

May 2018 NATIONAL INVENTORY



California

40 Beds	AL MC	\$749,000 Development	Shovel Ready state of the art 40 Bed AL/ALZ in Sacramento. The beautiful design thoughtfully preserves and compliments the surrounding Land Park Community. #H1049 NEW LISTING!
3.89 AC		\$1,525,000 Development	Zoned and improved development site 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. #E1094
32 Beds	ARF	\$2,400,000	One of the better maintained ARF's you will find, great cash flow, stable performance year over year. This facility is also part of the Augmented Services Program adding additional profitability. F1045 NEW LISTING!
29 Units	AL	\$4,000,000	Located in the affluent area of Marin County, California. 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. #H1037
44 Beds	MC	\$5,300,000	This is a beautiful stand alone Memory Care Facility in a pride of ownership area, located in Central Valley, CA. The facility is currently full with excellent cash flow. #M1023A
20+ Beds	AL MC	\$5,500,000	Offered at a 10% cap rate! This Central California coast AL/MC facility was built in 2010 and consistently operates over 97% occupancy. With ample room for expansion, this gorgeous facility will go fast! M1024 NEW LISTING!
400+ Bed Portfolio	AL MC	\$7,999,999	Assisted Living & Memory Care Portfolio 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. #Z1002 NEW LISTING!
49 Beds	MC	TBD	This facility is situated within a beautiful upscale coastal community North of Los Angeles. Long Time Owner/Operator looking to retire. Straight Sale or Short Term Lease Purchase. #B1023
24 Units	MC	\$10,300,000	Extraordinary memory care opportunity! Meticulously maintained stand-alone memory care facility in an exceptional, coastal, class "A" market. Stable year over year financial performance with upside remaining in rates and occupancy. #FF1000A OFFER PENDING!

Jim Hazzard
Jim@theJCHgroup.com
714.463.1677

Shep Roylance
Shep@shepJCH.com
805.633.4649

Michael Mooney
Mike@theJCHgroup.com
503.303.0355

Nick Stahler
Nick@theJCHgroup.com
714.463.1663

Cindy Hazzard
Cindy@theJCHgroup.com
714.463.1672

888.916.1212

www.theJCHgroup.com

800.719.4262



May 2018 NATIONAL INVENTORY



California

60 Units	AL MC	\$13,300,000	Excellent opportunity to purchase a newer, single-level Assisted Living and Memory Care facility in the Sacramento Valley. #H1048
83 Units	AL MC	\$13,800,000	Located in an average to upscale residential community in Riverside County, this is the perfect opportunity to purchase a newer, single-level Assisted Living and Memory Care facility. #E1036B OFFER PENDING!
120+ Units	AL	\$20,000,000	Attractive, investment grade value add deal , 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. #E1093A
56 Units	MC	\$20,500,000	This well respected and admired memory care facility in Southern California is in a class A market, excellent cash flow, beautifully maintained, newer construction, picturesque multi-acre lot. #F1043

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 MAKE OFFER!
---------	-----	--------------	--

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	Strong occupancy and stable cash flows. This Oregon assisted Living community is located in a mixed-use neighborhood. #K1046 OFFER PENDING!
Portfolio	AL MC	\$53,800,000	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 6 PROPERTIES UNDER CONTRACT, 1 CA AVAILABLE!

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!
-----------	----	-------------	--

Jim Hazzard
Jim@theJCHgroup.com
714.463.1677

Shep Roylance
Shep@shepJCH.com
805.633.4649

Michael Mooney
Mike@theJCHgroup.com
503.303.0355

Nick Stahler
Nick@theJCHgroup.com
714.463.1663

Cindy Hazzard
Cindy@theJCHgroup.com
714.463.1672

888.916.1212

www.theJCHgroup.com

800.719.4262

I.D. #01242639

