PORTLAND RCF PORTFOLIO

Two-Property Residential Care Portfolio | 69 Beds | Portland, Oregon

Better Living RCF
19 Beds • Built 2018 • 10,204 SF

Kellyville RCF
50 Beds • Built 2017 • 18,400 SF

PORTFOLIO PRICE	PROFORMA CAP	TOTAL BEDS	PRICE / BED
$22,500,000	**10.26%** *Sponsor-Adjusted [1]*	**69** *41 ODHS-Contracted*	**$326,087**

PORTFOLIO THESIS

A two-asset, 69-bed senior care portfolio in Portland, Oregon combining a stabilized cash-flowing core asset opportunity at scale — anchored by 41 ODHS-contracted beds, supported by Oregon's projected 144% growth in the 65+ population through 2040.

WHY THIS PORTFOLIO WINS

- **Stabilized Core:** Better Living RCF — 95% occupied, 2018-vintage, contributing approximately $474K of in-place sponsor-adjusted EBITDAR with stable revenue growth.
- **Value-Add Lease-Up:** Kellyville RCF — 80% occupied with documented path from $615K to $1.80M sponsor-adjusted EBITDAR at 92% occupancy, executable through lease-up of 8 additional beds.
- **Government-Backed Revenue:** 41 of 69 beds (59%) operate under the Oregon DHS Specific Needs Program — contracted reimbursement, predictable referral channels, reduced vacancy risk.
- **Operational Synergies:** Properties are located within a 6-minute drive of one another — enabling shared management, staffing flexibility, and unified vendor and regulatory oversight.
- **Modern Infrastructure:** Combined ~28,604 SF of 2017–2018 vintage construction with minimal near-term capital exposure.

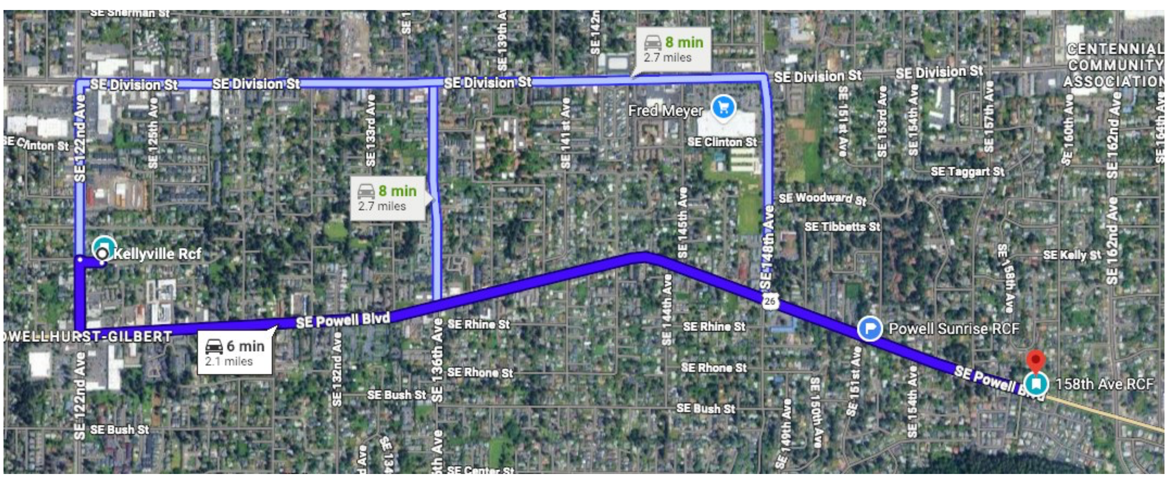
PORTFOLIO SNAPSHOT

	Better Living RCF	Kellyville RCF
Address	15855 SE Powell Blvd	12221 SE Kelly Street
Year Built	2018	2017
Building Size	10,204 SF	18,400 SF
Units / Beds	19 / 19	41 / 50
Current Occupancy	**95%**	**80%**
ODHS Contracted Beds	15 of 19	26 of 50
2025 Revenue	$2.48M	$4.09M
Proforma Revenue (92%)	$2.52M	$5.70M
Proforma Adj. EBITDAR [1]	**$512K**	**$1.80M**

Combined Portfolio	2025 Actual	Proforma 92%
Total Revenue	$6.57M	$8.22M
Sponsor-Adjusted EBITDAR [1]	**$1.09M**	**$2.31M**
Implied Cap Rate on $22.5M	4.84%	**10.26%**

[1] Sponsor-Adjusted EBITDAR adds back related-party management fees ($160K + $285K = $445K combined at proforma). This is a customary underwriting adjustment recognized by SBA and institutional senior care lenders.

LOCATION



Both properties are within a 6-minute drive of one another along SE Powell Blvd in East Portland.

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