

**MARCH**  
**2015**



**Facilities Over**  
**40 Beds**

**California**

90 Unit	AL/ ALZ	\$30,000,000	Prime San Fernando Valley location, stable occupancy, high rental rates with excellent margins. Currently being operated as an AL and ALZ combo. Some upside available through physical plant improvements. <b>#A1083A NEW LISTING!</b>
90 Bed	ADHC	\$750,000	90 valuable ADHC beds available, business is doing OK, huge upside potential with new management. Possible seller financing. <b>Business Only #A1085 PRICE REDUCED!</b>
55 Bed	SNF	\$1,100,000	Wonderful opportunity to acquire a well maintained skilled nursing facility located in an upscale coastal community. The seller is retiring, and the landlord is offering a brand new below market 20+ year NNN lease. <b>Business Only #B1016</b>
55 Bed	ALZ	\$6,500,000	35 unit facility with a high census. Excellent cash flow. Well-kept grounds and interior. <b>#C1030</b>
125 Unit	AL/ ALZ	Development	Looking for a builder and / or operator for this great opportunity in the Inland Empire. Zoning in place for this property. <b>#E1066 NEW LISTING!</b>
224 Bed	SNF/ AL	\$3,500,000	The investment in these facilities offers a new owner the rare opportunity to acquire the business only on both a 99 bed skilled nursing facility and 125 bed residential care facility for the elderly. The facilities are currently under performing and in need of strong well capitalized new management. <b>Business Only #E1073 NEW LISTING!</b>
45 Cap	ADC	\$1,750,000	Very well run, profitable, Adult Day Care located in the Bay Area. Seller financing available! <b>Business Only #H1030 SALE PENDING !</b>
44 Unit	AL	\$5,500,000	This is a nice memory care facility in the greater Sacramento Area. Needs cosmetic upgrades, current average rent is \$3,200. No SSI residents. Good upside for new operator. <b>#H1039 PRICE REDUCED!</b>
54 Bed	SNF	\$1,000,000	This well maintained SNF is located in an exclusive neighborhood of Northern San Francisco. The lease rates are well below market & has one of the highest Medical rates in the state. Looking for a NNN tenant. <b>#H1038B - Business Only NEW LISTING!</b>

***Please call for our substantial Skilled & AL/ALZ off market inventory.***

***www.theJCHgroup.com***

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**Oregon/ Washington/ Idaho**

- 48 Unit AL \$2,500,000 This facility is located on the scenic Washington Coast. The beautifully maintained facility is about 14 years old and is a single story. **#K1029**
- 65 Bed AL \$15,750/ Month Lease Beautiful leasehold opportunity for 65 Bed Assisted Living facility in a major Washington metro area. Investor looking for credit worthy NNN tenant. Capital Improvement funds available to Tenant. **#K1031**
- 50 Units AL \$6,000,000 This beautiful 59 Bed Assisted Living and Memory Care Facility is located in a vibrant suburb of a major metropolitan city in the Pacific Northwest. The facility reached census stabilization with 99% occupancy. Brand new MAI appraisal from a nationally recognized healthcare firm. **#K1032 UNDER CONTRACT!**
- 26 Unit AL/ ALZ \$1,795,000 Development This 26 unit memory care and adjacent 2.5 acres for Assisted Living development is located in a premier Northwestern town. The facility is currently vacant and needs relicensing. **#K1033 PRICE REDUCED!**

**Arizona / Nevada / New Mexico / Texas / Utah**

- 132 Bed AL \$3,700,000 Central Las Vegas location near the University. 85% Occupied. Great value add opportunity. Owner financing available. **#J1002A PRICE REDUCED!**
- 150 Units AL/ ALZ Development Actively Seeking NNN Tenants for an amazing urban multi use Las Vegas development. The site will consist of 150+ Skilled Nursing Beds, 150+ Assisted & Independent Living, MOB and retail. **#J1028 NEW LISTING!**
- 130 Bed SNF \$19,300,000 Development This 130+ Bed Skilled Nursing Development is located in a premier Nevada community. We are actively seeking NNN Tenant for this new state of the art facility **#J1029 NEW LISTING!**

**Mid-West / East Coast / Southern US**

- 213 Bed SNF \$4,900,000 4 Nursing Homes in tertiary markets. Straight sale including the operation and real estate. Owner will consider management contract, NNN Lease, Seller Financing or Lease Purchase. **#P1003 PRICE REDUCED!**
- 108 Unit AL \$7,900,000 New construction, assumable HUD financing, all competing facilities in immediate market are 90% + occupied. Joint venture offers OK. **#Q1004**

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