



INVENTORY

Revised July 21, 2010

SENIOR HOUSING & CARE FACILITY BROKERAGE

VISIT OUR WEBSITE AT WWW.JCHGROUPINC.COM

I.D. #01408381

Los Angeles / San Fernando Valley

Unlicensed Hospital	\$16,000,000	Attention Developers! Vacant Medical Center. Formerly licensed Acute Care Hospital, Family Center, and Psychiatric Care Center. Adjacent 74 Bed Patient Tower 55% completed. Both structures situated on eight plus acres in the City of Hawthorne. (#A1060) NEW LISTING!
134-Bed AL	\$7,800,000	Outstanding Location!!! Recent rehab on well established facility. Exceptional potential for experienced operator to increase below market fees and earn great return. Owner financing available. (#A1001)
90-Unit AL	\$5,800,000	Good location on a major street and corner lot. Most units easily converted to 1 bedroom units. Nice central patio area for residents. Some rehab needed, but currently cash flowing. (#A1039) PRICE REDUCED!
125-Unit AL	\$4,000,000	Approximately 3 acres, vacant land with approved plans for 125 unit facility in upscale Los Angeles county. Seller will deliver Turn Key. (#A1014)
30-Bed RCFE	\$2,250,000	Well situated 30-bed RCFE/ALZ property. Doing well, in good neighborhood. Owner wants to retire. Lots of upside! Owner will finance. (#A1002)
6 Bed ICFN	\$755,000	Rare find, licensed and vendored for 6 consumers. 4 bedrooms, wide hallways and doors, granite counters, homelike environment. (#A1056) Sale Pending!
6 Bed RCFE	\$749,000	Beautiful home in desirable Mar Vista location. Well established facility with great potential. (#A1055)
6-Bed ICF	\$350,000 BUS ONLY	Business only with Long term lease on this spacious 6 Bedroom home in central San Fernando Valley. Must have at least one year ICF experience. Owner may help finance. (#A1062) NEW LISTING!
4-Bed DDL4G	\$250,000 BUS ONLY	Beautiful facility situated in a prime North LA location. Long term lease with business financing available. (#A1057)
4-Bed DDL4G	\$250,000 BUS ONLY	Long term lease on well established high level DD facility in San Fernando Valley. Owner may help finance. One year high level DD experience required. (#A1061) NEW LISTING!
Franchise Oppurtunity	\$85,000	Established home care business covering valuable, high dollar territory from West Valley to Malibu. Assume lease on fully equipped office. Excellent Home Office support in training and marketing. . (#A1059) NEW LISTING!

Orange County

120-Unit AL	\$7,000,000	Central OC location. A lot of work has been completed on facility recently. Tons of upside. Owner financing available. (#C1028)
35- Unit ALZ	\$6,700,000	Stable high census. Excellent cash flow. Well kept grounds and interior. (#C1030) PRICE REDUCED!
108-Unit AL/ALZ	\$6,000,000	Recently remodeled AL/ALZ facility, great location with excellent street frontage. Offered at real estate value, great potential for a new operator. (#C1013) NEW LISTING!
25-Unit AL	\$3,100,000	Recently remodeled. Good cash flow. Lots of potential as an ALZ facility. (#C1003)
6-Bed RCFE	\$50,000 BUS ONLY	Central OC location near Disneyland. Hardwood/tile floors, thoughtfully decorated. Shows well. (#C1031) NEW LISTING!

Orange County/Inland Empire

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Office: 800-719-4262

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(559) 394-9435

Northern California / Bay Area
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Oregon
(541) 317-1547

Riverside and San Bernardino Counties

- 83-Unit AL/ALZ **\$14,000,000** This project is 5-years old and runs 90%+ census. Great building and location. (#E1036)
- 115-Unit AL **\$6,500,000**
OR LEASE Facility has great street frontage on a high traffic street. Owner willing to finance OR lease. About 60% occupied. (#E1039) **PRICE REDUCED!**
- 18-Unit Room & Board **\$599,000** Potential for a Group Home, Adult Residential Facility, Assisted Living. Located off 215 Freeway close to March Air Reserve Base. On over 2 acres of fenced land with fruit trees. Full kitchen, dining area, and offices. (#E1042) **Motivated Seller!!! PRICE REDUCED!!**
- 6-Bed RCFE **\$315,000** Five bedroom facility in Wildomar. Currently has 4 residents in all private rooms. Quiet Street. Owner operator, looking forward to retiring. (#E1041) **PRICE REDUCTION!**
- 4-Bed DDL2 **\$265,000** Spanish style four bedroom house with built in BBQ. Owner operated. Garage has been converted for staff quarters. Currently full with an all female census. (E#1044) **NEW LISTING!**

San Diego County

- 6-Bed DDL4F **\$599,900** Licensed and vendored for six consumers. Long running business. Property is located on a cul-de-sac. Kitchen has been remodeled with granite counters. (#F1023) **NEW LISTING!**
- 6-Bed RCFE **\$525,000** Six Bedroom house on over 10,000 Sq. Ft. corner lot in El Cajon. Good income. All private rooms. (#F1024)

Central Coast / Santa Barbara / Bakersfield / Fresno / Ventura

- 216-Unit AL/ALZ **\$10,000,000** Two well established facilities located in the San Fernando Valley (111 Units) and Ventura County (105 Units). Exceptional potential for an investor with turn around expertise. Price to sell at \$46,296 per unit. (#A1058) **NEW LISTING!**
- 30 - Bed ICF/DD **\$4,650,000** Three well established facilities make up this package. Excellent income and stable census makes this the perfect opportunity for an experienced operator. **NEW LISTING!** (#B1002)
- 15-Unit RCFE **\$2,750,000** Picturesque Morro Bay facility close to ocean. Serves residents requiring late stage Alzheimer care. Choice area and specialized care supports high fees. Well established with no competition. (#M1012)
- 38-Bed RCFE **\$2,000,000** Madera County location. Only RCFE in town with a waiting list. Recently remodeled. (#M1021) **PRICE REDUCED!**
- 6-Bed ICF **\$350,000**
BUS. ONLY Business only with Long term lease on beautiful new facility. Must have at least one year ICF experience. Owner may help finance. (#B1012) **NEW LISTING!**
- 10-Bed RCFE **\$250,000**
BUS. ONLY Lease two beautiful well established facilities on spacious grounds. High residents fees yield excellent monthly income. (#B1011) **NEW LISTING!**

Northern California / Sacramento / Bay Area

- 101-Unit AL **\$11,000,000** Great facility, Great location. Exceptional revenue. No deferred maintenance. Greater Sacramento Area. (#H1024)

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Arizona / Nevada / New Mexico / Texas / Utah

170-Unit AL/IL	\$6,500,000	Senior living community on approximate 5 acre campus offering a variety of affordable retirement choices. Census ranging from 60 to 70%. Owner may finance portion. (#J1005) PRICE REDUCTION!
112-Unit IL	\$3,500,000	Less than \$29,000 per unit! About 50% occupied. Was licensed as AL at one time and sprinklered. Motivated Seller. Nevada location. (#J1021) SALE PENDING!
75-Unit AL/ALZ	\$3,200,000	Located in New Mexico, this newly renovated facility on 2.5 acres provides upscale living for seniors. Combines 59 units AL and 16 units of ALZ. (#J1003) PRICE REDUCTION! MAKE AN OFFER!
31-Unit AL	\$1,750,000	10% cap rate on trailing numbers! This facility offered at just \$51K/unit offers an incoming buyer the chance to acquire an attractive, profitable facility in a good New Mexico market. (#J1004)

Oregon / Washington

150-Unit ILF/AL	\$5,900,000	This 13 story high rise has both IL and AL residents. Priced way below replacement. (#K1016)
63-Unit ILF	\$5,250,000	Located in Southern Oregon. Two stories on three acres near medical complex. (#K1019) NEW LISTING!
56-Bed RCF	\$4,800,000	Beautiful new facility. Medicaid approved. Veteran population. Currently is 100% occupied with a waiting list Excellent, consistent monthly income. Vacant one acre of land included. (#K1001)
96-Unit AL	\$4,300,000	2-Story, 71,414 Sq. Ft. building built in 1982 on 3.2 Acres. Census is running at the 90% level. (#K1018) SALE PENDING!
112-Bed SNF	\$4,150,000	Priced to sell, this skilled nursing facility has huge upside potential! 11 beds may be added with existing structure. 5 Hospice beds have just been added. (#K1009)
47-Unit ILF/AL	\$3,290,000	This home has both IL and AL residents. This is a part of the Sunwest sell off. (#K1014)
36-Unit AL	\$2,950,000	Well located next to shopping center with 2 acres for expansion. New paint and carpet planned for this spring. Occupancy 90% + (#K1017)
34-Unit AL	\$2,700,000	28 Studios and 6 One Bedrooms on 2.23 acres. Current Census about 95% Owner may finance part of debt. Can assume non recourse loan. (#K1004)
35-Unit AL	\$2,450,000	Lender said sell. Running 93% occupancy in rural location in Oregon. Build in 1998. Non Profits may acquire 100% financing. (#K1010)

Mid -Atlantic

360-Unit CCRC	\$24,000,000	Stable census. Good upside in units not currently in use and in expanding SNF beds. (#Q1002)
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