	\$21,720	\$39,323	\$40,150	\$40,962	\$41,792	\$42,642	\$43,511	\$44,400	\$45,310	\$46,240
Net Operating Income	\$98,900	\$132,977	\$138,938	\$143,447	\$148,097	\$152,891	\$157,834	\$162,930	\$168,184	\$173,601
Capital Costs										
Reserves	\$500	\$1,000	\$1,015	\$1,030	\$1,046	\$1,061	\$1,077	\$1,093	\$1,110	\$1,126
Total Capital Costs	\$500	\$1,000	\$1,015	\$1,030	\$1,046	\$1,061	\$1,077	\$1,093	\$1,110	\$1,126
Cash Flow	\$98,400	\$131,977	\$137,923	\$142,417	\$147,051	\$151,830	\$156,757	\$161,837	\$167,074	\$172,475

Calendar Year	TAKEOVER	YEAR ONE	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	7.05%	9.46%	9.89%	10.21%	10.54%	10.88%	11.24%	11.60%	11.98%	12.36%
CAP Rate	7.09%	9.53%	9.96%	10.28%	10.62%	10.96%	11.31%	11.68%	12.06%	12.44%
Operating Expense Ratio	18.00%	22.82%	22.41%	22.21%	22.00%	21.80%	21.61%	21.41%	21.22%	21.03%
Breakeven Ratio	17.24%	21.60%	21.42%	21.22%	21.03%	20.84%	20.65%	20.46%	20.28%	20.10%
Price / SF	\$213.35	\$213.35	\$213.35	\$213.35	\$213.35	\$213.35	\$213.35	\$213.35	\$213.35	\$213.35
Price / Unit	\$87,192	\$87,192	\$87,192	\$87,192	\$87,192	\$87,192	\$87,192	\$87,192	\$87,192	\$87,192
Income / SF	\$18.44	\$26.34	\$27.38	\$28.20	\$29.03	\$29.90	\$30.79	\$31.70	\$32.64	\$33.61
Expense / SF	\$3.32	\$6.01	\$6.14	\$6.26	\$6.39	\$6.52	\$6.65	\$6.79	\$6.92	\$7.07

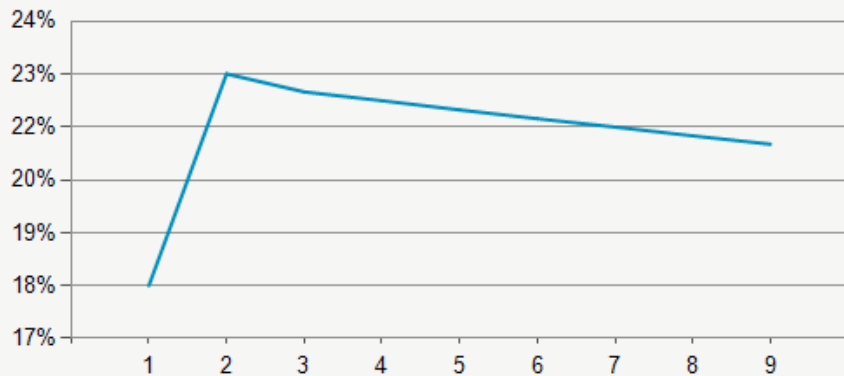
Cash on Cash



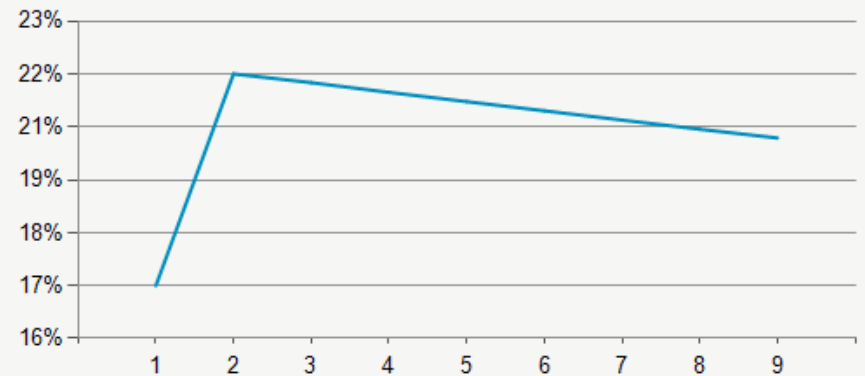
Cap Rate



Operating Expense Ratio



Breakeven Ratio



Demographics

Demographics

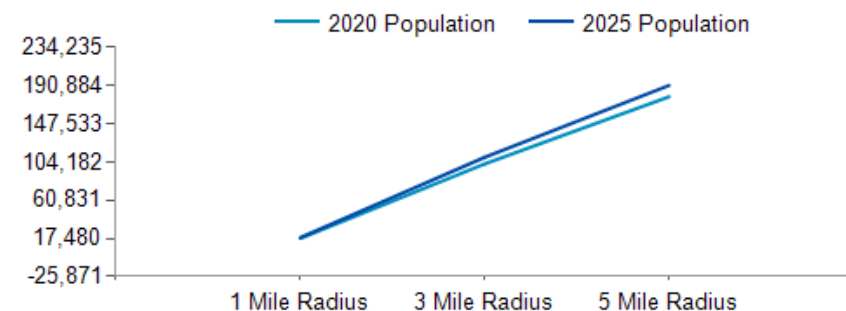
06



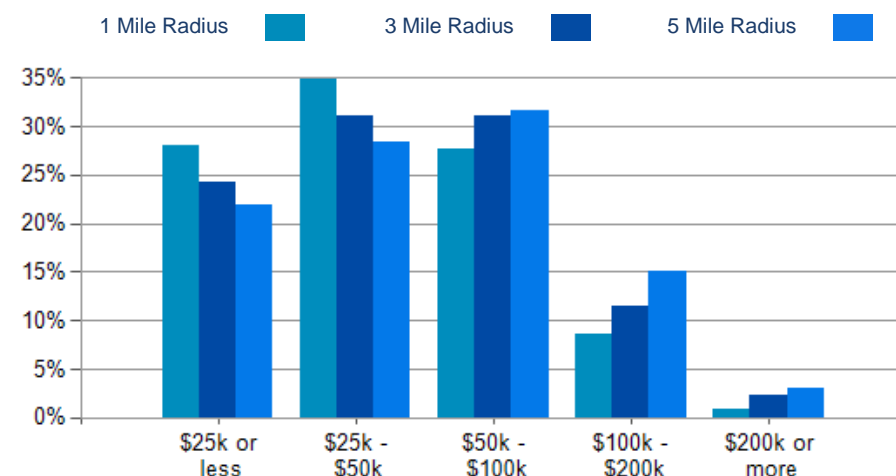
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,796	90,924	153,468
2010 Population	15,884	92,992	159,493
2020 Population	17,480	101,932	178,057
2025 Population	18,393	109,424	190,884
2020-2025: Population: Growth Rate	5.10%	7.15%	7.00%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	819	4,437	6,918
\$15,000-\$24,999	1,457	6,315	9,699
\$25,000-\$34,999	1,117	5,542	8,585
\$35,000-\$49,999	1,718	8,205	13,003
\$50,000-\$74,999	1,618	9,060	15,158
\$75,000-\$99,999	636	4,663	8,927
\$100,000-\$149,999	554	4,012	8,981
\$150,000-\$199,999	142	1,038	2,422
\$200,000 or greater	68	999	2,338
Median HH Income	\$39,503	\$44,523	\$49,699
Average HH Income	\$50,536	\$59,607	\$66,442

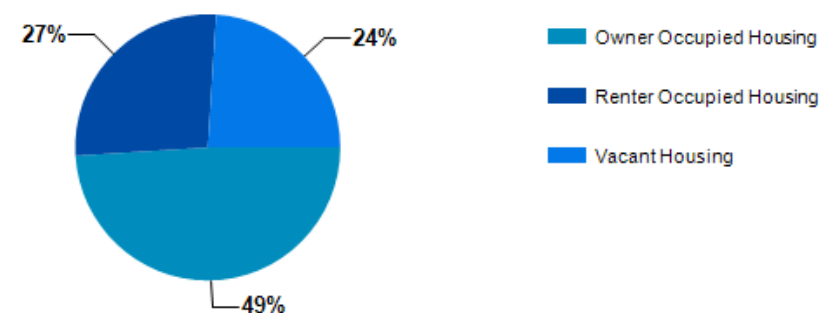
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,199	49,275	78,882
2010 Total Households	7,512	40,348	67,825
2020 Total Households	8,131	44,270	76,033
2025 Total Households	8,514	47,707	81,734
2020 Average Household Size	2.14	2.28	2.30
2020-2025: Households: Growth Rate	4.60%	7.55%	7.30%



2020 Household Income



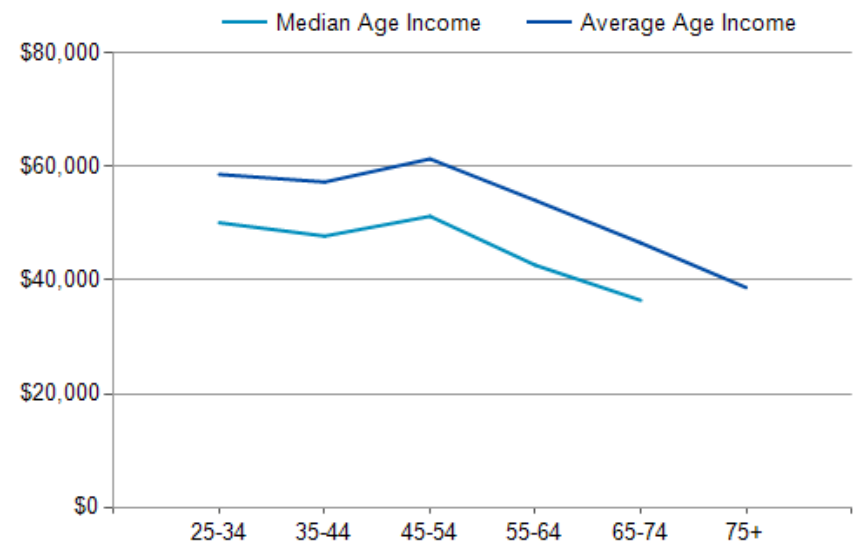
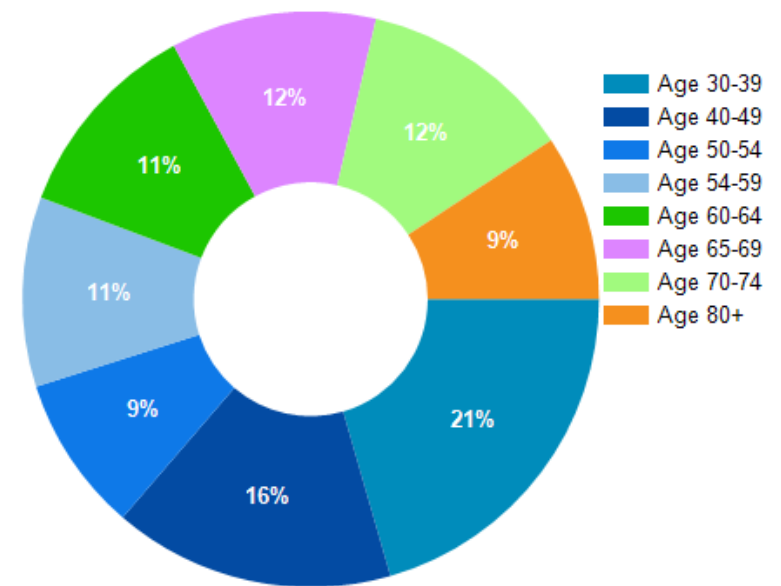
2020 Own vs. Rent - 1 Mile Radius



Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,111	6,261	10,585
2020 Population Age 35-39	997	5,814	9,776
2020 Population Age 40-44	854	5,019	8,723
2020 Population Age 45-49	765	4,806	8,688
2020 Population Age 50-54	901	5,278	9,544
2020 Population Age 55-59	1,094	5,987	10,991
2020 Population Age 60-64	1,168	6,520	12,145
2020 Population Age 65-69	1,182	6,901	12,181
2020 Population Age 70-74	1,237	6,539	11,533
2020 Population Age 75-79	955	5,508	9,201
2020 Population Age 80-84	670	4,070	6,935
2020 Population Age 85+	741	4,795	8,438
2020 Population Age 18+	14,057	81,572	143,053
2020 Median Age	45	44	45
2025 Median Age	45	45	46

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,112	\$51,097	\$54,039
Average Household Income 25-34	\$58,615	\$62,399	\$66,308
Median Household Income 35-44	\$47,763	\$49,944	\$54,565
Average Household Income 35-44	\$57,293	\$64,482	\$71,770
Median Household Income 45-54	\$51,252	\$54,247	\$59,118
Average Household Income 45-54	\$61,360	\$68,915	\$77,909
Median Household Income 55-64	\$42,631	\$49,503	\$54,478
Average Household Income 55-64	\$54,042	\$64,540	\$73,278
Median Household Income 65-74	\$36,446	\$42,417	\$47,695
Average Household Income 65-74	\$46,555	\$58,167	\$65,675
Average Household Income 75+	\$38,695	\$50,738	\$55,406



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Company Profile

Company Bio

Advisor Profile

Dreznin Pappas Commercial Real Estate, LLC



Why list with Dreznin Pappas Commercial Real Estate?

- * Full Service Commercial Brokerage - We believe in your property as much as you do.
- * Specialization - Master of our craft, not a jack of all trades. We focus on Income-Producing properties (Multifamily, Retail, Strip Centers)
- * Passion - When you love what you do and with whom you work with, it feels not like a job, but more like a passion. We believe this and it shows throughout our clients, customers and historical results.
- * Community Resource - Our roots run deep. Growing up on the Gulf Coast of Florida and spending most of our lives here has helped sharpen the spear in knowledge and relationships. We are on the pulse of the West Coast of Florida.
- * Involvement - We are focused in Commercial Real Estate, Brokerage, Investments, Guidance and Consultation. We also have a roster of referrals to assist.
- * Local - We are local and take great pride in being a staple in the Gulf Coast Community, from our Neighborhood Association, Commercial Real Estate Boards and Memberships.

1

THE BEST VS. THE REST

Anyone agent can list a property. The success depends on the past and the details. We want you to see our history of sales and you can speak with our clients to hear their experience.

2

MARKETING

Our database is substantial and deep and constantly updated.

We utilize all the standard marketing avenues of CRE.

Direct Mailing, Social Media, Calls, Texts, Postcards...

3

LET'S CONNECT

www.DP-CRE.com

TritonCRE@gmail.com

Sean Dreznin

941.961.8199

Company Bio | Assisted Living Facility Investment 39



LEADERSHIP

Dreznin Pappas Commercial Real Estate LLC is a leader on the Gulf Coast of Florida for Income Producing Properties.



RELATIONSHIPS

This is one of the pillars of our industry and we focus a great deal on strengthening.



DETAILS

Attention to details and offering the same premium level of support and effort for each client and property.



Sean Dreznin
DREZNIN PAPPAS CRE, LLC

Commercial Real Estate...Exclusively

Dreznin Pappas CRE LLC is a premier Commercial Real Estate brokerage exclusively focused on the Gulf Coast and local markets from Tampa, St. Petersburg, Clearwater and Sarasota down south to Naples. Dreznin Pappas Commercial Real Estate LLC was voted the Best of Sarasota for 2024 by residents, customers and clients.

Based on the Gulf Coast of Florida, the firm is strongly positioned at the epicenter of economic growth and activity on the West Coast of Florida.

We are a relationship based company founded on the principle's of communication, integrity, hard work and knowledge. These earnest attributes allow us to rise above others and offer the highest level of service and fiduciary duties.

So, whether you list your property, sell your income producing asset, or search for your next investment with us, you will have peace of mind knowing that our business is run on these timeless foundations of achieving success for our clients and not just completing another deal.

In Summary, we take pride in assisting others to successfully sell or purchase commercial real estate and specialize in utilizing our professionalism and experience to represent our clients to the fullest degree.

Assisted Living Facility Investment

CONFIDENTIALITY and DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dreznin & Pappas Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dreznin & Pappas Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



Sean Dreznin

Dreznin & Pappas Commercial Real Estate
DREZNIN PAPPAS CRE, LLC
(941) 961-8199
tritoncre@gmail.com



www.DP-CRE.com

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140 Island Way, #136, Clearwater, FL 33767