

# March 2018 NATIONAL INVENTORY



## California

<b>40 Bed</b>	<b>AL MC</b>	<b>\$749,000</b> Development	<b>Shovel Ready state of the art 40 Bed AL/ALZ in Sacramento.</b> The beautiful design thoughtfully preserves and compliments the surrounding Land Park Community. <b>#H1049 NEW LISTING!</b>
<b>3.89 AC</b>		<b>\$2,035,000</b> Development	<b>Zoned and improved development site</b> in the Coachella Valley. This 3.89 acres of vacant land is near the most successful retail and commercial center in the Valley. Owner is willing to provide sufficient time to get approvals for a serious buyer. The site has existing and paid for curb & street improvements as well as great street frontage, access to freeways and is near medical centers. <b>#E1094</b>
<b>29 Units</b>	<b>AL</b>	<b>\$4,000,000</b>	<b>Located in the affluent area of Marin County, California.</b> This 49-bed facility is situated in a beautiful residential setting close to parks, clinics, shopping and supporting services. The purpose built floor plan serves the senior life style in a secure, pleasant, friendly and caring environment. <b>#H1037</b>
<b>44 Beds</b>	<b>MC</b>	<b>\$5,300,000</b>	<b>This is a beautiful stand alone Memory Care Facility</b> in a pride of ownership area, located in Central Valley, CA. The facility is currently full with excellent cash flow. <b>#M1023A NEW LISTING!</b>
<b>400+ Bed Portfolio</b>	<b>AL MC</b>	<b>\$7,999,999</b>	<b>Assisted Living &amp; Memory Care Portfolio</b> located in an extremely desirable Southern California area. There are three trophy facilities, Business Only. Control the entire geographic area with these upscale boutique facilities. Contact us now to become pre-qualified. <b>#Z1002 NEW LISTING!</b>
<b>49 Bed</b>	<b>MC</b>	<b>TBD</b>	<b>This facility is situated within a beautiful upscale coastal community</b> North of Los Angeles. Long Time owner/Operator looking to retire. Straight Sale or Short Term Lease Purchase. <b>#B1023 NEW LISTING!</b>
<b>60 Units</b>	<b>AL MC</b>	<b>\$13,300,000</b>	<b>Excellent opportunity</b> to purchase a newer, single-level Assisted Living and Memory Care facility in the Sacramento Valley. <b>#H1048 NEW LISTING!</b>
<b>83 Units</b>	<b>AL MC</b>	<b>\$13,800,000</b>	<b>Located in an average to upscale residential community</b> in Riverside County, this is the perfect opportunity to purchase a newer, single-level Assisted Living and Memory Care facility. <b>#E1036B NEW LISTING!</b>
<b>120+ Units</b>	<b>AL</b>	<b>\$20,000,000</b>	<b>Attractive, investment grade value add deal,</b> priced at the base real estate value. This is an outstanding opportunity for a new owner with the right skill sets to realize significant cash flow and valuation growth. <b>#E1093A</b>
<b>56 Units</b>	<b>MC</b>	<b>\$20,500,000</b>	<b>This well respected and admired memory care facility</b> in Southern California is in a class A market, excellent cash flow, beautifully maintained, newer construction, picturesque multi-acre lot. <b>#F1043 UNDER CONTRACT!</b>

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## Nevada

**75 Beds SNF \$11,000,000** **Rare opportunity** to purchase, joint venture or lease a brand new 75 bed skilled nursing facility in the Las Vegas Metro area! **#J1038 NEW LISTING!**

## Pacific Northwest

**53 Units AL \$3,500,000** **Bankruptcy! Must Sell!** This is an amazing opportunity to acquire a 53-unit Assisted Living Facility in a growing area with excellent access to medical facilities and supporting services. The current occupancy coupled with proper expense management will produce a very healthy NOI for this facility. **#K1042**

**60 Units AL \$6,600,000** 60-unit Oregon assisted Living community. **Strong occupancy and stable cash flows.** **#K1046 NEW LISTING!**

**Portfolio AL \$53,800,000**  
**MC** **This is an exciting opportunity** to acquire a 7 property portfolio that covers several areas of the Pacific North West and California. Each facility was developed by the sellers. This portfolio features a mixture of both AL and MC units. **#Z1001 UNDER CONTRACT!**

## Mid-West

**108 Units AL \$7,900,000** **New construction**, assumable HUD financing, licensed and Medicaid Certified, All competing facilities in immediate market are 90%+ occupied. Joint venture offers okay. **#Q1004 MAKE OFFER!**

## Southern States

**20 Units AL \$3,900,000** **Great opportunity to purchase** a beautiful 20 private unit facility in a tertiary market near Atlanta Georgia. **#T1002**

# Call for our off market offerings!

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