



OFFERING MEMORANDUM

BETTER LIVING RESIDENTIAL CARE FACILITY

PORTLAND, OREGON



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LICENSED REALTOR

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INVESTMENT OVERVIEW

Property



Better Living Residential Care Facility is located in Portland, Oregon, along SE Powell Blvd., offering convenient access to major transportation corridors, nearby retail, and essential healthcare services. Positioned on approximately 0.42 acres within a residentially zoned (R3) neighborhood, the property provides a balance of accessibility and a quiet, community-oriented setting.

Constructed in 2018, the facility is a well-maintained, two-story residential care facility comprising 19 resident units located on the main level and approximately 10,204 square feet of livable space. The improvements are of above-average quality, featuring durable wood-frame construction and a functional layout designed to support efficient operations and resident comfort. The building has a long remaining economic life, making it an attractive long-term investment.

The property is designed to accommodate the needs of elderly residents, with thoughtfully arranged living spaces and common areas that support both daily care and social engagement. Its scale allows for a more personalized care environment, which is increasingly desirable in the senior housing market. A portion of the facility's beds (15) are designated under the Specific Needs Program with the Oregon Department of Human Services (ODHS). These contracted beds provide a reliable referral source and consistent reimbursement backed by a government payer. The program is designed to support residents with higher care needs, and participating facilities benefit from stable demand and predictable placement through ODHS case management channels. As a result, the contracted beds help reduce vacancy risk and contribute to a more stable and dependable revenue stream compared to purely private-pay occupancy. The presence of this ODHS partnership further strengthens the property's position within the regional senior care network and enhances the long-term sustainability of operations.

This offering presents a compelling opportunity for an investor or operator seeking to acquire a newer-generation residential care facility in the Portland market. With its modern construction, efficient unit count, and strong operational potential, the property

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is well-positioned for both stable cash flow and long-term appreciation within the growing senior care sector.

Financial Overview



The facility demonstrates strong and consistent financial performance, supported by a stable revenue base and disciplined expense management. Historical operations reflect total revenue of approximately \$2.40 million in 2024, increasing to \$2.48 million in 2025, with further growth projected to approximately \$2.52 million under a 92% occupancy proforma scenario.

Operating expenses have remained well controlled relative to revenue, resulting in EBITDA of approximately \$315,000 in 2024 and \$314,000 in 2025. Under the proforma scenario, EBITDA is projected to increase to approximately \$352,000, reflecting both revenue growth and operational efficiencies as occupancy stabilizes.

Importantly, the current ownership structure includes a management fee paid to a related party. When adjusting for this discretionary expense, EBITDA increases materially to approximately \$432,000 in 2024 and \$474,000 in 2025, with proforma EBITDA reaching approximately \$512,000. This adjustment highlights the underlying cash flow strength of the asset and provides a clearer view of the property's true earning potential for an owner-operator or third-party manager.

The revenue profile is further supported by contracted income tied to 15 Specific Needs beds reimbursement rates, providing a dependable base of recurring revenue and reducing volatility typically associated with private-pay only models. This blend of contracted and non-contracted revenue enhances overall stability and occupancy predictability.

Overall, the financial performance reflects a well-operated asset with strong in-place cash flow and meaningful upside through continued occupancy optimization and expense normalization. The opportunity exists for a new owner to realize immediate yield through management restructuring while benefiting from long-term revenue growth driven by steady demand in the Portland senior care market.

Pricing

The property is offered at an asking price of \$7,500,000, representing an opportunity to acquire a stabilized residential care facility with established operations, consistent cash flow, and strong long-term demand fundamentals in the Portland market

<u>Financial Overview</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>Proforma</u> <u>92%</u> <u>Occupancy</u>
Units	19	19	19
Revenues	\$2,402,720	\$2,483,417	\$2,515,961
Expenses	\$2,087,641	\$2,169,286	\$2,164,052
EBITDAR	\$315,079	\$314,131	\$351,909
EBITDAR with Add Back	\$432,079	\$474,131	\$511,909
Operating Margin	13%	13%	14%
Operating Margin with Add Back	18%	19%	20%



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PROPERTY INFORMATION

PROPERTY DETAILS

Location	15855 SE Powell Blvd, Portland, OR 97236
County	Multnomah
Facility Size	10,204 sq ft +/-
Parcel Number	R249492
Operator	Owner
Land Area	0.42 Acres +/-
Construction	Wood Frame
Units/Beds	19 Units / 19 Beds
Year Built	2018
Sprinkler System	Yes
Website	www.betterlivingrcf.com

UNIT SUMMARY

Unit Type	Total Units	Occupied Units	Specific Needs Contract Rate	Average Medicaid Rate
Residential Care Facility	19	18	\$13,878	\$4,200
Total	19	95%		

**Per 04/2026 Rent Roll*



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FINANCIALS

	FYE 2024	FYE 2025	Proforma at 92% Occupancy
REVENUE			
Service and Rental Income	2,402,720	2,483,417	2,515,961
TOTAL REVENUE	2,402,720	2,483,417	2,515,961 ^{*1}
EXPENSES			
Accounting/Banking Fee	9,406	12,537	11,520
Building Maintenance & Repairs	38,326	24,957	33,223
Food & Supplies	57,683	69,458	66,749
Insurance Coverage	27,626	41,412	36,245
Leased Equipment	5,376	8,457	7,262
Misc. Expenses	6,565	5,730	6,455
Office Supplies	21,856	18,976	21,437
Salaries & Wages	1,699,373	1,717,004	1,708,188
Management Fee	117,000	160,000	160,000
Resident Supplies	26,495	17,415	23,053
Property Taxes	21,959	22,938	23,571
Utilities	55,977	70,404	66,350
TOTAL EXPENSES	2,087,641	2,169,286	2,164,052
EBITDAR	315,079	314,131	351,909
Add Back Management Fee (Paid to Related Party)	117,000	160,000	160,000
EBITDAR w/ Management Fee	432,079	474,131	511,909

*Footnotes to financials

1. Proforma based on 15 Specific Needs Contracted Beds & Level 2, 3 Medicaid Rate.

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LOCATION OVERVIEW

Better Living RCF is in Portland, Oregon, the state's largest city and one of the primary economic and cultural centers in the Pacific Northwest. Portland sits within the Willamette Valley near the meeting point of the Willamette and Columbia Rivers, roughly 100 miles inland from the Pacific Ocean. The city is a major population hub for Oregon and serves as the center of a broader metropolitan area that extends across both Oregon and southwest Washington.



The Portland market benefits from strong regional connectivity. Interstate 5 runs north and south through the area, while Interstate 405 and Interstate 205 provide access around and through the city, including connections to Portland International Airport. This transportation network supports convenient access for residents, employees, vendors, and visiting family members.

Portland is widely recognized for its livability, established neighborhoods, walkable districts, and access to parks and outdoor recreation. The city also offers a broad range of cultural amenities, including museums, restaurants, shopping destinations, and entertainment venues. Its reputation for quality of life and its large concentration of healthcare, education, and professional employers continue to make it an attractive market for residential care and senior housing services.

The surrounding geography adds to Portland's appeal, with nearby access to the Coast Range, the Columbia River corridor, and views of Mount Hood and other Cascade peaks. These features, along with the area's stable population base and mature infrastructure, support long-term demand for healthcare and housing-related services.

Major Employers

- Intel
- Providence Health & Services
- Oregon Health & Science University
- Kaiser Permanente
- Fred Meyer

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- Boeing
- Columbia Sportswear
- City of Portland
- NIKE

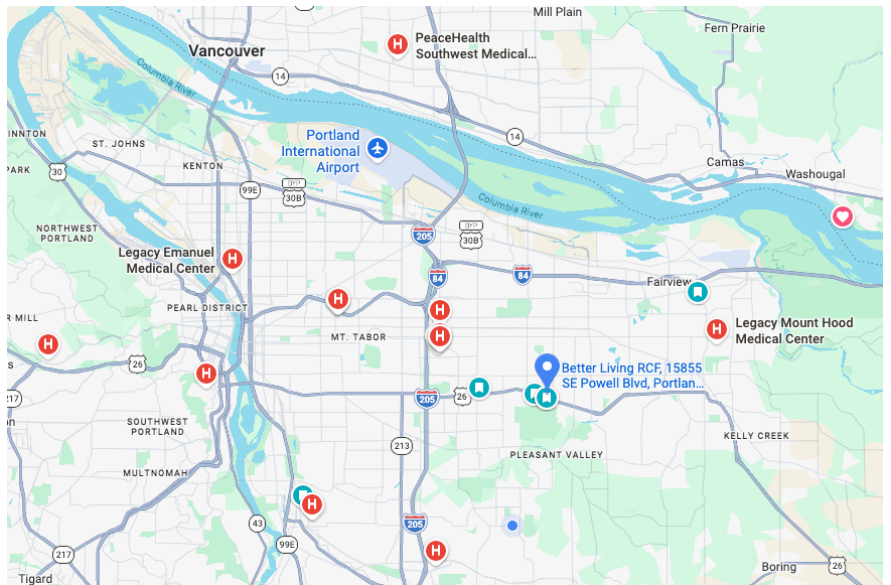
MEDICAL SERVICES

Better Living RCF benefits from close proximity to several major hospitals and healthcare providers serving the East Portland and Gresham areas. Adventist Health Portland is located approximately 10–15 minutes west of the property and is a full-service hospital offering comprehensive inpatient and outpatient care.

To the east, Legacy Mount Hood Medical Center provides 24/7 emergency services along with a wide range of medical and surgical specialties, serving the broader East County community.

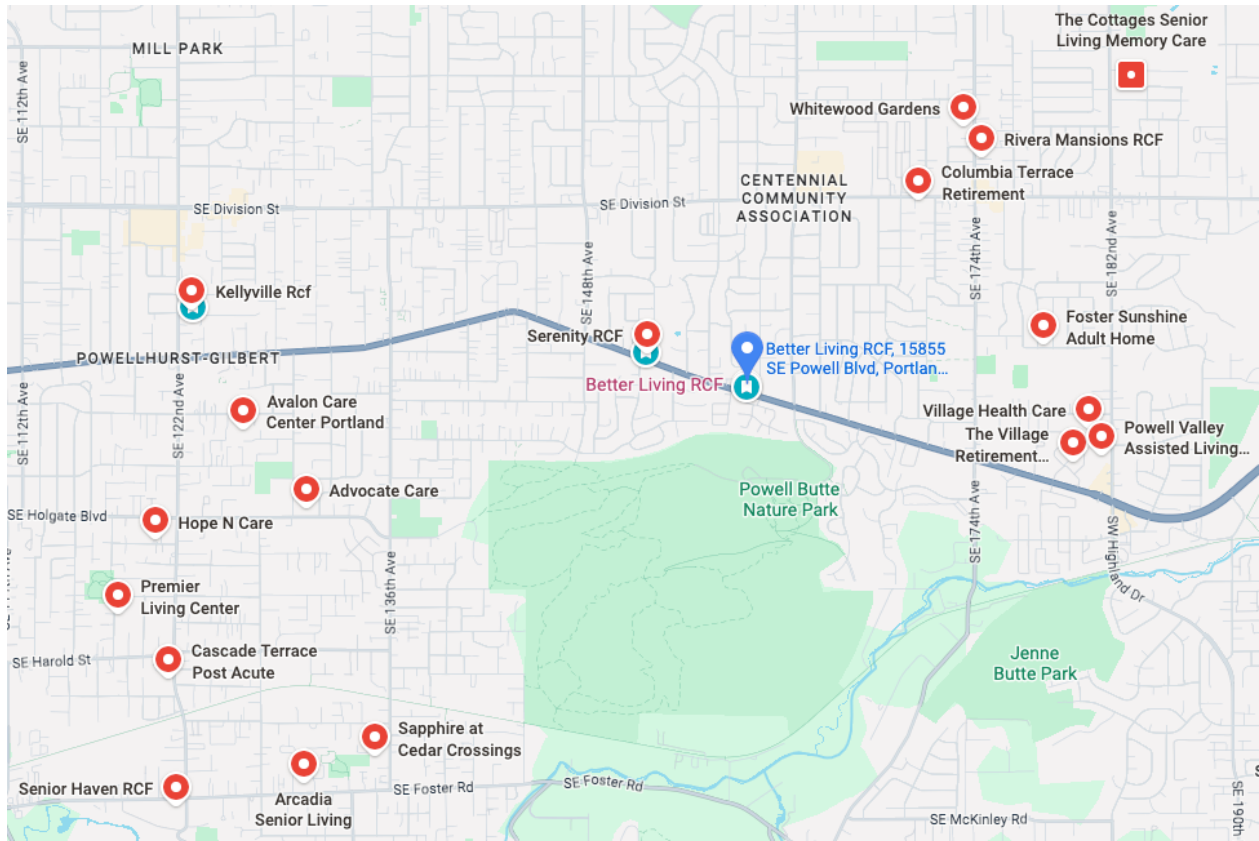
In addition, Providence Portland Medical Center is located a short drive to the north and is a major regional facility known for advanced care in cardiology, oncology, orthopedics, and rehabilitation.

The availability of multiple nearby hospitals enhances access to acute and specialty care for residents, while also supporting strong referral networks and continuity of care for the facility.



COMPETITIVE LANDSCAPE

Better Living RCF is located within an established senior care corridor in East Portland, with several other residential care and assisted living operators nearby. While the surrounding market includes multiple competing facilities, this concentration also reflects strong demand for senior housing and care services in the area. Better Living RCF's location, established operations, and access to nearby medical providers position it well to compete within this mature and active market.

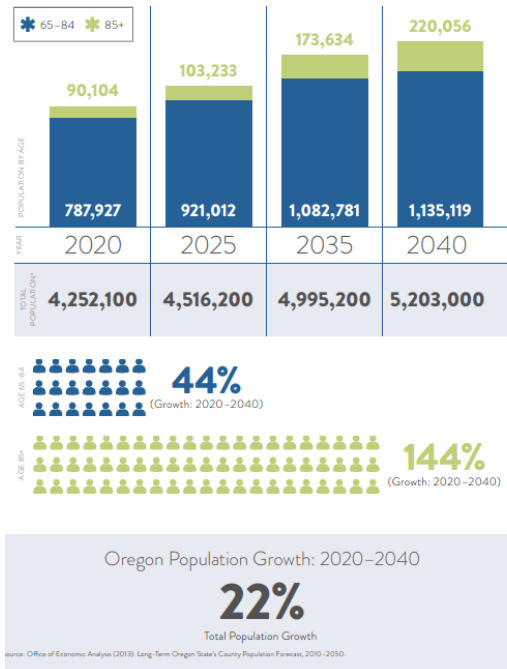


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DEMOGRAPHICS

Oregon's population is projected to continue growing steadily over the long term, increasing from approximately 4.25 million in 2020 to more than 5.20 million by 2040, representing overall growth of about 22%. The senior population is expected to expand at an even faster pace, with residents age 65 and older rising significantly over the same period. The chart indicates that the 65+ population is projected to increase by approximately 144% from 2010 to 2040, while the 85+ population is projected to grow by approximately 44%. These trends support a favorable long-term outlook for senior housing, assisted living, and residential care services across Oregon.

Oregon Demographics—Current & Future Projections



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