

FOR SALE

Homestyle Assisted Living

1073 South Enota Drive
GAINESVILLE, GA 30501

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

GAINESVILLE HOMESTYLE ASSISTED LIVING HOME FOR SALE

Do Not Disturb Tenants or Employees - Call for Showings



PROPERTY HIGHLIGHTS

- Gainesville is recognized by Where to Retire Magazine as a top retirement destination in USA
- Low Tax Environment—favorable to retiring seniors
- Gainesville is Growing—Among the top 50 fastest growing metropolitan areas in US—220,000 People
- Contact Agent for Full Financials

ASSISTED LIVING FACTS:

- *High Growth—Compound Annual Growth Rate of 5.86% over next 5 Years*
- *National Average of 85.2% Occupancy*
- *10,000 Americans reach age 65 every day*
- *Senior Housing Outperformed all other Real Estate Property Types over the past 1, 3 & 10 year periods*

OFFERING SUMMARY

TOTAL BUILDING SF	ACRES
9,781± SF	2.00± Acres
TOTAL UNITS	LICENSED BEDS
19	23
YEAR BUILT	AVERAGE RENT
2016	\$4,889/Unit

PROPERTY DESCRIPTION

- Turn-Key Homestyle Assisted Living Facility Franchised & Built Out through Beehive Homes
- Additional Area to Build Memory Care Facility with 21 Units with 25 Planned Beds at 12,000 SF
- SBA Financing can potentially cover 100% of Expansion

**JOHN OLSEN &
KEN STARK**



Office: 208.722.2400
Cell: 208.870.0405

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3100 Lakeharbor Lane Suite 166, Boise, Idaho 83703

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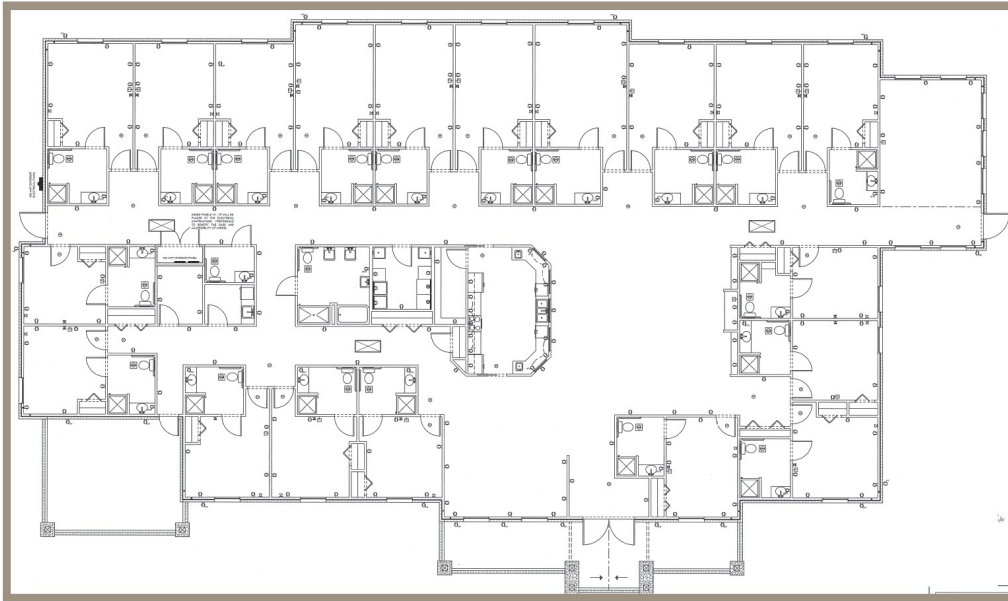
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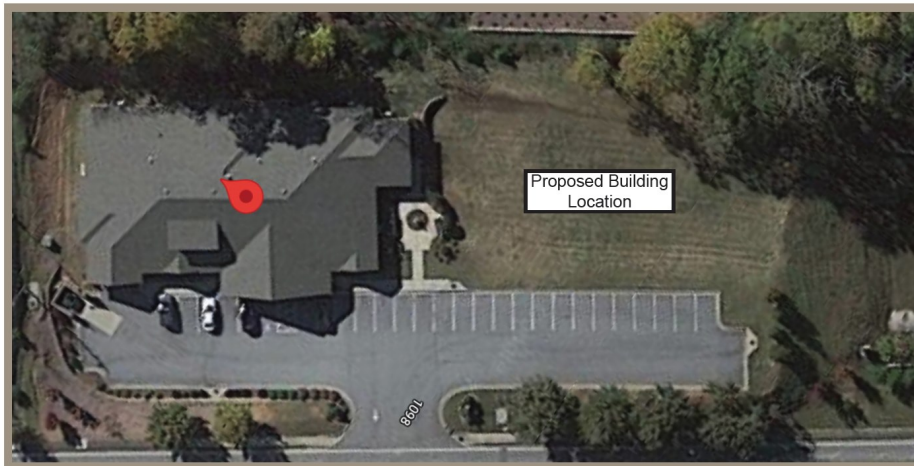
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HOME #1 FLOORPLAN



**HOME #2
MEMORY CARE FACILITY**

- Entitled Permit
- Designed as Memory Care Facility
- SBA Eligible
- Plans Approved
- Higher Average Monthly Rent Potential for each unit



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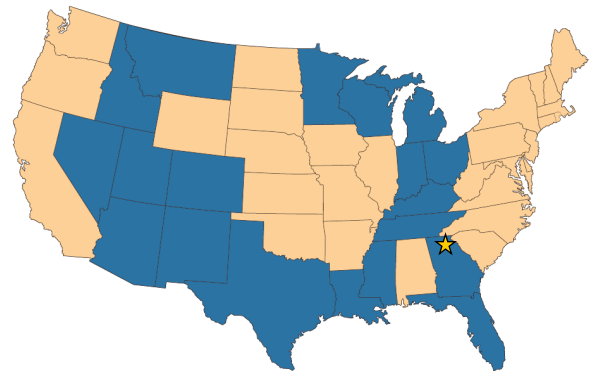
Business Operation Services and Materials

- Business Operation Services and Materials
- Local Market Analysis
- Assistance with Site Selection
- Business Plan
- Assisted Living Industry Training
- Employee Management Training
- Small Business Financing Experience

Facility Operation Services and Materials

- Home and Floor Design (to suit your needs)
- Policies and Procedures Manuals
- Owner/Operator Manual
- Emergency Procedures
- Employee Manual
- Certified Dietitian Manuals (5-8 week recipe schedule)
- Activity Recommendations
- In-service Manual
- Drug and Alcohol Testing Policy Assistance
- HUD Fair Housing Act
- HIPPA Adherence Training
- OSHA Materials
- Arbitration Agreement
- Shared Risk Agreement
- Accident Liability Waiver
- New Resident Assessment and Contract Packets
- New Employee Processing Packets
- Training Employee Orientation Videos
- Doctor Packets
- Miscellaneous Workbooks
- Proven Advertising Tools
- Location Specific Brochures and Business Yard Designs
- Building Signs (36" x 16")
- Corporate newsletters

**WHAT
BEEHIVE
HOMES
PROVIDES
FRANCHISEES**



Marketing Services and Materials

- Assisted Living Marketing Training
- Digital Resident Information Management system that allows owners and staff to capture each resident's medical data, create resident reports, and monitor resident's activity and well-being
- Exclusive Online training available only to BeeHive Homes franchisees and their staff.
- Web Generated Resident Referrals
- Your Personalized Micro Web Site
- Proven Advertising Tools
- Corporate Newsletters

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