



## Southern California

120 Unit	AL/ ARF	Auction	<b><i>AUCTION HAPPENING SOON!</i></b> Amazing Redevelopment Opportunity located in a prime Los Angeles County location. There are two RCFE's and one ARF located on a single campus. <b>#A1089 CALL FOR DETAILS!</b>
44 Unit	AL	\$5,500,000	This is a rare value add opportunity to acquire a 68 Bed memory care facility in the greater Sacramento Area. This facility has the capacity to expand to 88 beds. The facility needs cosmetic upgrades, current average rent is \$3,200. No SSI residents. Great upside for new operator. <b>#H1039 IN ESCROW!</b>
86 Units	AL/ ALZ	\$13,500,000	Under 15 years of age and 90%+ occupied. With proper expense management there is great potential to increase value. Do not miss this opportunity! <b>#E1085 IN ESCROW!</b>
125+ Unit	Development		Looking for a builder and / or operator for this Assisted Living & Memory Care development opportunity in the Inland Empire. Located near wonderful supporting services & growing population. Easy freeway access and excellent frontage along main roads. Zoning is in place for this property. <b>#E1066</b>
TBD	Development		Joint venture development opportunity on a 7 Acre parcel zoned for Assisted Living and/or Skilled Nursing, adjacent to a busy hospital in a large medical corridor. <b>#E1080 DEVELOPMENT OPPORTUNITY!</b>
55 Bed	SNF	\$1,100,000 Business Only	Wonderful opportunity to acquire a well maintained skilled nursing facility located in an upscale coastal community. The landlord is offering a brand new below market 20+ year NNN lease. <b>#B1016 UNDER CONTRACT!</b>
50 Bed	ICF	4,300,000	50 Bed ICF DD N Rare opportunity to acquire the only 50 bed Intermediate Care Facility for consumers who are developmentally disabled level N. ICF experience is a must. <b>#A1091 NEW LISTING!</b>
Business Only		\$1,400,000	Acquire one of the top Senior Home Care franchises in the country. Your new franchise is located in Culver City, California. The Home Instead Senior Care family network is made up of locally owned franchise offices. <b>#A1090 NEW LISTING!</b>
119 Unit	AL/ ALZ	\$17,850,000	This well maintained facility is surrounded by upscale communities. Near hospitals and medical clinics. Rooms larger than average with tall ceilings. Excellent opportunity for strong owner with good management and marketing skills. <b>#E1038A NEW LISTING!</b>

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### Northern California

30 Bed AL/ \$1,599,000 A Beautiful, immensely profitable 30+ bed Memory Care facility situated in an  
ALZ Business Only exquisite San Francisco Bay community with easy access to supporting services.  
Business only with long term triple net lease. **#H1044 NEW LISTING!**

36 Bed ALZ \$5,600,000 Amazing opportunity to acquire an extremely profitable 36 Bed standalone memory  
care facility. The Facility was built in 1999 and completely renovated in 2013. The  
facility is strategically located at the corner of two major thoroughfares. The price also  
includes the following: Main Lot Size 5.0 Acres, previous CUP for 233 licensed beds  
and 1.5 Acres Zoned Commercial. **#M1035 NEW LISTING!**

### Arizona / Nevada

132 Bed AL \$3,700,000 Central Las Vegas location near the University. 85% Occupied. Great value add  
opportunity. Seller financing available. **#J1002A ACCEPTING BACK UP OFFERS**

150 Development Actively seeking NNN senior housing tenant for an amazing urban multi use Las Vegas  
Units development. The site is located in the main medical district and the Downtown Las  
Vegas revitalization area. Currently configures to a 56 ALZ, 72 AL and 14 IL units.  
**#J1028 UNDER CONTRACT!**

### Oregon/ Washington/ Idaho

54 Unit AL/ALZ Wonderful straight sale or joint venture opportunity on a 54 unit assisted living &  
Alzheimer facility. Development is in progress. Great surrounding area with  
supporting services. **#K1036 NEW LISTING!**

27 Unit ALF Wonderful opportunity to acquire a well maintained assisted living facility located 2  
hours from Portland and situated along the Deschutes River. This is a beautiful well  
preforming facility. **#K1037 NEW LISTING!**

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## Mid-West

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|----------|-----|--------------|---|
| 300 Bed  | SNF | \$14,000,000 | Incredible opportunity to acquire two skilled nursing facility portfolio in a CON state. One 120 bed SNF with great unit mix and census. The Second facility has 140+beds SNF as well as additional 32 bed RCF. <b>#N1007 NEW LISTING!</b>  |
| 108 Unit | AL  | \$7,900,000  | New construction, assumable HUD financing, all competing facilities in immediate market are 90%+ occupied. Joint venture offers okay. <b>#Q1004 MAKE OFFER!</b>   |
| 47 Bed   | SNF | \$450,000    | Amazing redevelopment Opportunity! Rose brook Care Center is now vacant, but was previously licensed for 47 skilled nursing beds. Nebraska is a CON State. The beds were recently sold to a development company. They will be moved over 50 miles from Rose Brook. The owner will consider a donation to a 501 (C) (3), a straight sale, seller financing or a lease purchase. <b>#P1003A</b>           |
| 56 Bed   | SNF | \$550,000    | Amazing redevelopment Opportunity! Exeter Care Center is now vacant, but was previously licensed for 56 skilled nursing beds. Nebraska is a CON State. The beds were recently sold to a development company. They will be moved over 50 miles from Exeter. The owner will consider a donation to a 501 (C) (3), a straight sale, seller financing or a lease purchase. <b>#P1003B</b>                   |
| 65 Bed   | SNF | \$599,000    | Amazing redevelopment Opportunity to Assisted Living! Logan Valley Manor is now vacant, but was previously licensed for 65 skilled nursing beds. Nebraska is a CON State. The beds were recently sold to a development company. They will be moved over 50 miles from Logan. The owner will consider a donation to a 501 (C) (3), a straight sale, seller financing or a lease purchase. <b>#P1003C</b> |

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