

Spanish Oaks Memory Care

8510 Whitefield Avenue

Savannah, GA 31406



5-Year Cash Flow Analysis

Fiscal Year Beginning December 2024

INITIAL INVESTMENT

Purchase Price	\$12,500,000
+ Acquisition Costs	\$25,000
- Mortgage(s)	\$10,625,000
+ Loan Fees Points	\$212,500
Initial Investment	\$2,112,500

MORTGAGE DATA

1ST LIEN

Loan Amount	\$10,625,000
Interest Rate (30/360)	5.670%
Amortization Period	25 Years
Loan Term	25 Years
Loan Fees Points	2.00%
Periodic Payment	\$66,329.86
Annual Debt Service	\$795,958

CASH FLOW

For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
POTENTIAL RENTAL INCOME (PRI)	\$2,168,651	\$2,233,711	\$2,300,722	\$2,369,744	\$2,440,836
- Vacancy / Credit Loss	\$108,433	\$111,686	\$115,036	\$118,487	\$122,042
EFFECTIVE RENTAL INCOME	\$2,060,218	\$2,122,025	\$2,185,686	\$2,251,257	\$2,318,794
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$2,060,218	\$2,122,025	\$2,185,686	\$2,251,257	\$2,318,794
- Operating Expenses	\$1,009,233	\$1,029,418	\$1,050,006	\$1,071,006	\$1,092,427
NET OPERATING INCOME (NOI)	\$1,050,985	\$1,092,607	\$1,135,680	\$1,180,251	\$1,226,367
NET OPERATING INCOME (NOI)	\$1,050,985	\$1,092,607	\$1,135,680	\$1,180,251	\$1,226,367
- Capital Expenses / Replacement Reserves	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
- Annual Debt Service 1st Lien	\$795,958	\$795,958	\$795,958	\$795,958	\$795,958
CASH FLOW BEFORE TAXES	\$249,627	\$291,249	\$334,322	\$378,893	\$425,009
Loan Balance	\$10,426,370	\$10,216,180	\$9,993,758	\$9,758,392	\$9,509,328
Loan-to-Value (LTV) - 1st Lien	76.34%	71.97%	67.74%	63.66%	59.71%
Debt Service Coverage Ratio	1.32	1.37	1.43	1.48	1.54
Before Tax Cash on Cash	11.82%	13.79%	15.83%	17.94%	20.12%
Return on Equity	8.85%	8.20%	7.74%	7.41%	7.16%
Equity Multiple	1.45	1.94	2.46	3.01	3.61

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$15,926,000
Cost of Sale	\$477,780
Mortgage Balance 1st Lien	\$9,509,328
Sales Proceeds Before Tax	\$5,938,892

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	33.48%
Acquisition CAP Rate	8.41%
Year 1 Cash-on-Cash	11.82%
Gross Rent Multiplier	5.76
Price Per Unit	\$347,222
Loan to Value	85.00%
Debt Service Coverage Ratio	1.32



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Cash Flow Details

Fiscal Year Beginning December 2024

INCOME

For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
POTENTIAL RENTAL INCOME (PRI)	\$2,168,651	\$2,233,711	\$2,300,722	\$2,369,744	\$2,440,836
- Vacancy / Credit Loss	\$108,433	\$111,686	\$115,036	\$118,487	\$122,042
EFFECTIVE RENTAL INCOME (ERI)	\$2,060,218	\$2,122,025	\$2,185,686	\$2,251,257	\$2,318,794
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$2,060,218	\$2,122,025	\$2,185,686	\$2,251,257	\$2,318,794

EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$1,009,233	\$1,029,418	\$1,050,006	\$1,071,006	\$1,092,427
NET OPERATING INCOME (NOI)	\$1,050,985	\$1,092,607	\$1,135,680	\$1,180,251	\$1,226,367



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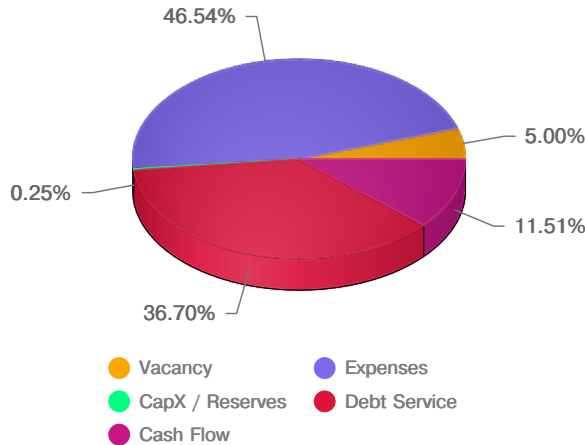
5-Year Cash Flow Analysis

Fiscal Year Beginning December 2024

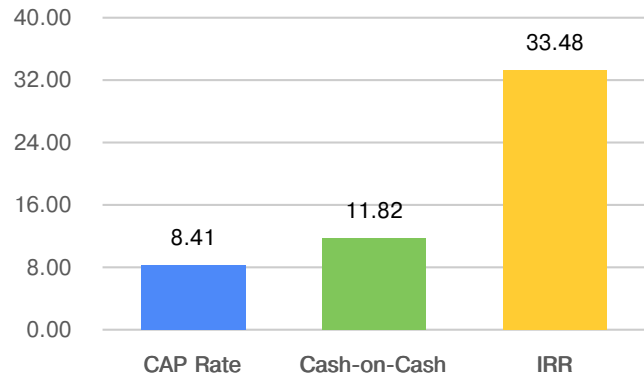
ASSUMPTION / INPUTS

Purchase Price	\$12,500,000
Year 1 Potential Income	\$2,168,651
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$1,009,233
Acquisition CAP Rate	8.41%
Sale Price - CAP Rate	8.00%

Acquisition Costs	0.20%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	2.00%
Loan Fees Points	2.00%
Cost of Sale upon Disposition	3.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$12,525,000)	0	\$10,412,500	0	(\$2,112,500)
1	\$1,045,585	1	(\$795,958)	1	\$249,627
2	\$1,087,207	2	(\$795,958)	2	\$291,249
3	\$1,130,280	3	(\$795,958)	3	\$334,322
4	\$1,174,851	4	(\$795,958)	4	\$378,893
5	\$16,669,187	5	(\$10,305,286)	5	\$6,363,901
Property IRR/Yield = 12.59%		Effective Loan Rate = 6.11%		Equity IRR / Yield = 33.48%	

Positive Leverage! Leverage INCREASED the Yield by 20.89%



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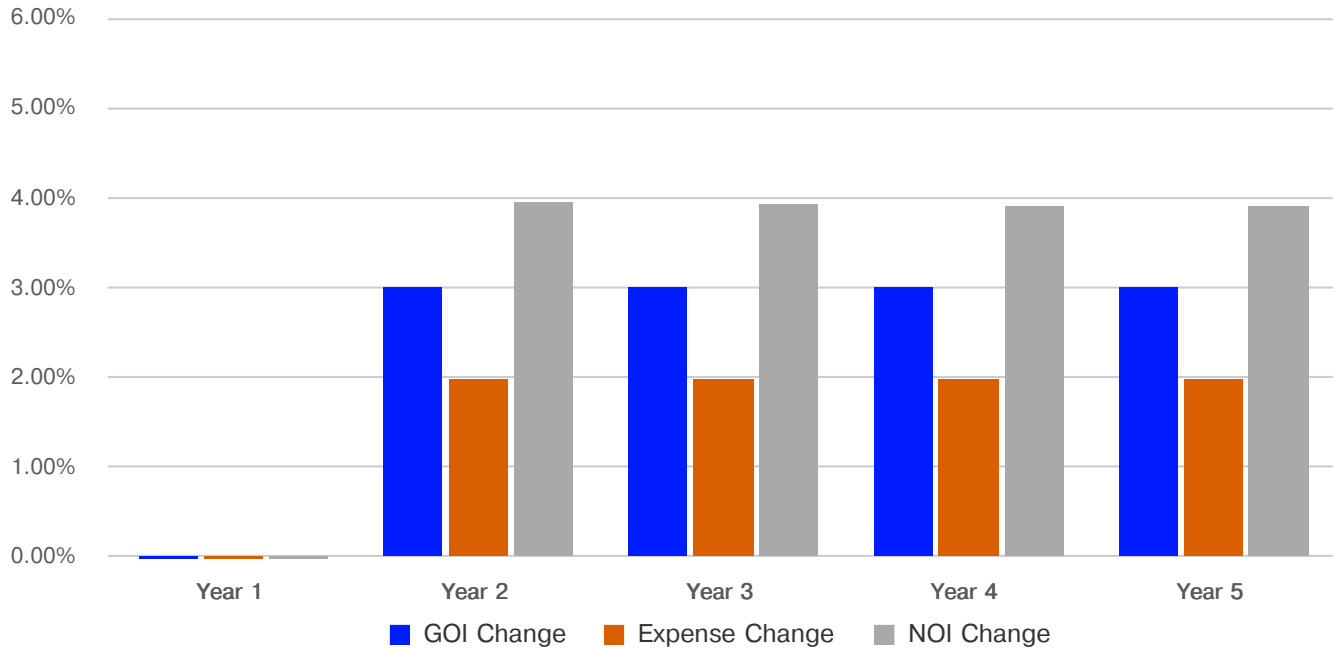
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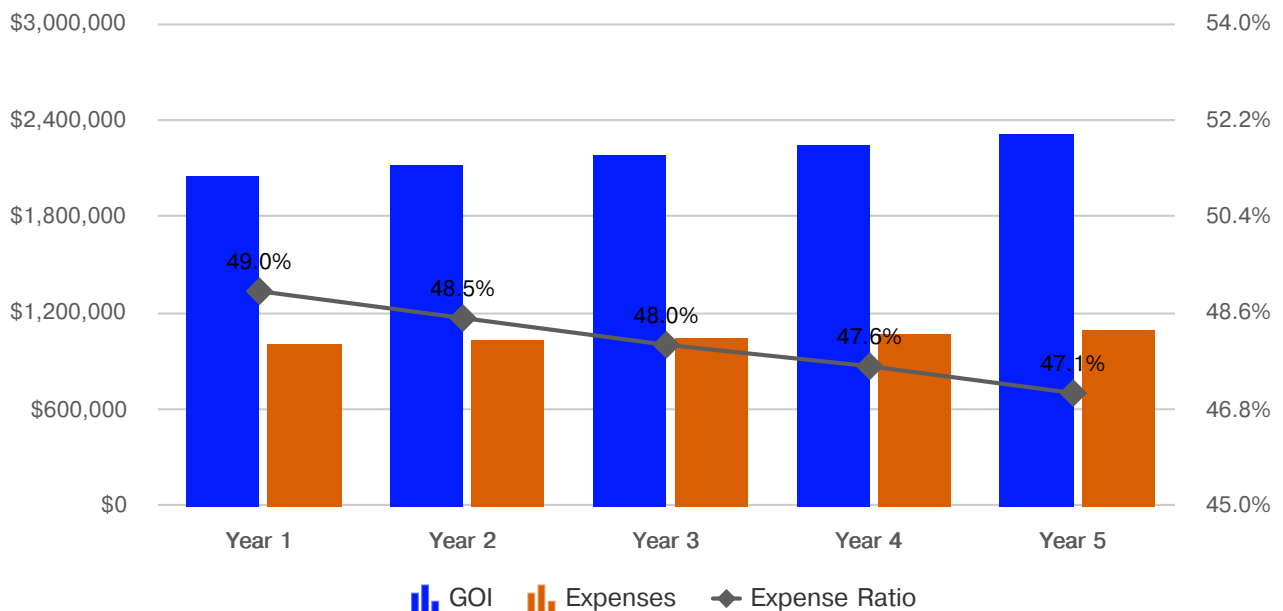
**Annual GOI, Expense and NOI Percent Change,
Expense Ratio % of GOI**

Fiscal Year Beginning December 2024

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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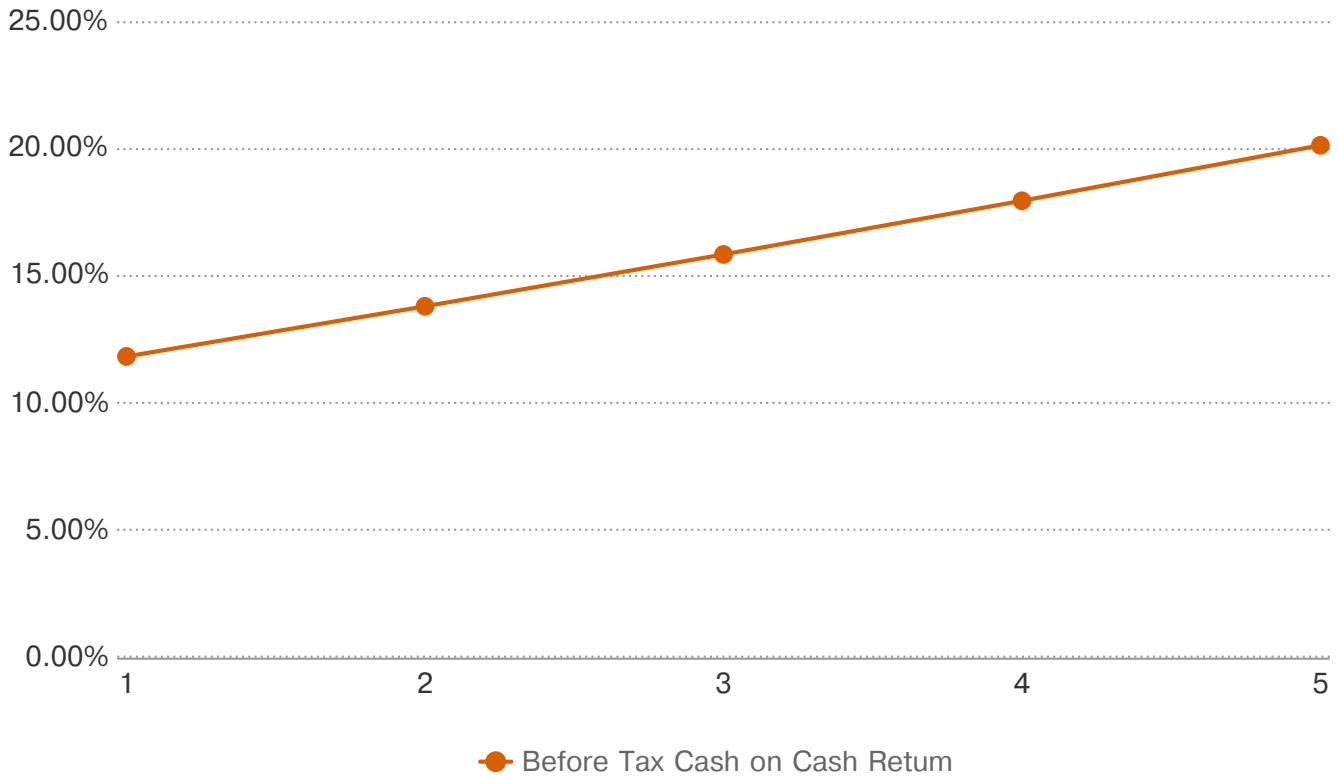
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Cash-on-Cash Analysis

Fiscal Year Beginning December 2024

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	11.82%	13.79%	15.83%	17.94%	20.12%



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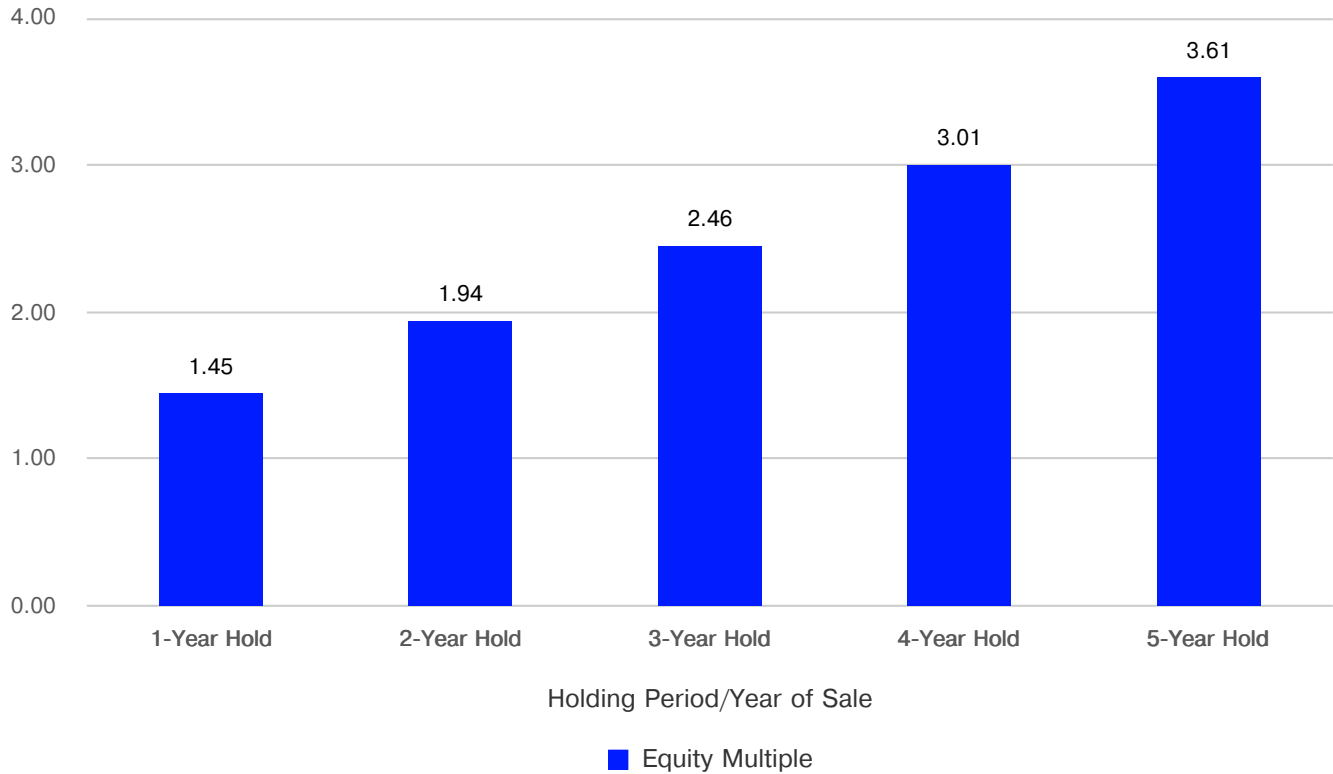
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Equity Multiple

Fiscal Year Beginning December 2024

Equity Multiple



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Equity Multiple	1.45	1.94	2.46	3.01	3.61



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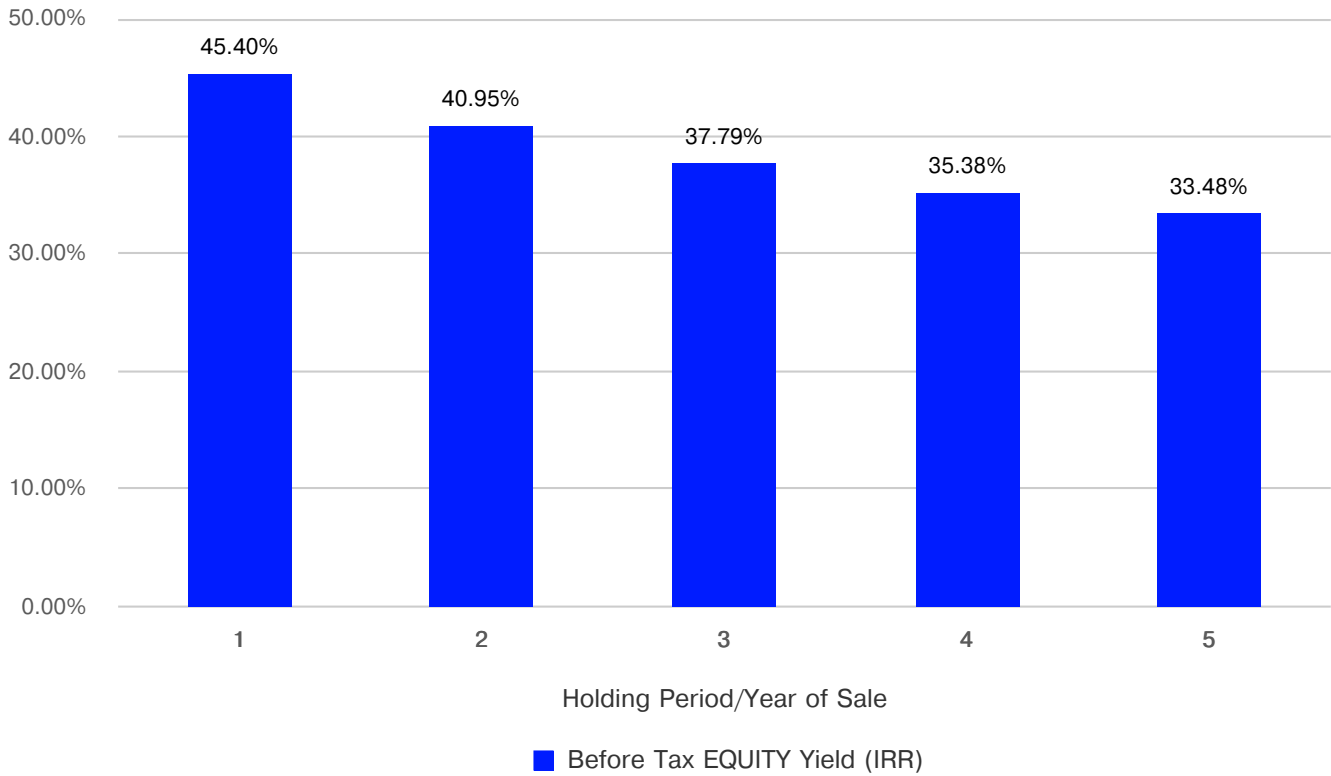
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Optimal Holding Period Analysis

Fiscal Year Beginning December 2024

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	45.4%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	45.40%	40.95%	37.79%	35.38%	33.48%



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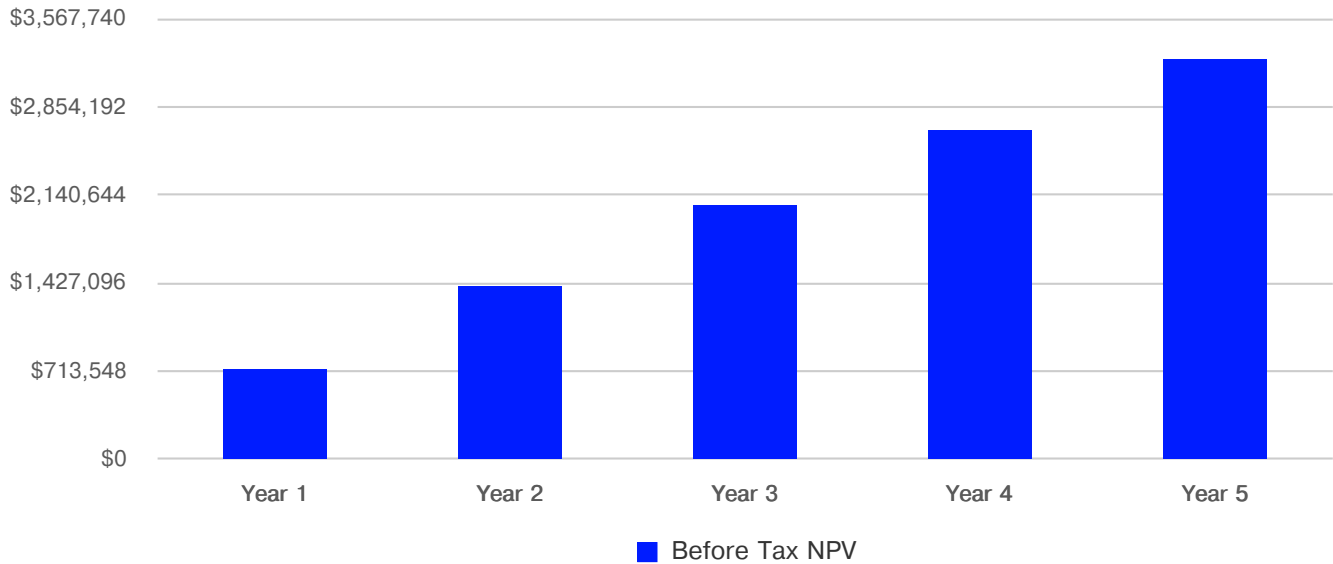


Optimal Holding Period by Discounted Cash Flow Method (NPV)

Fiscal Year Beginning December 2024

Before Tax Discount Rate	8.00%
Before Tax Optimal Holding Period	5 Years

Optimal Holding Period by NPV Method



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax NPV @ 8.00% Discount Rate	\$731,497	\$1,415,266	\$2,060,428	\$2,669,486	\$3,243,393



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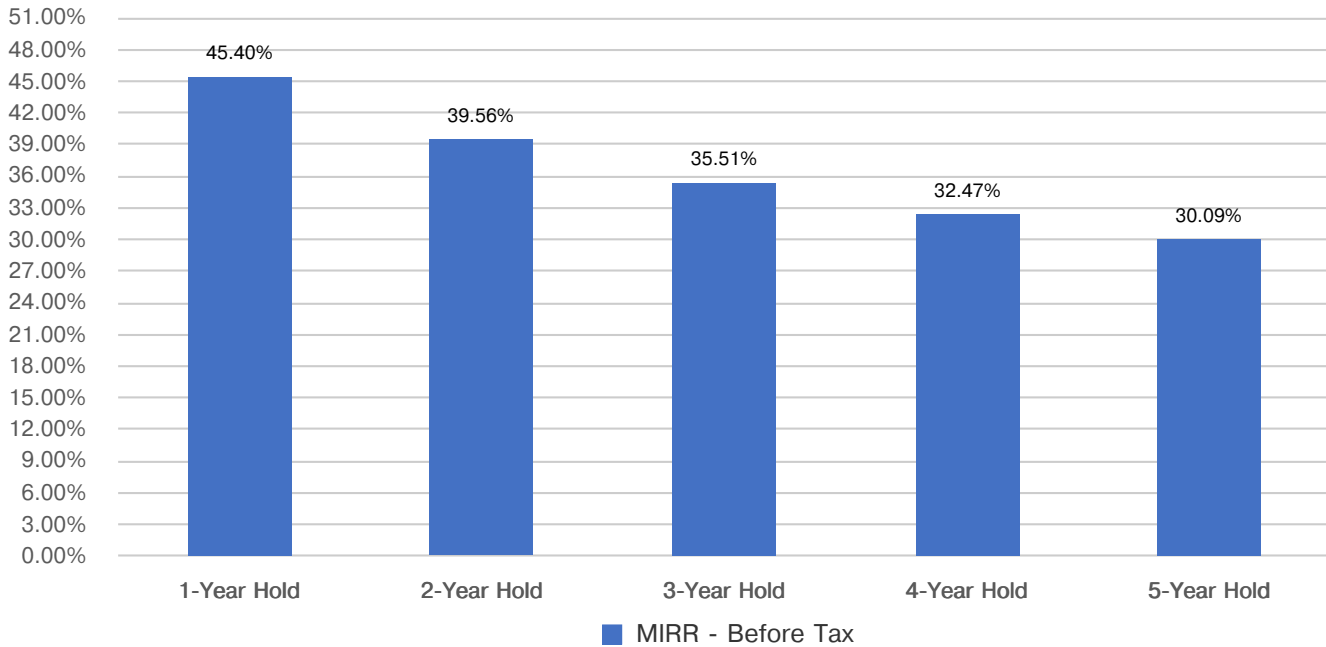


MIRR - Modified Internal Rate of Return

Fiscal Year Beginning December 2024

Before Tax Finance Rate	4.00%
Before Tax Reinvestment Rate	8.00%

MIRR - Modified Internal Rate of Return



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	(\$2,112,500.00)	(\$2,112,500.00)	(\$2,112,500.00)	(\$2,112,500.00)	(\$2,112,500.00)
1	\$3,071,517.00	\$249,627.00	\$249,627.00	\$249,627.00	\$249,627.00
2		\$3,845,189.00	\$291,249.00	\$291,249.00	\$291,249.00
3			\$4,650,974.00	\$334,322.00	\$334,322.00
4				\$5,490,601.00	\$378,893.00
5					\$6,363,901.00
MIRR- Before Tax	45.40 %	39.56 %	35.51 %	32.47 %	30.09 %



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MIRR - Modified Internal Rate of Return

Fiscal Year Beginning December 2024

Accumulated Capital



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
Accumulated Capital- Before Tax	\$3,071,517	\$4,114,786	\$5,256,688	\$6,505,840	\$7,869,563
Equity Multiple	1.45	1.95	2.49	3.08	3.73



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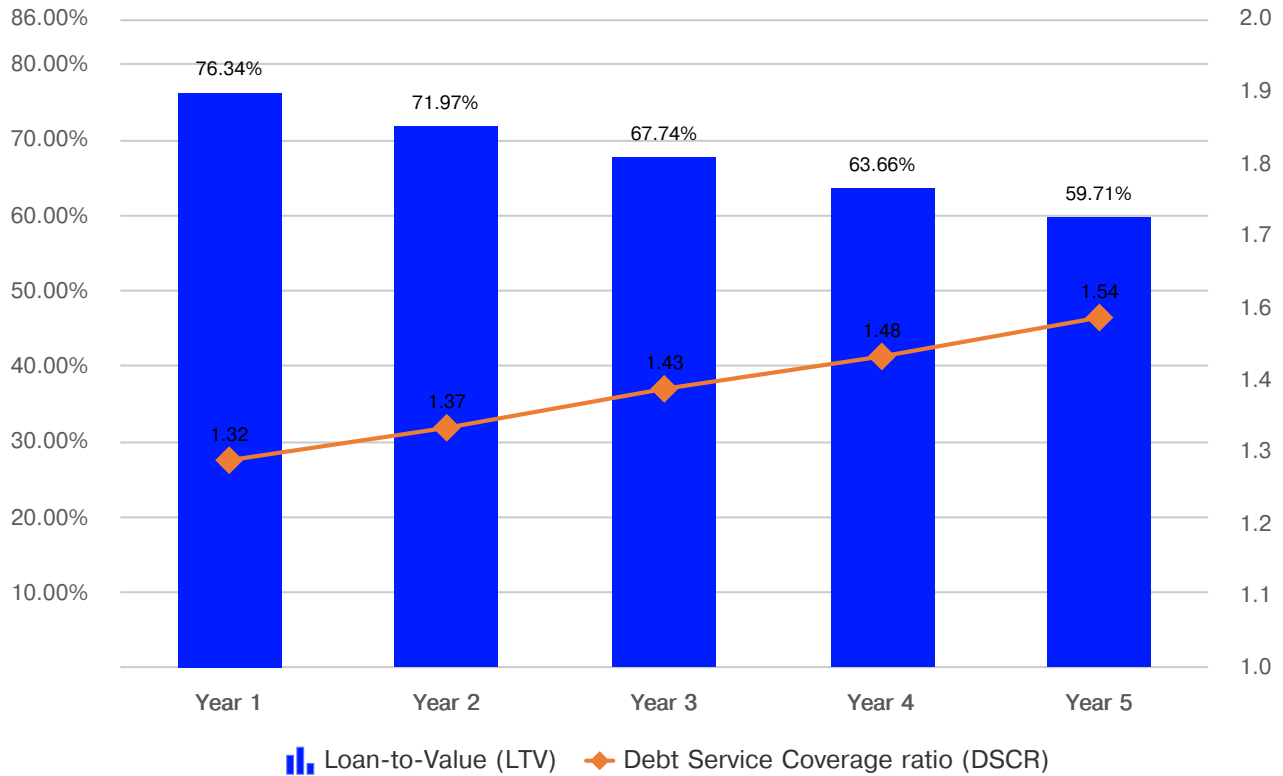
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LTV, DSCR & Debt Yield Analysis

Fiscal Year Beginning December 2024

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
Loan-to-Value (LTV) - 1st Lien	76.34%	71.97%	67.74%	63.66%	59.71%
Debt Service Coverage Ratio - 1st Lien	1.32	1.37	1.43	1.48	1.54



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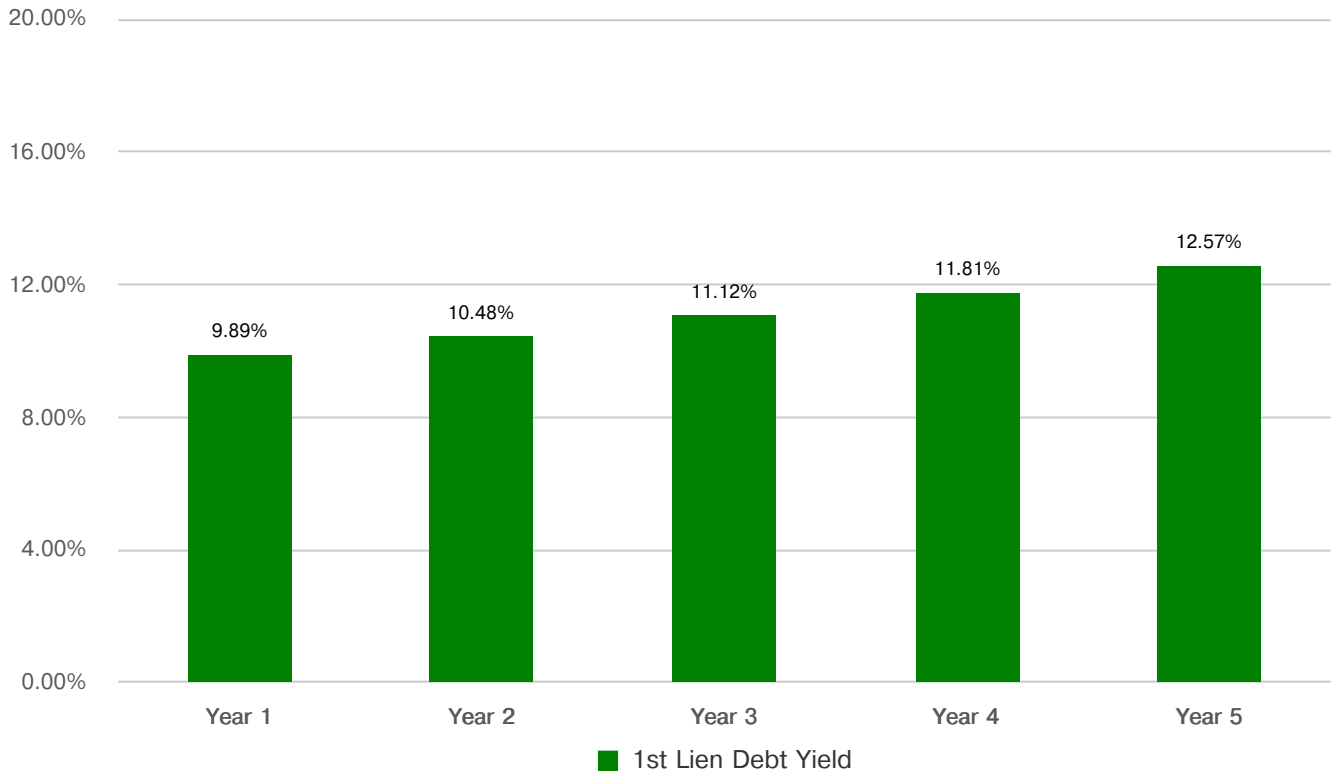
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LTV, DSCR & Debt Yield Analysis

Fiscal Year Beginning December 2024

Debt Yield Ratio (DYR)



For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
Debt Yield Ratio (DYR) - 1st Lien	9.89%	10.48%	11.12%	11.81%	12.57%



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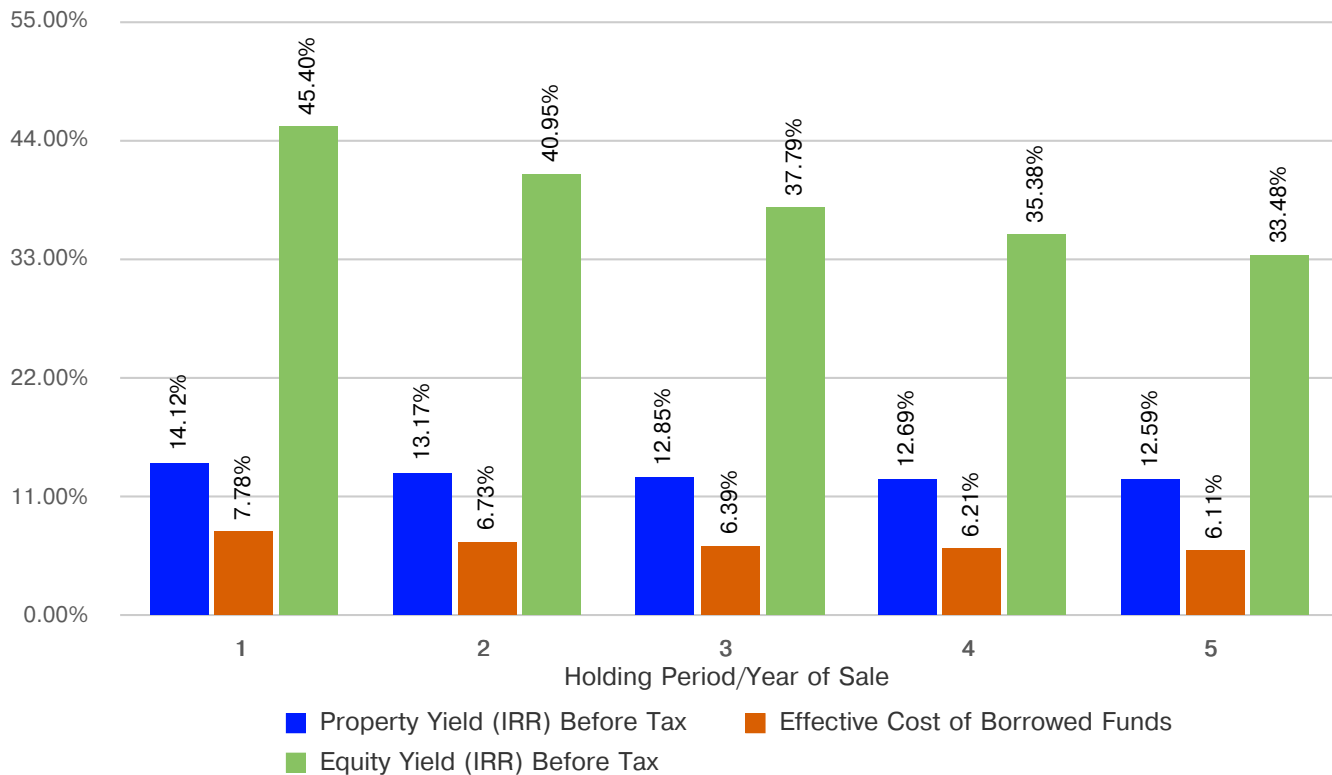
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Impact of Leverage Analysis

Fiscal Year Beginning December 2024

Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	14.12%	13.17%	12.85%	12.69%	12.59%
Effective Cost of Borrowed Funds	7.78%	6.73%	6.39%	6.21%	6.11%
Equity Yield (IRR) Before Tax	45.40%	40.95%	37.79%	35.38%	33.48%
Impact of Leverage on Yield	↑ 31.28%	↑ 27.78%	↑ 24.94%	↑ 22.69%	↑ 20.89%



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Disposition Price Sensitivity Analysis

Fiscal Year Beginning December 2024

Disposition Price Sensitivity Matrix

Year of Disposition	Sale / Disposition Price	Disposition CAP Rate	Annual Property Appreciation Rate	Unleveraged IRR	Leveraged IRR Equity Yield
EOY 1	\$ 12,292,000	8.89%	-1.66%	3.54%	N/A
	\$ 12,975,000	8.42%	3.80%	8.83%	14.04%
	\$ 13,658,000	8.00%	9.26%	14.12%	45.40%
	\$ 14,341,000	7.62%	14.73%	19.41%	76.76%
	\$ 15,024,000	7.27%	20.19%	24.70%	108.12%
EOY 2	\$ 12,776,000	8.89%	1.10%	8.00%	14.15%
	\$ 13,486,000	8.42%	3.87%	10.62%	28.29%
	\$ 14,196,000	8.00%	6.57%	13.17%	40.95%
	\$ 14,906,000	7.62%	9.20%	15.66%	52.53%
	\$ 15,616,000	7.27%	11.77%	18.10%	63.25%
EOY 3	\$ 13,278,000	8.89%	2.03%	9.52%	23.29%
	\$ 14,015,000	8.42%	3.89%	11.21%	30.96%
	\$ 14,753,000	8.00%	5.68%	12.85%	37.79%
	\$ 15,491,000	7.62%	7.41%	14.44%	43.97%
	\$ 16,228,000	7.27%	9.09%	15.98%	49.63%
EOY 4	\$ 13,797,000	8.89%	2.50%	10.29%	26.42%
	\$ 14,564,000	8.42%	3.89%	11.51%	31.15%
	\$ 15,330,000	8.00%	5.23%	12.69%	35.38%
	\$ 16,097,000	7.62%	6.53%	13.83%	39.23%
	\$ 16,863,000	7.27%	7.77%	14.93%	42.76%
EOY 5	\$ 14,333,000	8.89%	2.77%	10.74%	27.46%
	\$ 15,130,000	8.42%	3.89%	11.68%	30.62%
	\$ 15,926,000	8.00%	4.96%	12.59%	33.48%
	\$ 16,722,000	7.62%	5.99%	13.46%	36.09%
	\$ 17,519,000	7.27%	6.98%	14.31%	38.51%

Unleveraged and Leveraged IRR is Annual Internal Rate of Return for each year of ownership. For example, EOY 5 IRR represents annual return each year for 5 years.



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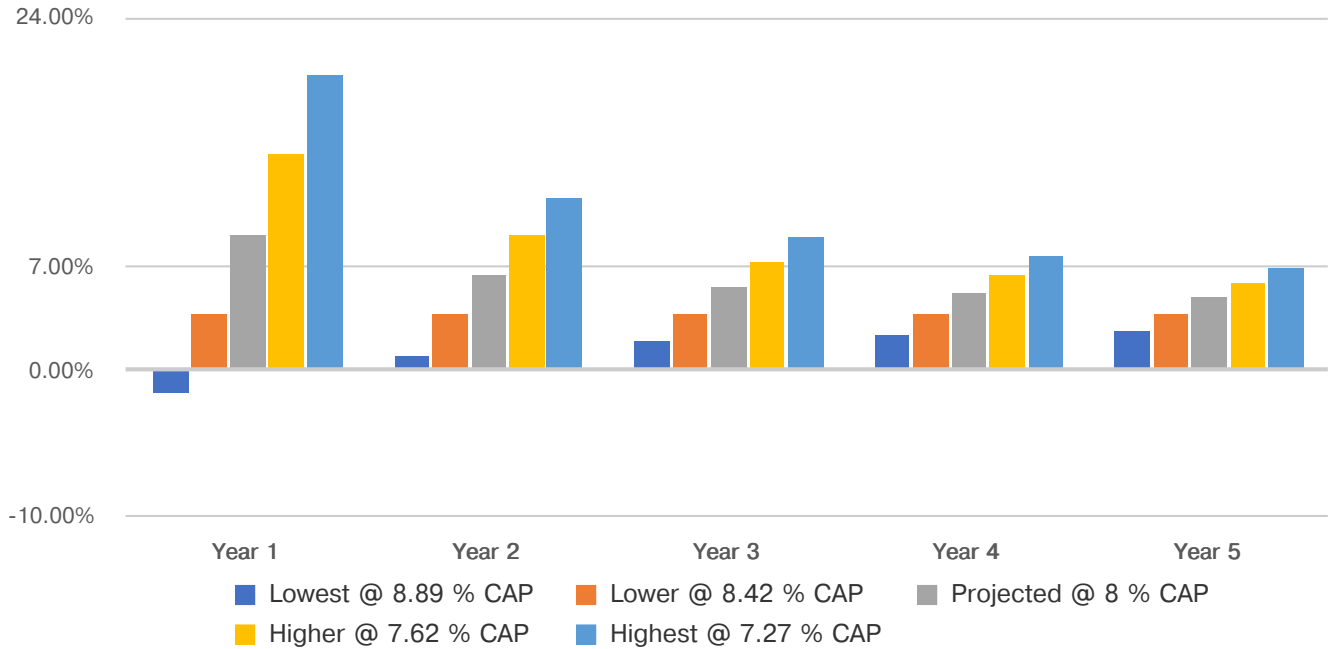
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Disposition Price Sensitivity Analysis

Fiscal Year Beginning December 2024

Annual Property Appreciation Rate



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 Phone: 404-876-1640 X130 | License: 356482

Email: eanaya@bullrealty.com | www.BullRealty.com/Senior-Housing

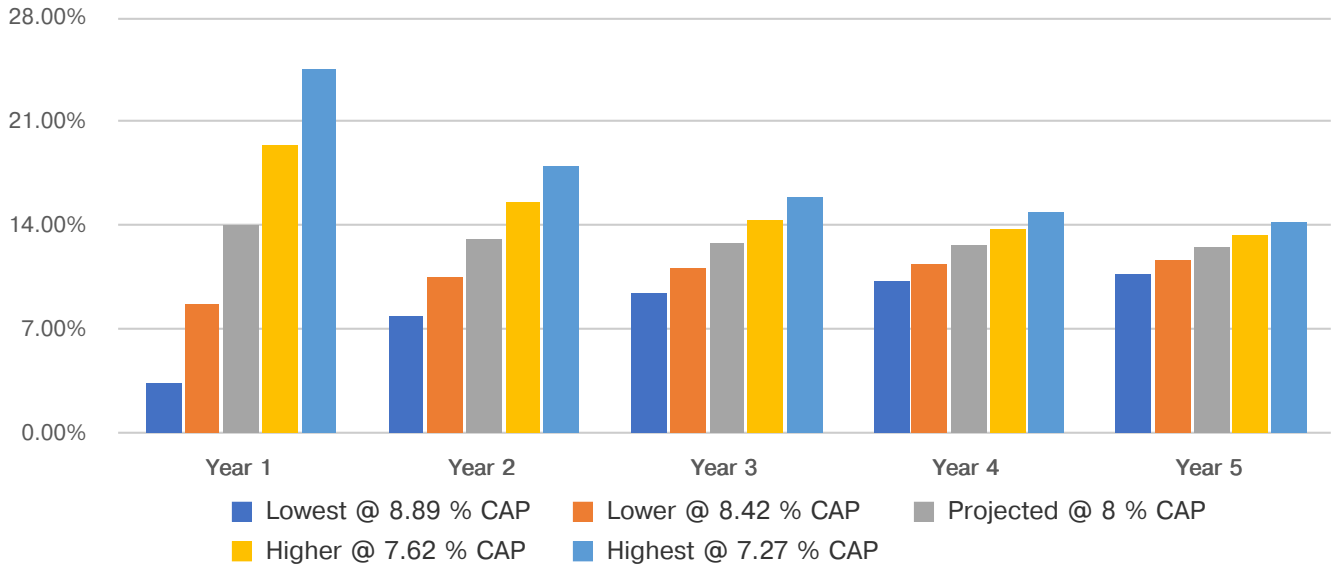
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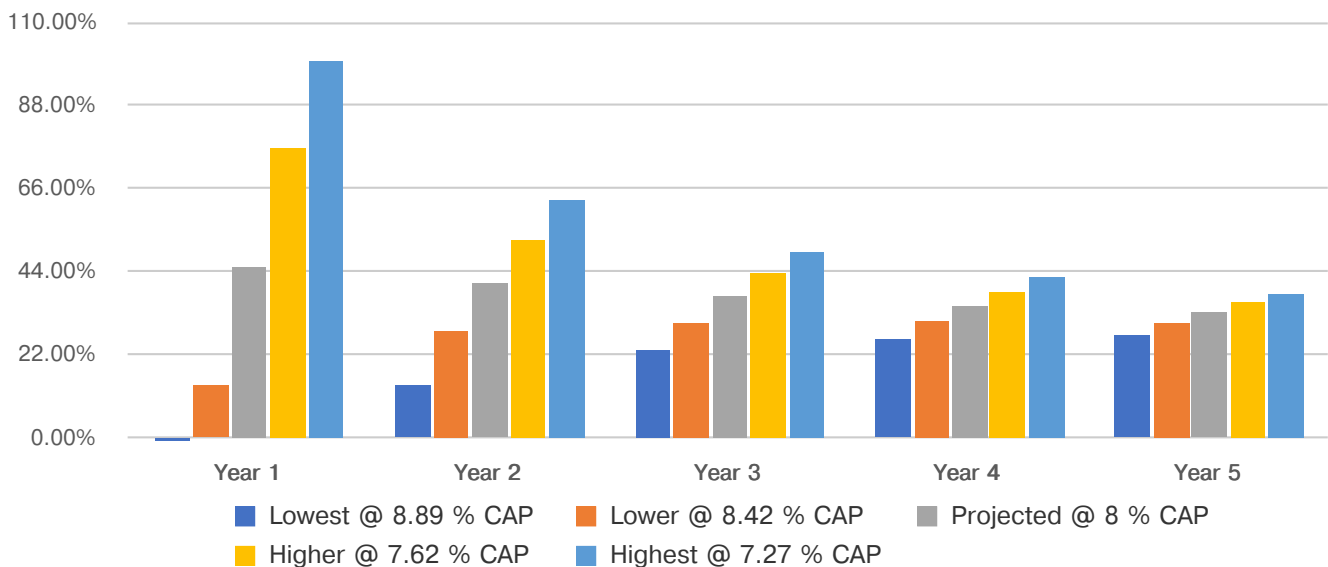
Disposition Price Sensitivity Analysis

Fiscal Year Beginning December 2024

Unleveraged IRR



Leveraged IRR/ Equity Yield



Ernie Anaya, MBA
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Spanish Oaks Memory Care

8510 Whitefield Avenue

Savannah, GA 31406



Analysis Assumptions

Fiscal Year Beginning December 2024

■ PROPERTY

Purchase Price	\$12,500,000.00
Property Size	36 Units
Purchase Date	12/2024

■ INCOME

Potential Income	
Year 1 Potential Income	\$2,168,651.29
Annual Income Increase	3.00 %

Other Income	
Other Income	\$0.00
Other Income Increase	3.00%

■ VACANCY & EXPENSES

Vacancy	
Vacancy/credit Loss	5.00 %
Expenses	
Year 1 Expenses	\$1,009,233.27 dollar amount for Year 1 Expenses
Annual Expense Increase	2.00 %

Capital Expenses / Replacement Reserves (optional)

Add Annual Capital Expenses / Reserves	
Year 1	\$150.00 Per Sq Ft/M2/Unit
Year 2	\$150.00 Per Sq Ft/M2/Unit
Year 3	\$150.00 Per Sq Ft/M2/Unit
Year 4	\$150.00 Per Sq Ft/M2/Unit
Year 5	\$150.00 Per Sq Ft/M2/Unit
Year 6	\$150.00 Per Sq Ft/M2/Unit
Year 7	\$150.00 Per Sq Ft/M2/Unit
Year 8	\$150.00 Per Sq Ft/M2/Unit
Year 9	\$150.00 Per Sq Ft/M2/Unit
Year 10	\$150.00 Per Sq Ft/M2/Unit



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Spanish Oaks Memory Care

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Savannah, GA 31406



Analysis Assumptions

Fiscal Year Beginning December 2024

MORTGAGE

<u>1st Mortgage</u>	
Assume Existing Loan	NO
Loan Amount	85.00%
Loan Rate	5.67%
Interest Only	NO
Loan Amortization	25 Years
Loan Term	25 Years
Loan Fees Points	2.00%
Interest Calculation	30/360
Refinance / Future Loan	NO

DISPOSITION/SALE

Cap Or Price	8.00 %
--------------	--------

DEFAULT ASSUMPTIONS

Acquisition Cost (% Of Purchase Or \$)	0.20 %
Cost Of Sale Disposition	3.00 %
Federal Income Tax Rate	37.00%
State / Local Income Tax Rate	0.00%
Medicare Surtax	3.80%
Tax On Gain From Appreciation	20.00%
Tax On Recaptured Depreciation	25.00%
State / Provincial / Local Capital Gain Rate	0.00%
Medicare Capital Gain Rate	3.80%
Percent Improvements	60.00%
Depreciation Life	Residential
Interest Deduction	Yes
Loan Costs Deduction	Yes
USA Mid Month Convention	Yes
Mortgage Calculation	USA



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Spanish Oaks Memory Care

8510 Whitefield Avenue

Savannah, GA 31406



Analyst Notes/Documents

Fiscal Year Beginning December 2024

Assumptions from Jun 2024 P&L:

- Potential Rental Income: \$2,168,651.29
- Vacancy: although at 100% Occupancy, using 5% vacancy for purposes of analysis
- Adj. Expenses: \$1,009,233.27
- Capital Reserves: \$150 per Unit per year

SBA 504 Loan:

- 25 Year Term
- Amount Financed: 85% LTC
- 5.675% Interest (current SBA 504 quote)
- 2 Loan Points
- CAP Rate for Disposition after 5 year-hold:8%
- Acquisition cost: 0.2%

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Sale Comps Analytics

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	AVERAGE SF	MONTHS TO SALE
6.2%	\$282	\$12.1M	\$701M	-9.8%	44.5K	8.6

Key Metrics

Sales Volume	Search	Lowest	Highest
Transactions	70	-	-
Sales Volume	\$701M	\$280K	\$46.7M
Properties Sold	70	-	-
Sold SF	3.1M	1.9K	300K
Average SF	44.5K	1.9K	300K

Sales Price	Search	Lowest	Highest
Cap Rate	6.2%	1.4%	8.0%
Sale Price/SF	\$282	\$61	\$840
Average Sale Price	\$12.1M	\$280K	\$46.7M
Sale vs Asking Price	-9.8%	-42.1%	0%
% Leased at Sale	96.6%	74.1%	100.0%

For Sale	Search	Lowest	Highest
Listings	1	-	-
For Sale SF	180K	180K	180K
List Price/SF	\$340	\$340	\$340
Cap Rate	5.5%	5.5%	5.5%
Average SF	180K	180K	180K

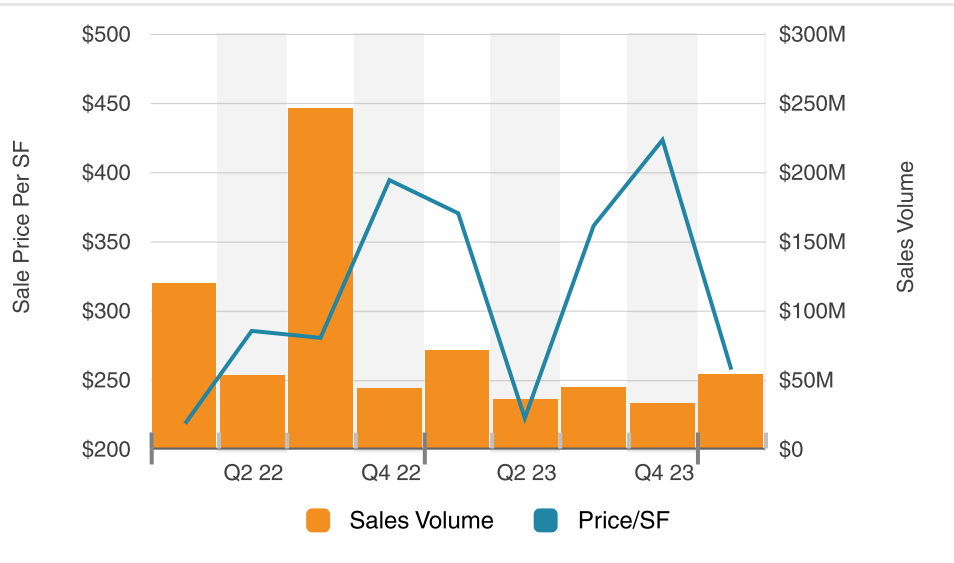
Sale Comps Analytics

Key Performance Indicators

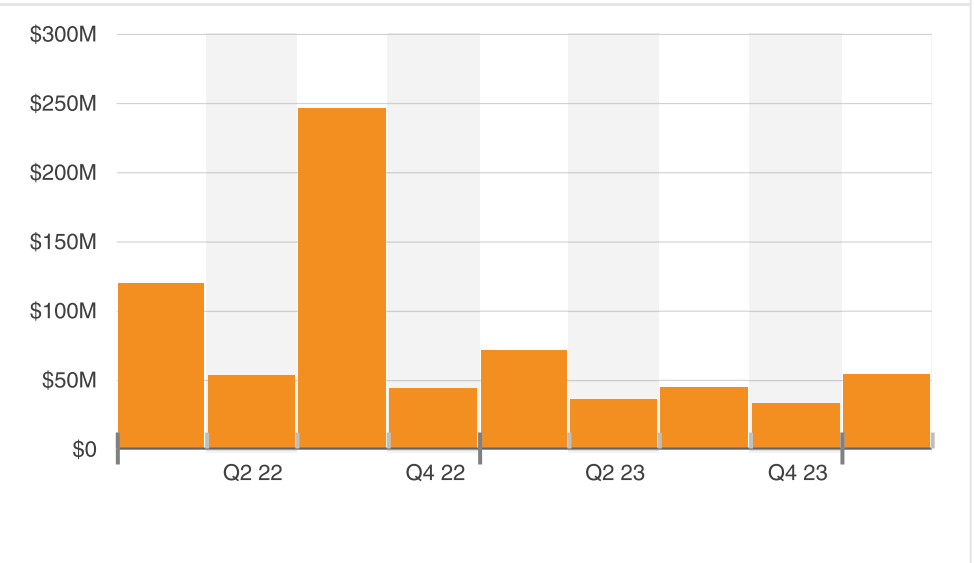


Sale Comps Analytics

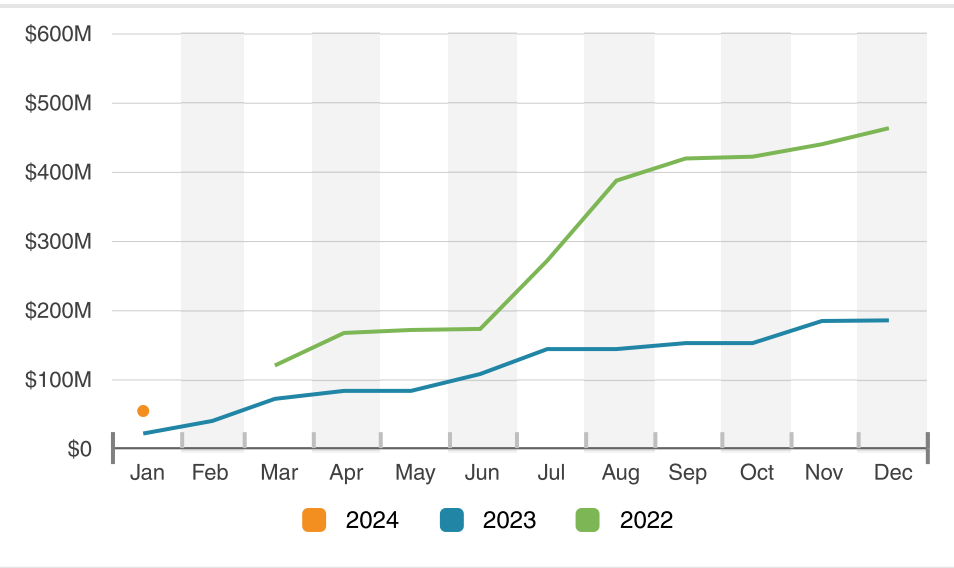
Sales Volume & Sale Price Per SF



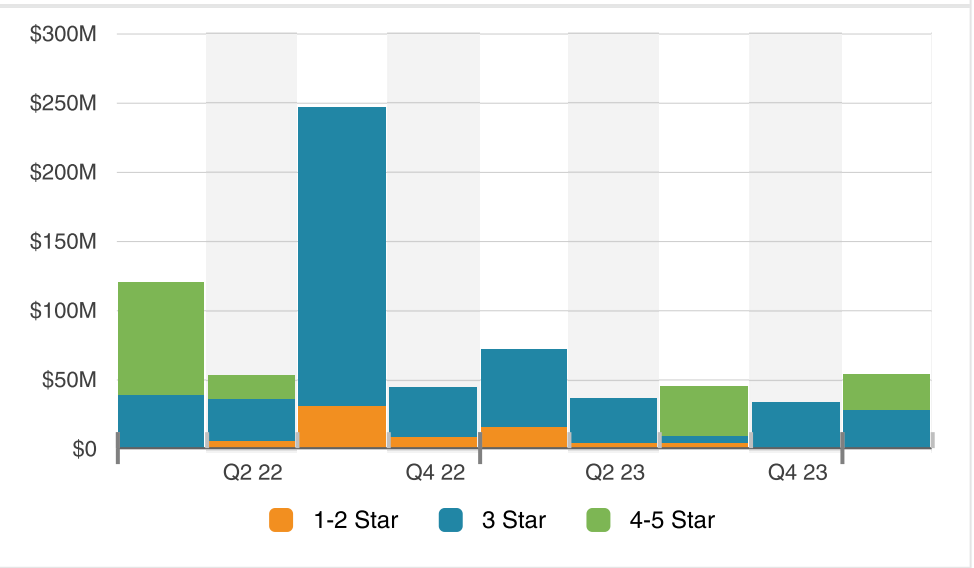
Sales Volume



Cumulative Sales Volume By Year

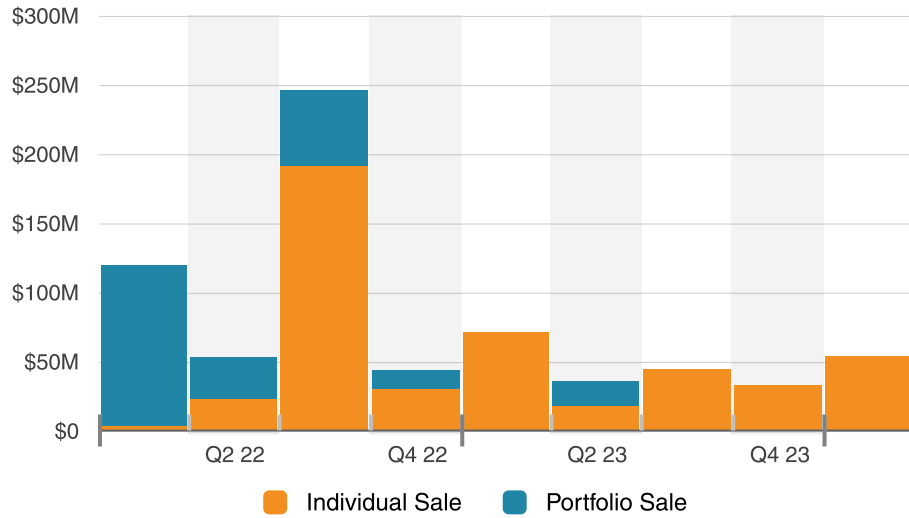


Sales Volume By Star Rating

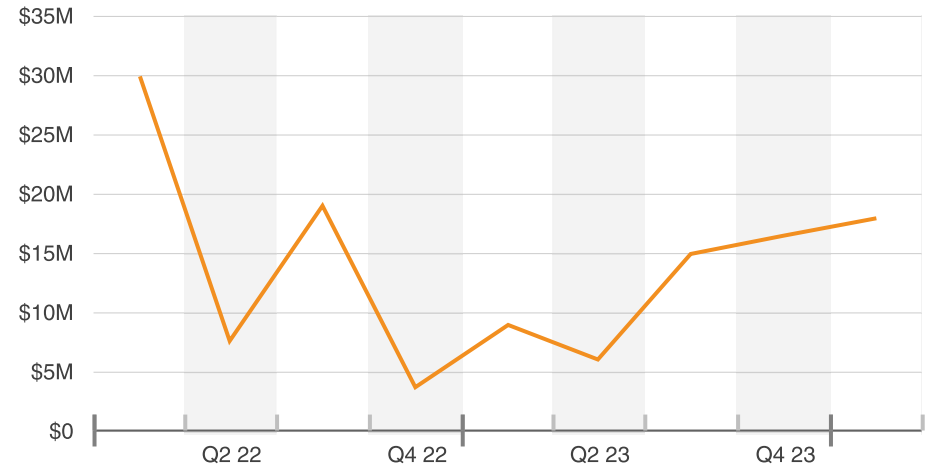


Sale Comps Analytics

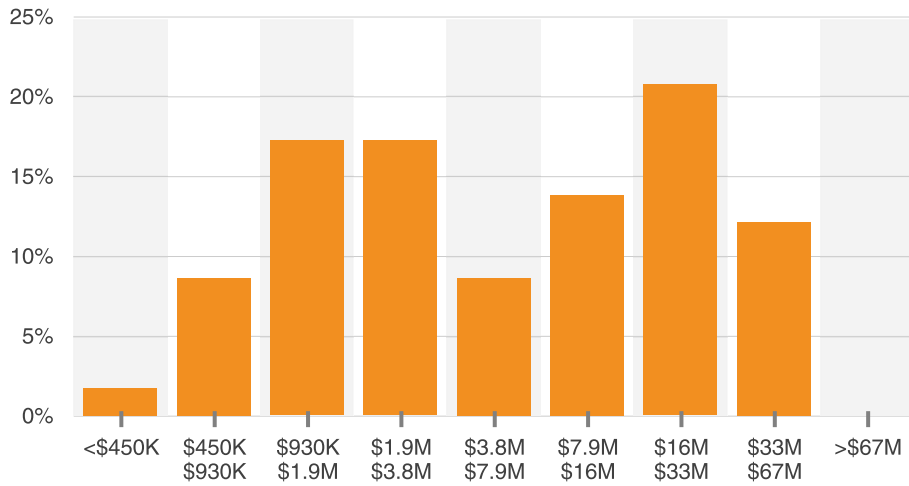
Sales Volume By Transaction Type



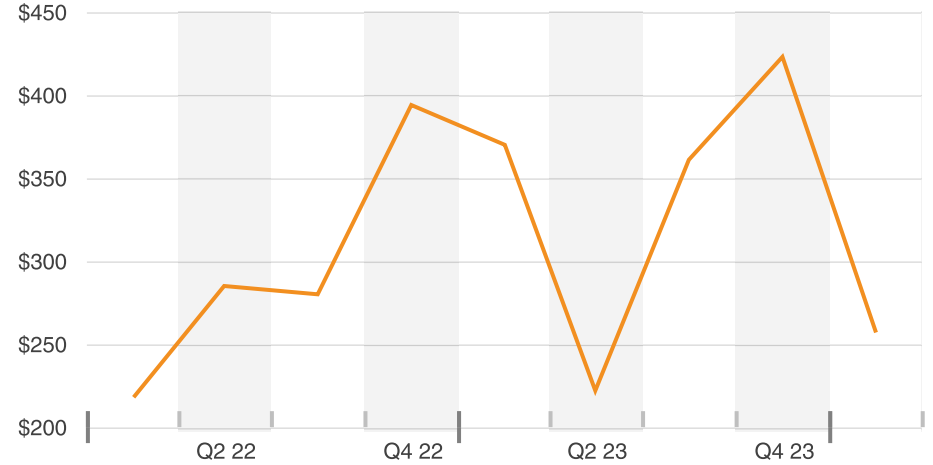
Sale Price



Sale Price Distribution

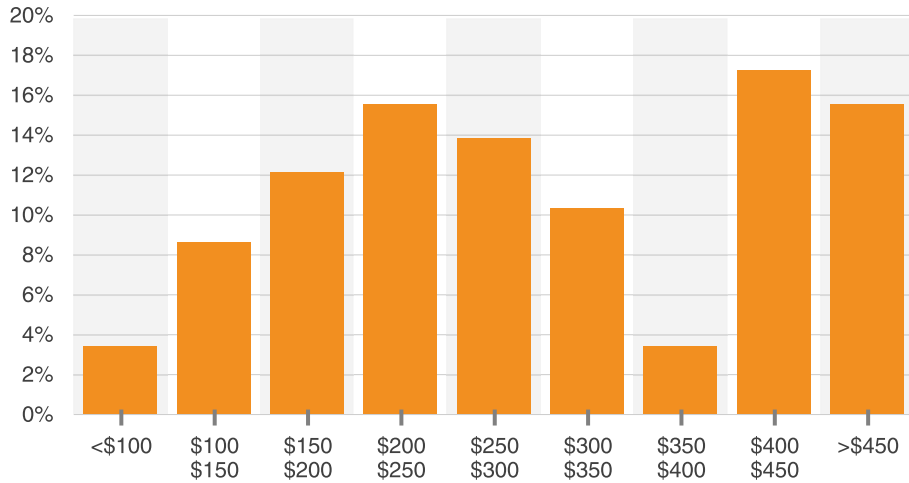


Sale Price Per SF

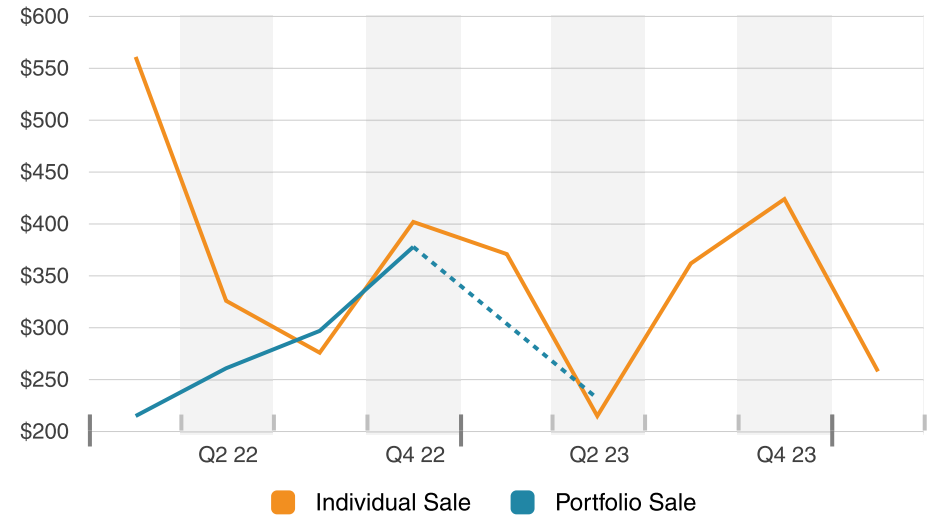


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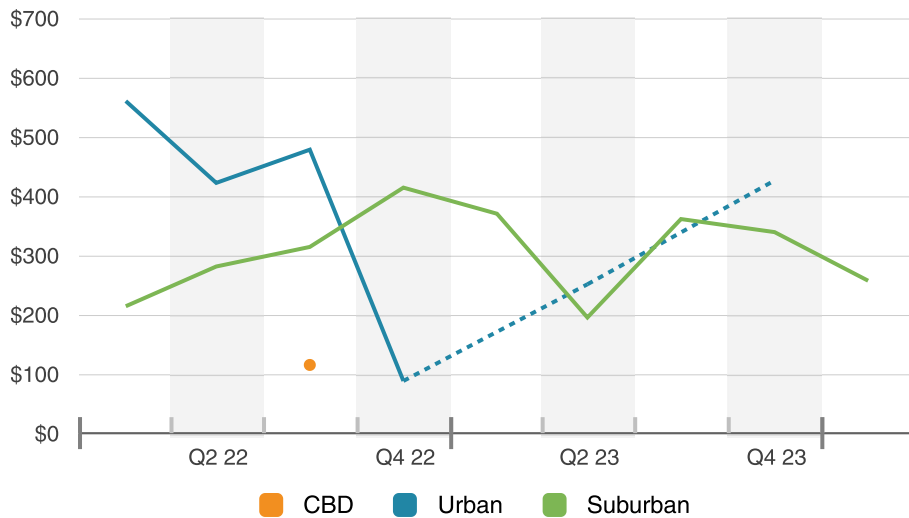
Sale Price Per SF Distribution



Sale Price Per SF By Transaction Type



Sale Price Per SF By Location Type



Market Sale Price Per SF By Location Type

No Data Available



No data available for the past 10 years

Sale Comps Analytics

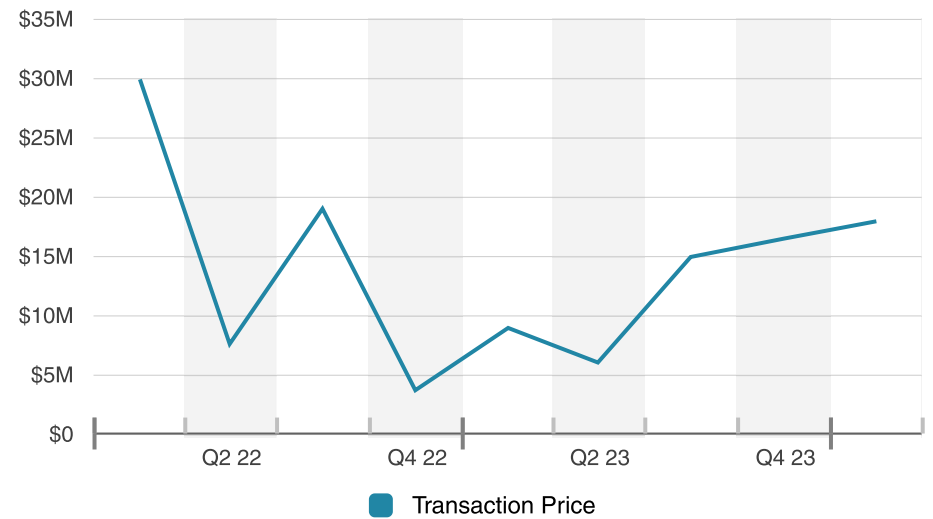
Market Price

No Data Available



No data available for the past 10 years

Market Price & Transaction Price



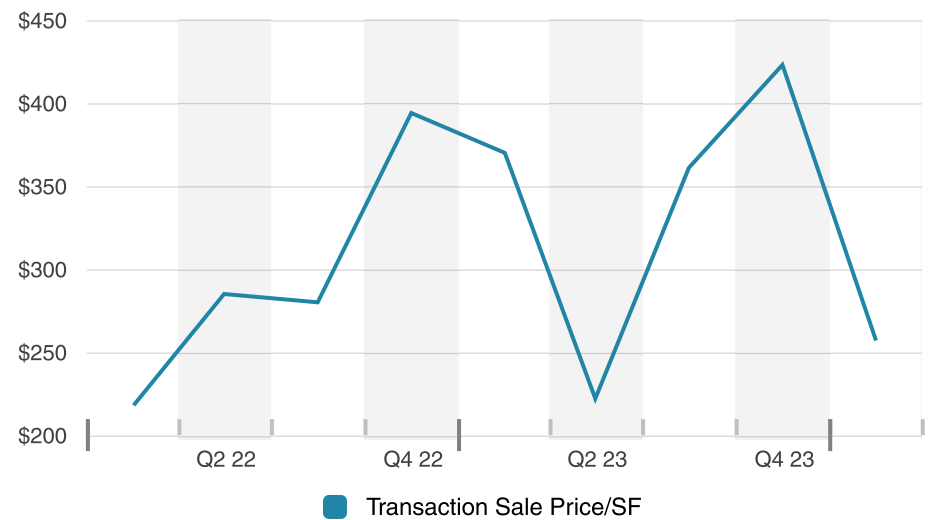
Market Sale Price Per SF

No Data Available



No data available for the past 10 years

Market Sale Price & Transaction Sale Price Per SF



Sale Comps Analytics

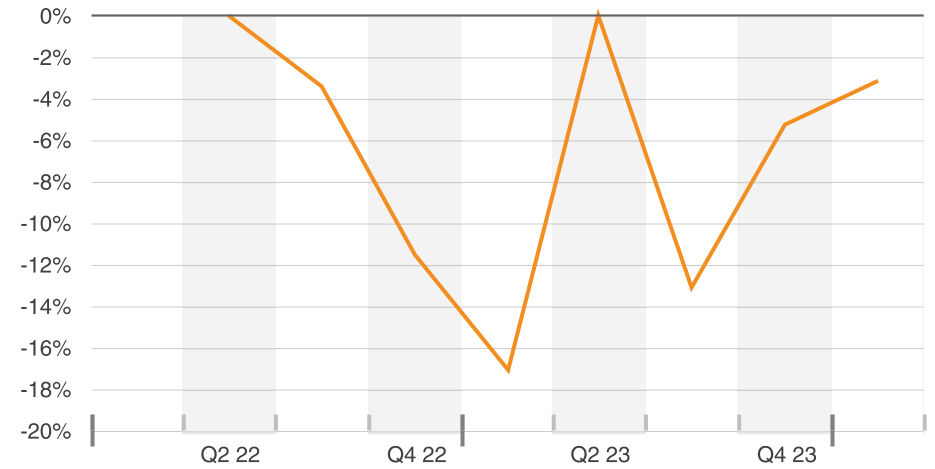
Market Sale Price Per SF By Star Rating

No Data Available

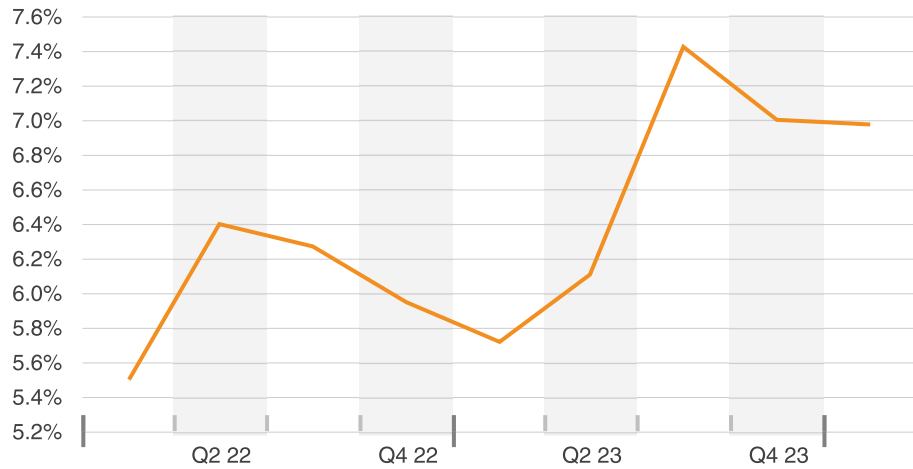


No data available for the past 10 years

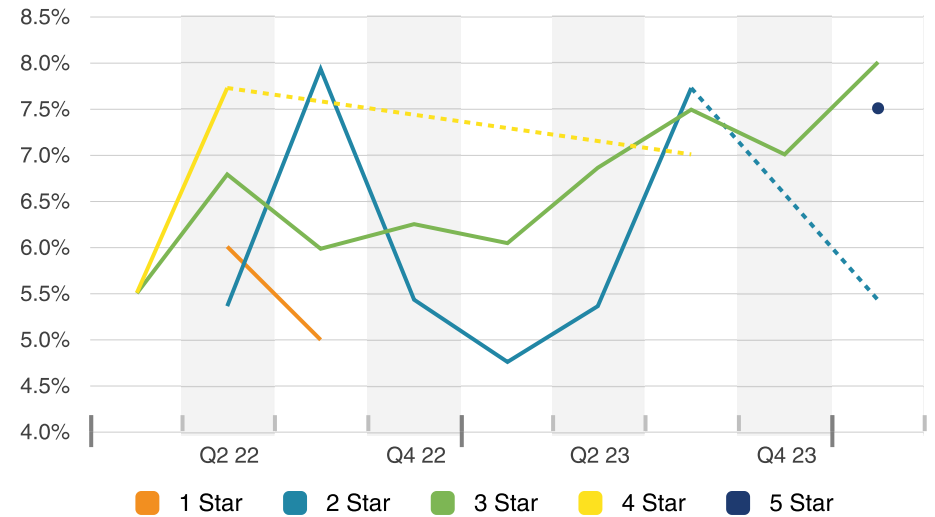
Sale To Asking Price Differential



Cap Rate

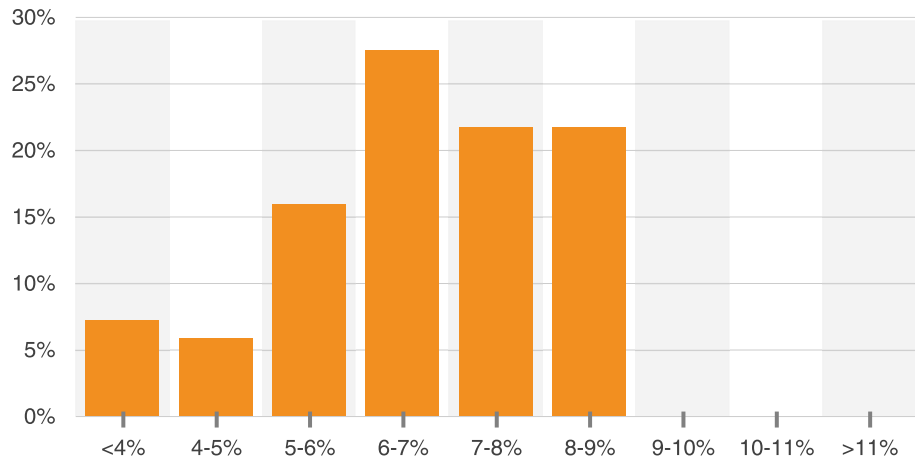


Cap Rate By Star Rating

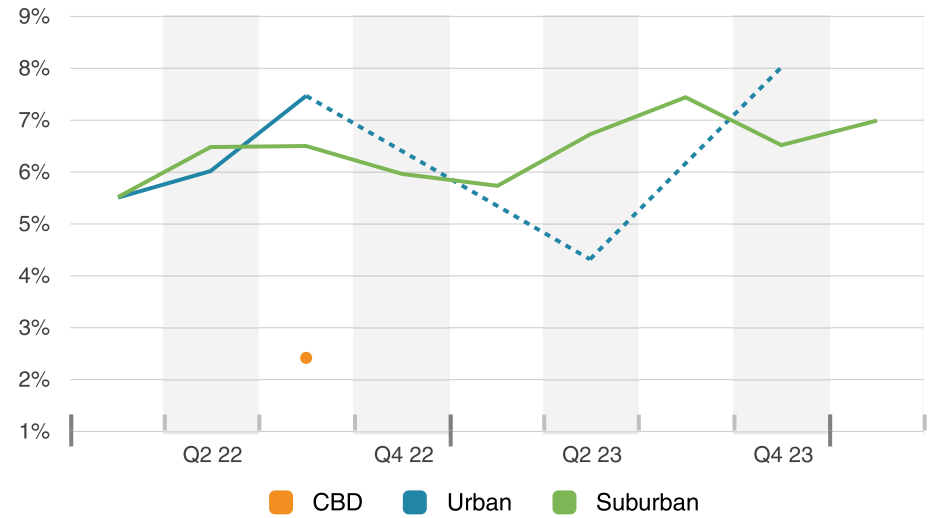


Sale Comps Analytics

Cap Rate Distribution



Cap Rate By Location Type



Cap Rate By Transaction Type

No Data Available



No data available for the current selection

Market Cap Rate

No Data Available



No data available for the past 10 years

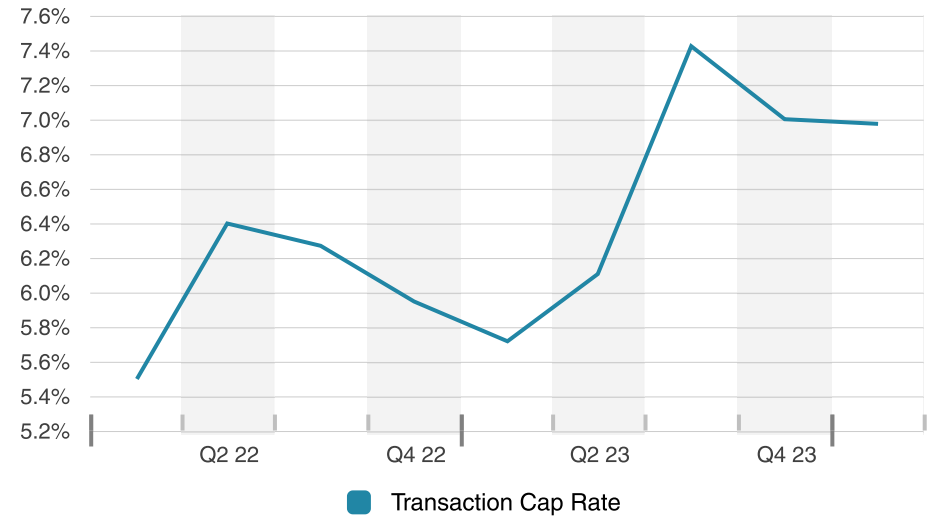
Market Cap Rate By Location Type

No Data Available



No data available for the past 10 years

Market Cap Rate & Transaction Cap Rate



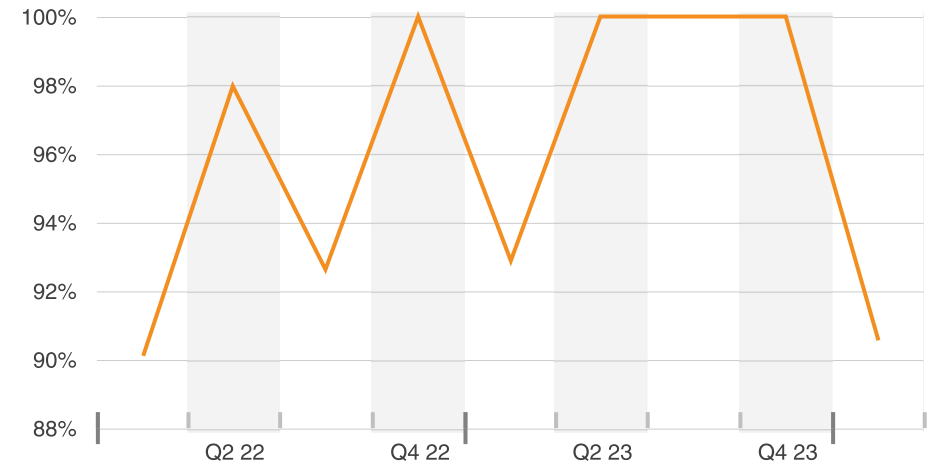
Market Cap Rate By Star Rating

No Data Available



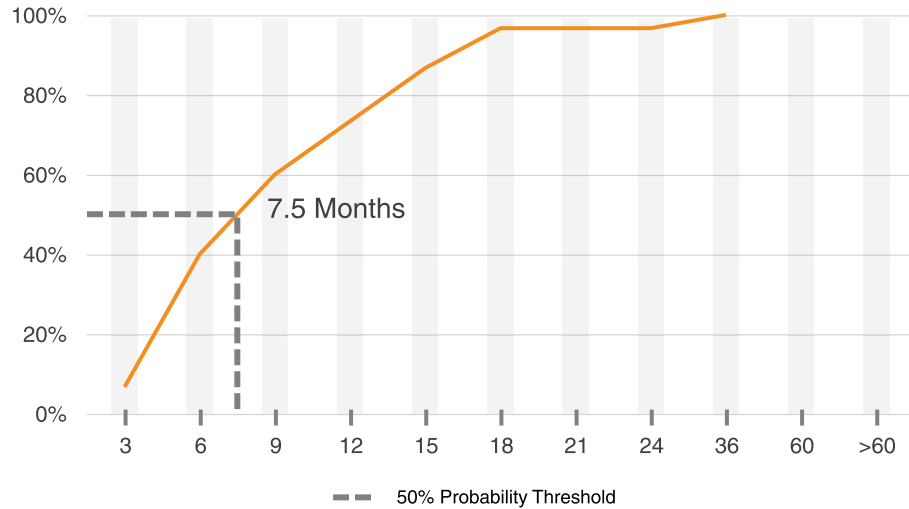
No data available for the past 10 years

Occupancy At Sale

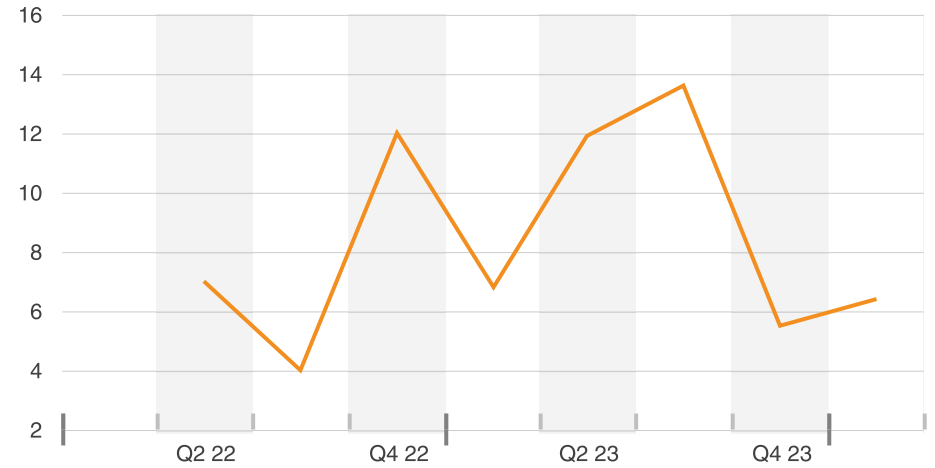


Sale Comps Analytics

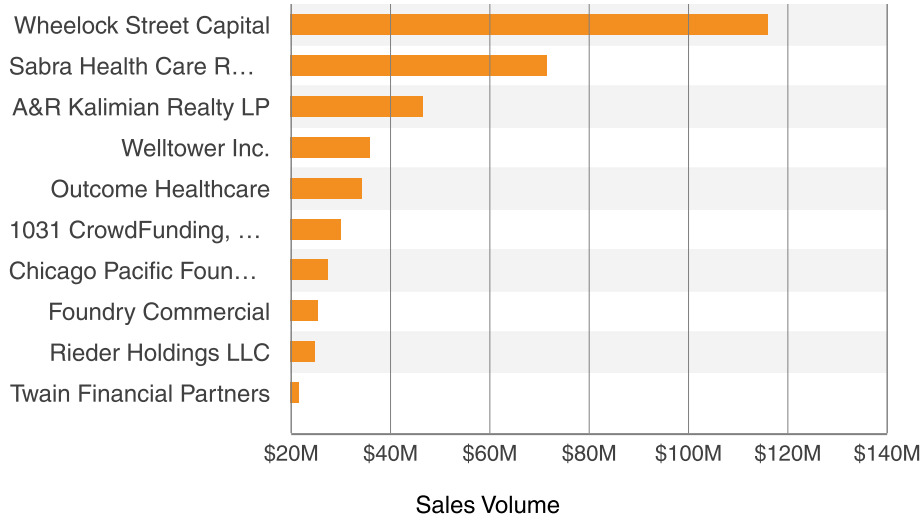
Probability Of Selling In Months



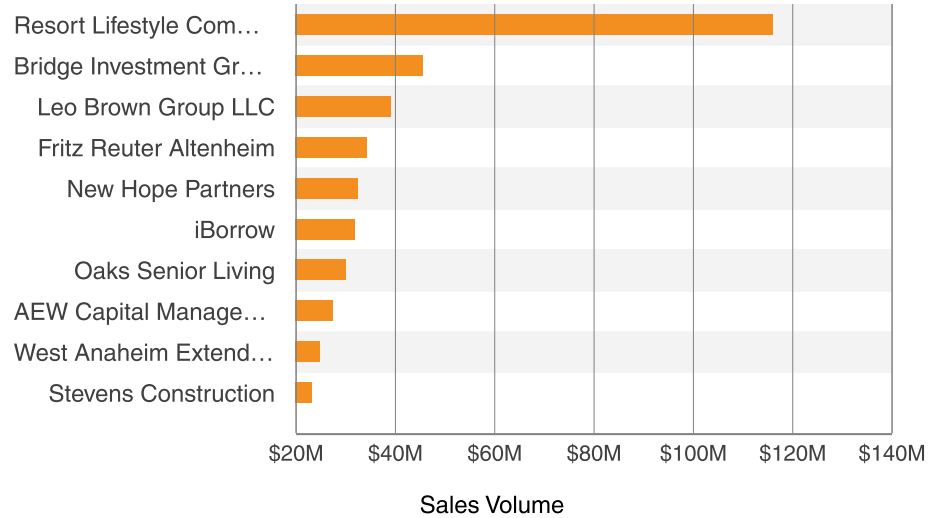
Months To Sale



Top Buyers

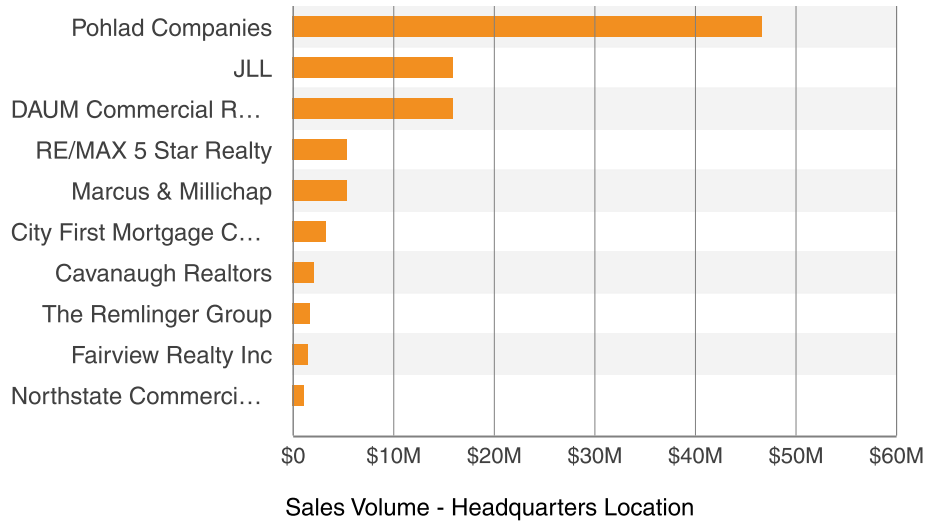


Top Sellers

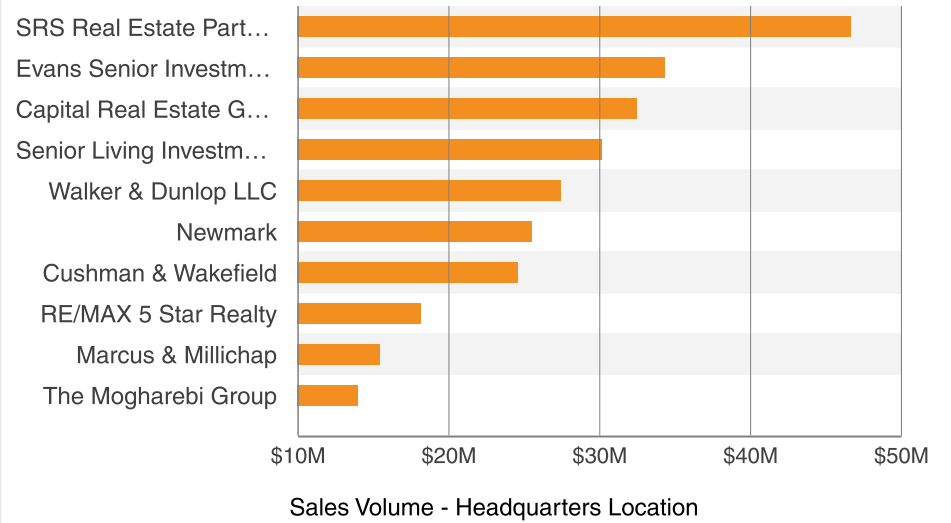


Sale Comps Analytics

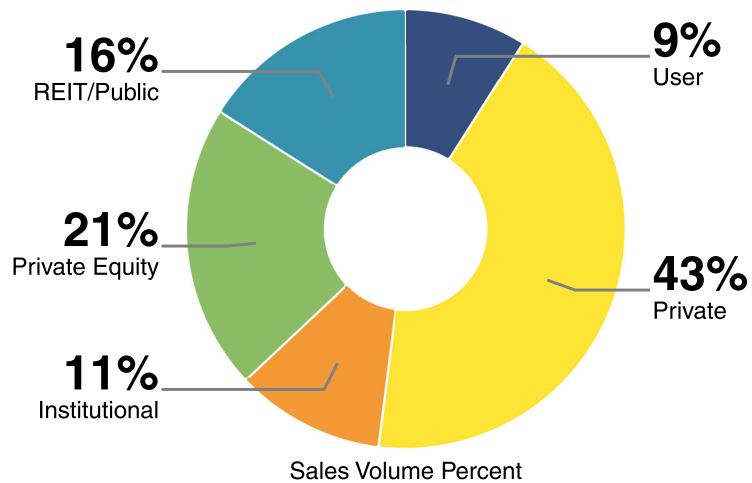
Top Buyer Brokers



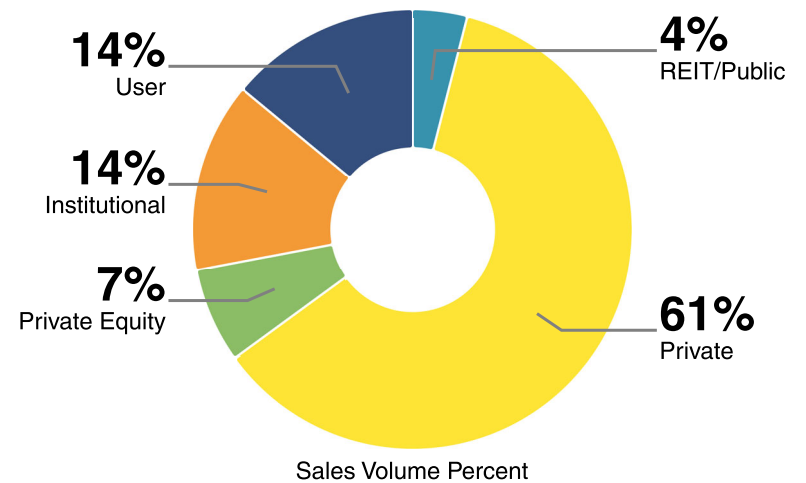
Top Seller Brokers



Sales By Buyer Type

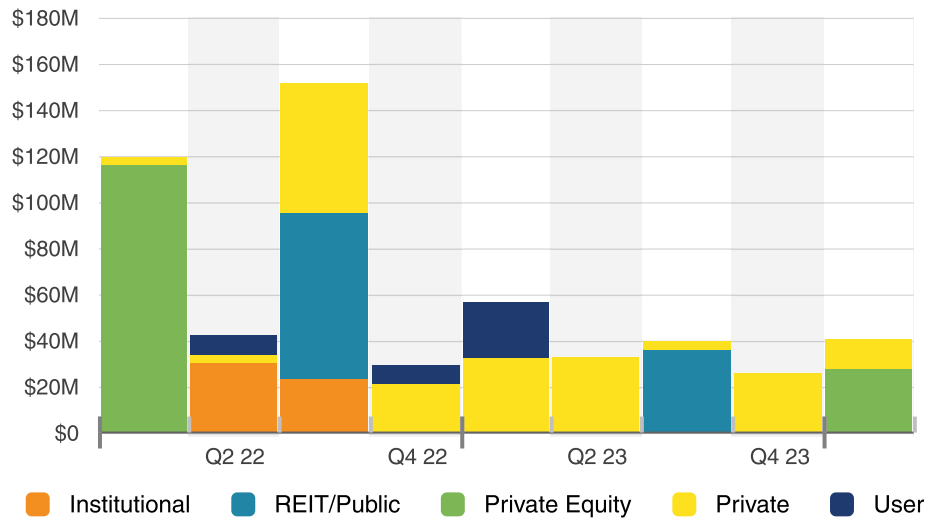


Sales By Seller Type

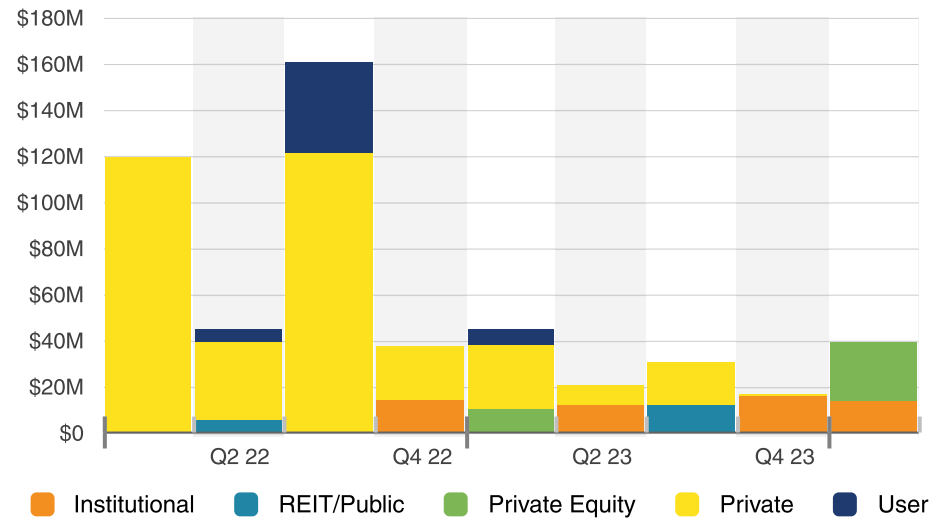


Sale Comps Analytics

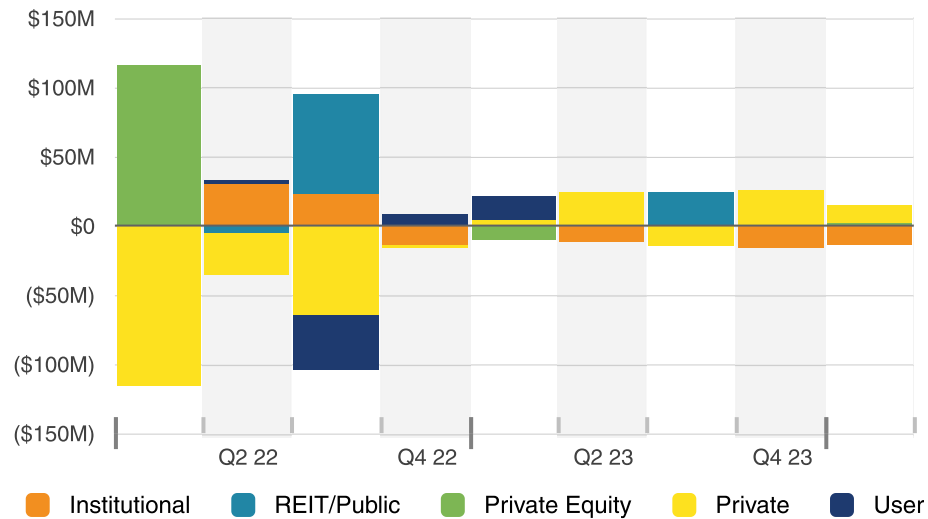
Sales Volume By Buyer Type



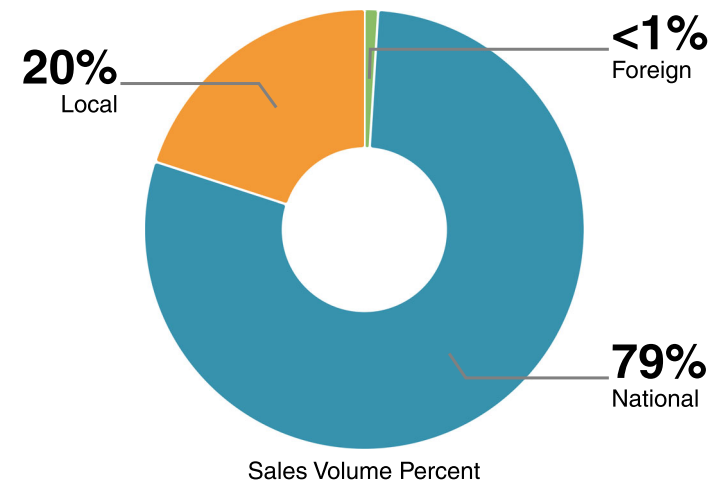
Sales Volume By Seller Type



Net Buying & Selling By Owner Type

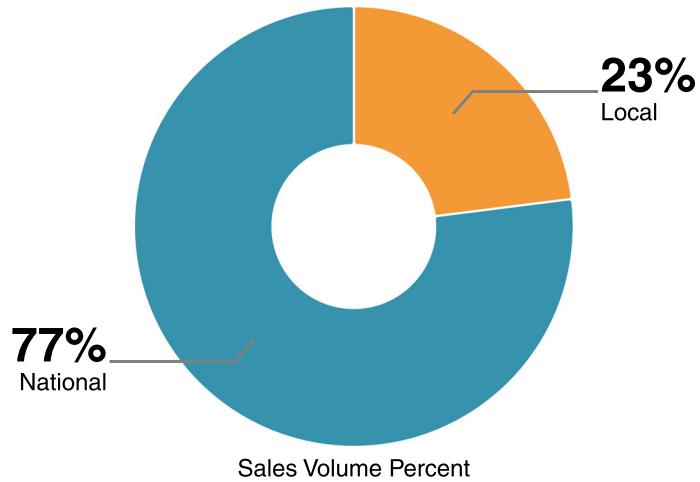


Sales Volume By Buyer Origin

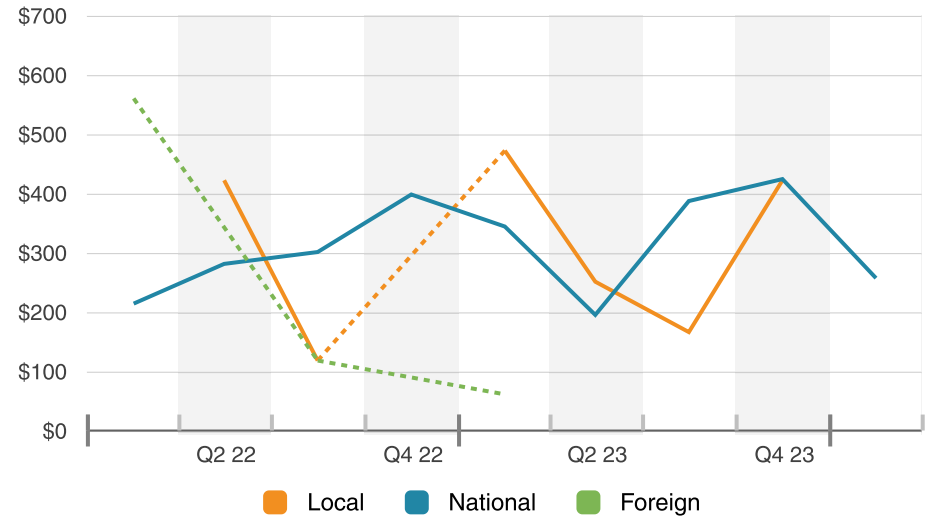


Sale Comps Analytics

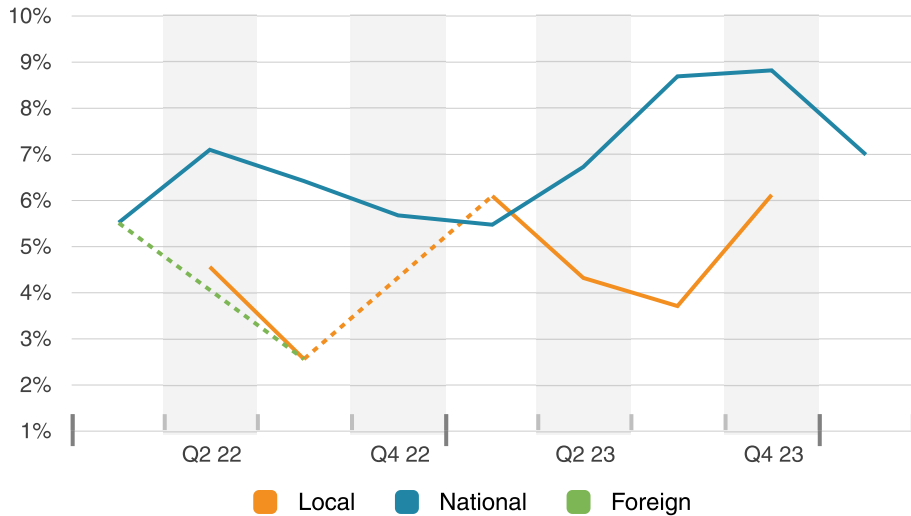
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin



Market Asking Rent Per SF

No Data Available



No data available for the past 10 years

Market Asking Rent Growth (YOY)

No Data Available



No data available for the past 10 years

Market Asking Rent & Asking Rent Per SF

No Data Available



No data available for the past 10 years

Asking Rent Per SF

No Data Available



No data available for the past 10 years

Daily Asking Rent Per SF


No Data Available



No data available for the past 1 year

Daily Vacancy Rate


No Data Available



No data available for the past 1 year

Vacancy Rate


No Data Available



No data available for the past 10 years

Vacant SF


No Data Available



No data available for the past 10 years

Availability Rate

No Data Available



No data available for the past 10 years

Available SF

No Data Available



No data available for the past 10 years

Availability & Vacancy Rate

No Data Available



No data available for the past 10 years

Available & Vacant SF

No Data Available



No data available for the past 10 years

Vacancy & Market Asking Rent Per SF

No Data Available



No data available for the past 10 years

Report Criteria

- 101 Records / 102 Properties
- Sale Date: After 3/1/22
- Include: Public Record Comps
- Sale Status: Sold +2
- Search On and Return Portfolio Sales as Individual Properties: Yes
- Country: United States
- Property Type: Health Care
- Secondary Type: Assisted Living +3

Property Address	Property City	Property State	Building SF	Sale Price	NOI	Sale Date	Sale Status	Actual Cap Rate	Secondary Type	Year Built	Land Area AC	Number Of Floors	Zoning	Property Zip Code
2194 McKinley Dr	Grand Junction	CO	3,237	\$615,000	33,333.00	1/26/2024	Sold	5.42	Assisted Living	2023	0.50	1	RSF-2	81507-1139
1165 Mcgee Ct NE	Salem	OR	96,705	\$25,575,000	1,918,125.00	1/22/2024	Sold	7.50	Assisted Living	2016	3.77	3	PU	97303
11705 Evening Walk Dr	Bradenton	FL	109,010	\$27,500,000	2,200,000.00	1/19/2024	Sold	8.00	Assisted Living	2016	7.01	4	PD-MU	34211
1301 N 47th Ave	Hollywood	FL	2,651	\$900,000	72,000.00	12/28/2023	Sold	8.00	Assisted Living	1967	0.20	1	R5-5	33021-4700
525 W La Palma Ave	Anaheim	CA	75,000	\$31,955,000	2,556,400.00	11/14/2023	Sold	8.00	Assisted Living	1976	1.37	2	CG	92801-2432
214 Prosperity Dr	Knoxville	TN	28,682	\$4,750,000	350,075.00	9/26/2023	Sold	7.37	Assisted Living	1997	1.57	3	C-H-2	37923-4702
5412 Kiernan Ave	Salida	CA	9,020	\$3,910,000	301,852.00	9/8/2023	Sold	7.72	Assisted Living	1964	0.60	1	R-3	95368-9130
15430 Huebner Rd	San Antonio	TX	86,000	\$36,000,000	2,520,000.00	7/13/2023	Sold	7.00	Assisted Living	2016	3.60	1	C-3	78248
10450 S Michigan Ave (Part of a 8 Property Portfolio)	Chicago	IL	76,440	\$17,682,000	1,414,560.00	6/30/2023	Sold	8.00	Assisted Living		1.38	3		60628-2751
825 Larrabee St	West Hollywood	CA	2,500	\$2,100,000	90,300.00	6/13/2023	Sold	4.30	Congregate Housing	1919	0.14	1	R4	90069-4503
115 Thayer Way	American Canyon	CA	6,035	\$1,550,000	99,355.00	4/25/2023	Sold	6.41	Assisted Living	1965	1.11	1		94503
115 Thayer Way	Vallejo	CA	6,035	\$1,550,000	99,355.00	4/25/2023	Sold	6.41	Assisted Living	1965	1.11	1	RR	94503-1126
101 Main St	Safety Harbor	FL	31,920	\$8,451,000	616,923.00	4/21/2023	Sold	7.30	Assisted Living	1925	1.09	3		34695-3656
1450 E 27th St	Merced	CA	12,897	\$2,820,000	150,870.00	3/30/2023	Sold	5.35	Assisted Living	1962	3.01	1	R-1-6	95340-3221
619 E Calton Rd	Laredo	TX	19,679	\$1,200,000	16,560.00	3/29/2023	Sold	1.38	Skilled Nursing Facility	2017	0.62	1	B-3	78041-3689
32365 S Pasadena	Wildomar	CA	45,360	\$14,000,000	770,000.00	3/2/2023	Sold	5.50	Assisted Living	2001	1.20	2	R-3	92595-9551
6330 Hazeltine Blvd	Excelsior	MN	31,602	\$13,855,615	831,336.90	3/1/2023	Sold	6.00	Skilled Nursing Facility	1960	3.20	1	GC	55331
16 Reservoir Rd	West Chester	PA	5,500	\$944,900	75,592.00	2/24/2023	Sold	8.00	Assisted Living	1956	2.06	2	R3	19380-6218
361 Great Bridge Blvd	Chesapeake	VA	43,032	\$17,300,000	1,384,000.00	2/10/2023	Sold	8.00	Assisted Living	2022	4.48	1	O-I	23320-6805
975 N 5th Ave	St Charles	IL	28,034	\$20,000,000	1,500,000.00	1/23/2023	Sold	7.50	Assisted Living		1.46		RM-2	60174-1299
765 Kerryjen Ct	Redding	CA	6,472	\$1,100,000	44,000.00	1/23/2023	Sold	4.00	Assisted Living	1979	0.37	1	R-2	96002-2632
6490 Eastlawn Ave	Clarkston	MI	2,172	\$280,000	22,400.00	12/16/2022	Sold	8.00	Assisted Living	1977	1.00	1	RESIDENTIAL	48346-2422
1137 Highway 77 & Love Lane	Upper Deerfield T	NJ	8,666	\$2,200,000	148,500.00	12/6/2022	Sold	6.75	Skilled Nursing Facility	2012	2.06		B1	08302
435 Harding Hwy	Penns Grove	NJ	7,640	\$1,900,000	128,250.00	12/6/2022	Sold	6.75	Skilled Nursing Facility	2015	2.59	1	GC	08069-2260
2695 S Lincoln Ave	Vineland	NJ	8,000	\$1,300,050	87,753.38	12/6/2022	Sold	6.75	Skilled Nursing Facility	1996	1.10	1	Commercial NEC	08361-7236
460 NW 40th Ct	Oakland Park	FL	5,743	\$2,550,000	177,225.00	12/5/2022	Sold	6.95	Assisted Living	1967	0.39	1	RM-16	33309
408 SW 7th Ave	Fort Lauderdale	FL	6,029	\$2,300,000	138,000.00	12/2/2022	Sold	6.00	Assisted Living	1956	0.28	1	RMM-25	33312
6810-6870 SW 7th St (Part of a 2 Property Portfolio)	Margate	FL	23,591	\$11,000,000	220,000.00	12/1/2022	Sold	2.00	Assisted Living	1972	1.39	1	R-3	33068
4681 SW 65th Way (Part of a 2 Property Portfolio)	Fort Lauderdale	FL	4,794	\$1,700,000	34,000.00	12/1/2022	Sold	2.00	Assisted Living	1973	0.28	1	DZ	33314
3455 Pecos McLeod	Las Vegas	NV	29,642	\$15,974,814	1,277,985.12	11/23/2022	Sold	8.00	Skilled Nursing Facility	2019	4.72	1	R-3	89121-3802
2501 Lincolnton Hwy	Cherryville	NC	3,300	\$2,000,000	114,000.00	11/4/2022	Sold	5.70	Skilled Nursing Facility	2022	1.22	1	B3	28021
521 SW 2nd Pl (Part of a 2 Property Sale)	Pompano Beach	FL	6,953	\$609,533	37,791.05	10/25/2022	Sold	6.20	Skilled Nursing Facility	1971	0.30	1	RM-30	33060
12802 E Gold Dust Ave	Scottsdale	AZ	4,787	\$2,000,000	130,200.00	10/1/2022	Sold	6.51	Assisted Living	1998	1.76	1	Residential	85259-5317
645 S Beach Blvd	Anaheim	CA	33,000	\$25,000,000	2,000,000.00	9/30/2022	Sold	8.00	Assisted Living		1.92		SP-92-2	92804
206 Winston Dr	Marshall	MI	15,000	\$7,000,000	420,000.00	9/14/2022	Sold	6.00	Assisted Living	2018	0.71	1		49068-8526
620 W Blackstock Rd	Spartanburg	SC	62,417	\$21,671,715	1,582,035.20	8/31/2022	Sold	7.30	Assisted Living	2021	7.56	1		29301
3833 W Washington Blvd (Part of a 4 Property Portfolio)	Chicago	IL	50,000	\$22,314,355	834,556.88	8/19/2022	Sold	3.74	Assisted Living	1950	0.95	7		60624-2388
5155 McCarty Rd (Part of a 2 Property Sale)	Saginaw	MI	79,764	\$19,173,471	1,438,010.33	8/1/2022	Sold	7.50	Assisted Living	2015	7.73	1		48603-9649
3785 N Center Rd (Part of a 2 Property Sale)	Saginaw	MI	55,440	\$13,326,529	999,489.68	8/1/2022	Sold	7.50	Assisted Living	2012	5.78	1		48603-1965
20 Tellus Dr	White	GA	52,560	\$6,500,000	520,000.00	7/27/2022	Sold	8.00	Assisted Living	1973	5.62	1	CG	30184
4124 E Cherokee Rd	Stockton	CA	4,029	\$765,000	38,173.50	7/21/2022	Sold	4.99	Assisted Living	1950	1.41	1	CG, San Joaquin	95215-2201
13960 Plantation Rd	Fort Myers	FL	57,650	\$46,700,000	2,213,580.00	7/14/2022	Sold	4.74	Skilled Nursing Facility	2018	4.28	3	CS-1	33912
3128 E Desert Cove Ave	Phoenix	AZ	3,304	\$1,000,000	78,500.00	7/14/2022	Sold	7.85	Assisted Living	1960	0.19	1	Residential	85028-2610
1300 Vale Park Rd	Valparaiso	IN	69,862	\$9,358,600	608,309.00	7/11/2022	Sold	6.50	Assisted Living	2010	4.57	2	UR	46383-2722
3505 Bergen Tpk	North Bergen	NJ	300,000	\$34,350,000	824,400.00	7/1/2022	Sold	2.40	Continuing Care Retirer	1897	6.33	9	C-2	07047-2435
2526-2530 New Ave	Rosemead	CA	6,235	\$1,500,000	76,200.00	6/13/2022	Sold	5.08	Skilled Nursing Facility	1921	0.42	1	R3, Rosemead	91770-2939
21019 Royal Anne Rd	Bothell	WA	5,094	\$1,750,000	98,525.00	5/25/2022	Sold	5.63	Congregate Senior Hou	2008	1.00	1	R-9,600	98021-7623
2601 Briggs Chaney Rd	Silver Spring	MD	1,940	\$550,000	40,700.00	5/12/2022	Sold	7.40	Assisted Living	1951	0.47	2	R200	20905-4509
1315 SE 9th Ave	Hialeah	FL	4,734	\$2,000,000	120,000.00	5/10/2022	Sold	6.00	Assisted Living	1971	0.22		4600	33010-5907
15089 Harmony Hills Ln	Abingdon	VA	54,742	\$16,895,000	1,304,294.00	4/15/2022	Sold	7.72	Assisted Living	2014	3.30	2	R2	24211-7661
1479 Grove Park Dr (Part of a 2 Property Portfolio)	Columbus	GA	57,000	\$16,025,000	1,201,875.00	4/1/2022	Sold	7.50	Assisted Living	2019	5.60	1	RO	31904-1585
166 Oakland Pky (Part of a 2 Property Portfolio)	Leesburg	GA	58,817	\$14,143,000	1,060,725.00	4/1/2022	Sold	7.50	Assisted Living	2019	10.53	1	C2	31763-7200
7800 Abbott Ave	Miami Beach	FL	5,892	\$3,300,000	181,170.00	3/17/2022	Sold	5.49	Assisted Living	1936	0.13	2	RM-1	33141-2022
5842 S Taft St (Part of a 7 Property Portfolio)	Littleton	CO	180,000	\$42,904,000	2,359,720.00	3/1/2022	Sold	5.50	Congregate Senior Hou	2019	8.44	3	P-D	80127-2104
14501 E Crestline Dr (Part of a 7 Property Portfolio)	Centennial	CO	179,790	\$38,079,000	2,094,345.00	3/1/2022	Sold	5.50	Congregate Senior Hou	2018	9.71	3	R-4, Aurora	80015-2559
5103 Cold Harbor Dr (Part of a 7 Property Portfolio)	Tallahassee	FL	181,749	\$35,159,000	1,933,745.00	3/1/2022	Sold	5.50	Congregate Senior Hou	2018	7.03	2		32312-4148

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68 Properties | 22 in South US

Sale Date: After 13/1/24

Include: Public Record Comps

Sale Status: Sold

Property Type: Assisted Living & CCRC

Run Date: 2/29/24

Property Address	Property City	Property State	Building SF	Sale Price	NOI	Sale Date	Sale Status	Actual Cap Rate	Secondary Type	Year Built	Land Area AC	Number Of Floors	Zoning	Property County	Property Zip Code
1824 Murdoch Ave	Parkersburg	WV	421,000	\$14,000,000	424,200.00		Under Contract	3.03	Assisted Living	1961	11.02		8 B-2	Wood	26101
501-617 Garden Ridge Dr	Livingston	TX	34,214	\$3,500,000	227,500.00		Under Contract	6.50	Assisted Living	2000	6.10		1 Commercial	Polk	77351-5001
8167 Eisenhower Pky	Lizella	GA	8,693	\$1,200,000	84,000.00		Under Contract	7.00	Assisted Living	1950	4.57		1 Commercial	Bibb	31052
204 Energy Pky (10 Properties)	Lafayette	LA	180,265	\$61,234,927	3,367,920.99		Active	5.50			46.46			Multiple	70508-3816
5020 Space Center Blvd	Pasadena	TX	39,751	\$14,000,000	999,600.00		Active	7.14	Skilled Nursing Facility	2011	3.85		1 N/A	Harris	77505
5890 SW 8th St	West Miami	FL	34,232	\$13,900,000	916,010.00		Active	6.59	Assisted Living	1966	0.49		3 6200	Miami/Dade	33144-5036
100 Assisted Living	Hollywood	FL	27,270	\$13,857,142	969,999.94		Active	7.00	Assisted Living	1969	0.12		3 RM-18	Broward	33020
8207 Forest City Rd	Orlando	FL	20,076	\$12,800,000	956,160.00		Active	7.47	Assisted Living	1987	1.82		1 R-3, County	Orange	32810-2356
181 Clifton St	New Haven	CT	46,477	\$12,000,000	480,000.00		Active	4.00	Skilled Nursing Facility	1958	1.80		3 RM1	New Haven	06513-3319
4650 Ranch	Sachse	TX	14,000	\$6,815,124	466,835.99		Active	6.85	Assisted Living	2023			1	Collin	75048
1303 S Semoran Blvd	Orlando	FL	16,773	\$6,400,458	416,029.77		Active	6.50	Skilled Nursing Facility	1995	1.17		1 MU-1, Orlando	Orange	32807-2915
258 Park Ave	Baldwin	GA	34,000	\$6,360,000	457,284.00		Active	7.19	Congregate Senior Housing	2005	5.01		1 HB	Banks	30511-2329
2932 N 14th St	Phoenix	AZ	31,181	\$6,265,000	447,947.50		Active	7.15	Assisted Living	1964	1.50		1 R-3, M-H Phoenix	Maricopa	85014-5601
1910 Coalton Rd	Broomfield	CO	9,413	\$5,252,000	315,120.00		Active	6.00	Skilled Nursing Facility	2022	1.11		1 51-PUD	Broomfield	80021
125 Oak Hill Blvd	Newnan	GA	10,500	\$3,950,000	237,000.00		Active	6.00	Skilled Nursing Facility	2021	1.45		1 C-6	Coweta	30265-2592
13233 Medical Complex Dr	Tomball	TX	10,190	\$3,820,000	210,100.00		Active	5.50	Assisted Living	2018	1.00		1 AG	Harris	77375
311 S Central St	Clarksville	AR	15,937	\$3,180,000	116,706.00		Active	3.67	Continuing Care Retirement Community	2012	1.82		1 D-2	Johnson	72830-3601
1007 Buschmann Rd	Paradise	CA	40,500	\$2,700,000	107,460.00		Active	3.98	Congregate Senior Housing	1999	9.00		2 Multi-Family	Butte	95969-5157
949 N Main St	Mulberry	AR	14,793	\$2,650,000	130,645.00		Active	4.93	Continuing Care Retirement Community	1985	1.40		1 D-3/D-4	Crawford	72947-8538
1637-1639 W 228th St	Torrance	CA	3,191	\$2,200,000	155,100.00		Active	7.05	Assisted Living	1961	0.33		1 CM-1VL	Los Angeles	90501-5109
528 Howard St	Alhambra	CA	2,886	\$2,040,000	85,068.00		Active	4.17	Assisted Living	1938	0.16		1 P*	Los Angeles	91801-3302
601 Coleman St	Atlanta	GA	7,500	\$1,800,000	133,560.00		Active	7.42	Skilled Nursing Facility	1989	0.69		1 Village, Hapeville	Fulton	30354-1041
12 Bessler Rd	Clancy	MT	6,500	\$1,800,000	84,060.00		Active	4.67	Assisted Living	1966	3.15		1	Jefferson	59634-9664
1424 Patricia Ave	Simi Valley	CA	30,000	\$1,650,000	35,970.00		Active	2.18	Assisted Living		1.17		2 HD	Ventura	93065-2815
5426 18th St W	Bradenton	FL	6,539	\$1,395,000	110,065.50		Active	7.89	Assisted Living	1980	0.44		1 RDD-6	Manatee	34207-3305
1920 E Osborne Ave	Tampa	FL	4,593	\$1,325,000	79,632.50		Active	6.01	Assisted Living	1944	0.53		1 R5-50	Hillsborough	33610-6051
1495 NE Frontage Rd	Socorro	NM	2,446	\$1,200,000	71,040.00		Active	5.92	Assisted Living	1956	13.00		1	Socorro	87801-4295
4114 E Liberty Ln	Phoenix	AZ	3,083	\$1,028,571	71,999.97		Active	7.00	Assisted Living	1990	0.20		3 R-6	Maricopa	85048-0530
7800 Claypool Way	Citrus Heights	CA	2,704	\$899,000	71,920.00		Active	8.00	Assisted Living	1979	0.36		1 Z00 B-B	Sacramento	95610-2707
160 Rutland Rd	Venice	FL	2,600	\$549,000	33,598.80		Active	6.12	Assisted Living	1989	0.18		1 RSF3	Sarasota	34293-1532
11111 Sagecrest Ln	Houston	TX	1,709	\$384,999	20,443.45		Active	5.31	Assisted Living	1966	0.17		1	Harris	77089-3905

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31 Properties | 20 in South US

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