



DAWN HILL

65 Lisa Drive Northport , NY 11768

PROPERTY SUMMARY

Offering Price	\$3,000,000.00
CAP Rate	11.33%
NOI	\$340,000.00
Building SqFt	0 SqFt
Year Built	1905
Lot Size (acres)	1.78
Parcel ID	0404-015.00-03.00-001.000
Zoning Type	Res. C
County	Suffolk
Coordinates	40.892184,-73.348944

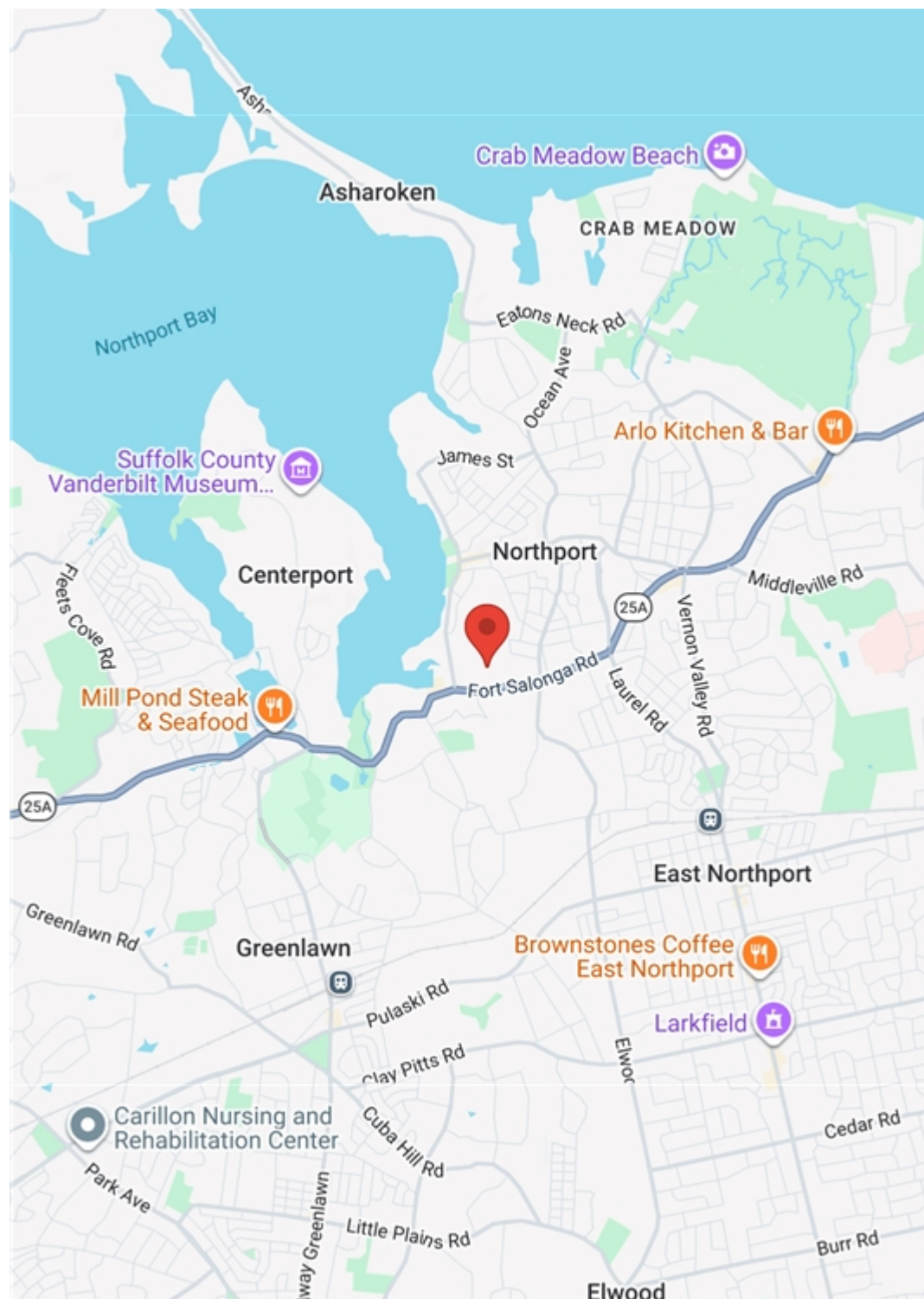
INVESTMENT SUMMARY

Exceptional opportunity to acquire a fully licensed NYS Department of Health Adult Home owned and operated by a Registered Nurse, functioning as both a supportive residence and coordinated care hub. Situated in a ~10,000 SF historic mansion on 1.9 scenic Long Island acres, the facility collaborates closely with physicians, psychiatrists, psychologists, social workers, and day-treatment programs to promote resident stability, independence, and long-term continuity of care. Diverse resident mix includes Veterans, private pay, and Medicaid, with an established VAMC Community Residence referral relationship supporting consistent occupancy and revenue. Business and real estate offered as a package with seller financing available for qualified buyers. Experienced management and staff expected to remain through transition, with seller open to structured post-sale employment or management arrangements. Full Confidential Information Memorandum available upon NDA execution and Proof of Funds.



INVESTMENT HIGHLIGHTS

- 65 Lisa Drive , Northport , Ny 11768 is being offered at \$3,000,000.00 for Business and Real Estate
- Significant in-place cash flow (11 CAP rate).
- Business has a net operating income of \$340,000.00.
- Seller Financing on Real Estate offered for qualified buyers
- \$43.1K Annual RE taxes Paid by business
- FF&E estimated at ~\$250K supports a turnkey transition



LOCATION HIGHLIGHTS

- Dense Residential Neighborhood.
- Located in Northport Village, Dawn Hill Manor has delivered supervised adult home living for ~40 years, supporting residents' psycho-social well-being while preserving daily independence and community connection
- Historic, purpose-adapted facility Built in 1905 as a restaurant/inn and converted to an adult home in 1960, the property includes a ~10,000 SF manor configured for congregate residential use
- Located at 65 Lisa Drive in Northport (Suffolk County), near the North Shore waterfront; site area is ~1.78 acres per seller materials and tax records
- The operating business is paired with underlying real estate in the \$3.0M offering. Reported annual property taxes are ~\$19.0K (village) and ~\$24.1K (county)
- 1.78 acres
- 10,000 sf



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PLEASE CONTACT THE MOXIE BROKERAGE GROUP | MOXIE SELECT
ADVISOR FOR MORE DETAILS.**

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