



INVENTORY

Revised January 14, 2012

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
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)
4-Bed DDL4G	\$250,000 BUS ONLY	Beautiful facility situated in a prime North LA location. Long term lease with business financing available. (#A1057)
Franchise Opportunity	\$210,000	Successful Home Instead Business in highly respected Franchise Network of Home Care & Companionship Service for Seniors. Excellent Westside location averaging \$30,000 per month. (#A1068)
6-Bed DDL4I	\$175,000 BUS ONLY	Quaint facility situated in Los Angeles, close to Kaiser. Licensed and Vendorized for 6. Long term lease with business financing available. Must have DD Level 4I experience. (#A1069) NEW LISTING
12-Bed MI	\$160,000 BUS ONLY	Two Wonderful Facilities in well maintained homes in Lancaster. The facilities are only minutes from each other. Long term leases with business financing available. (#A1070) NEW LISTING
Franchise Opportunity	\$125,000	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)

Orange County

130-Unit AL	\$7,500,000	North OC turn-around opportunity. Available at Real Estate value with Seller Financing. Make an Offer! (#C1028)
35- Unit ALZ	\$6,300,000	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) Sale Pending!
6-Bed RCFE	\$644,000	Central OC. 7 bedroom, 2 bath, well established, stable census, on large corner lot, fruit trees (#C1035) NEW LISTING!
6-Bed RCFE	\$75,000 BUS ONLY	Upscale 7 bedroom home in prestigious coastal neighborhood. Above average rates. Great for owner operator. Long term lease available. (#C1032) Sale Pending!

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San Diego
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San Diego County

30-Bed	ARF	\$950,000	Currently serving MI residents, this facility is currently full , almost 1/2 acre corner lot with room for possible expansion. (#F1029) NEW LISTING
8-Bed	RCFE	\$1,100,000	Great North County location, main house is licensed for 6 guest home on same lot licensed for 2. Stable census, large patio where residents can enjoy the afternoon. (#F1030) NEW LISTING

Riverside and San Bernardino Counties

27-Bed	AL	\$1,800,000	23 Unit RCFE with stable census, great location, large courtyard where residents can enjoy the afternoon, completely fenced and room to expand. (#E1054)
18-Unit	Room & Board	\$579,000	Currently operated as Room and Board. Potential for a Group Home, Sober Living, Assisted Living. Located off 215 Freeway close to March Air Reserve Base. On over 2 acres of fenced land with fruit trees, kitchen, dining area, and offices. (#E1042) Sale Pending!
6-Bed	DDL2	\$450,000	Great opportunity to purchase an established DDL2, licensed and vendorized for 6. Five bedrooms, three baths in great pride of ownership area. (E#1056) NEW LISTING
6-Bed	RCFE	\$250,000	SHORT SALE. Large 4 bedroom home located in Riverside. Great opportunity to purchase an existing facility with tons of upside. (E#1055) NEW LISTING

Ventura / Central Coast / Santa Barbara / Bakersfield / Fresno

50-Bed	ALZ	\$3,800,000	Beautiful Stand Alone Alzheimer facility. The facility is a single-story rectangular shaped building with courtyard. It has good access and excellent visibility. Well respected facility, currently full with strong financials. (#M1023) Offer Pending!
103-Unit	AL	\$3,200,000	VACANT. Golden opportunity to acquire former Assisted Living Facility licensed for 206 Beds including large Memory Care Unit on full city block close to beach. Owner will consider straight sale, lease purchase or lease. (#B1008) NEW LISTING
36-Bed	RCFE	\$1,850,000	Currently specializing in mental illness. Coastal location in upper middle class area in Ventura County. Opportunity to reposition the facility within the market. (#B1013)
15-Unit	ARF	\$1,800,000	Licensed for 24 consumers. Five buildings on over a manicured acre in beautiful coastal estate area. Excellent income. Potential Drug Rehab or Special Program Facility. (#B1014)
110-Unit	AL/ALZ	LEASE	Well maintained facility located on 4 sprawling acres in an upscale coastal community. Excellent cash flow, seller is retiring from the business. Business offered at \$2,000,000 (#B1015) Sale Pending!
6-Bed	ICF	\$300,000 BUS. ONLY	Long term lease available in this spacious home located in Merced County. Must have at least one year ICF experience. Owner may help finance. (#M1016)

Arizona / Nevada / New Mexico / Texas / Utah/ Hawaii

127 Units	IL/AL/AZ	\$9,750,000	Tropical setting in Hawaii, owner may finance to a qualified buyer, in top physical shape with many recent up grades. On the island of Oahu. (#S1002) NEW LISTING
99-Unit	AL	\$10,600,000	Located near Dallas. 10 years old and running 100% occupancy with land to expand. Owner financing with reasonable terms. (#J1023) NEW LISTING
31-Unit	AL	\$1,750,000	Recently remodeled interior and kitchen. Available at a 10% cap rate on trailing 12 months, seller is willing to provide some financing. Huge upside with Medicaid certification. (#J1022) NEW LISTING

Oregon / Washington / Idaho

226-Bed	SNF	\$18,350,000	Three homes located in greater Portland area. To be sold as a package. (#K1024)
119-Unit	IL/AL ALZ	\$17,500,000	14 months old with 78% occupancy and climbing. Coastal community. 135 Beds. Recent price reduction. (#K1021)
109 Bed	SNF	\$5,950,000	Currently leased to a credit tenant. Next to an acute care hospital. This is a long term lease purchase. Good cash on cash return. (#K1026) SALE PENDING
150-Unit	ILF/AL	\$5,900,000	This 13 story high rise has both IL and AL residents. Priced way below replacement. (#K1016) Make an Offer!
56-Bed	RCF	\$4,800,000	Beautiful near new facility. Medicaid approved. Veteran population. Currently is near 100% occupied with a waiting list. Excellent, consistent monthly income. Vacant one acre of land included. (#K1001)
63-Unit	ILF	\$4,250,000	Located in Southern Oregon. Two stories on three acres near medical complex. Home health services in house. (#K1019) PRICE REDUCTION
113-Bed	SNF	\$3,400,000	This older SNF, located in Idaho is priced to sell. Same owners for over 40 years, need to retire. (#K1027) Sale Pending
36-Unit	AL	\$2,950,000	Well located next to shopping center with 2 acres for expansion. New paint and carpet. 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)
27-Unit	AL	\$1,417,500	Built in 2005, This beautiful facility is located in a picturesque Oregon community. Excellent monthly income composed of a blend of private pay and Medicaid rates. (#K1028) NEW LISTING

Mid West / East Coast / Southern US

360-Unit	CCRC	\$22,250,000	Stable census. Good upside in units not currently in use and in expanding SNF beds. Located in the North East. (#Q1002) PRICE REDUCED!
108-Unit	AL	\$10,500,000	New construction, seller will build to suit, assumable HUD financing, all facilities in immediate market are 90%+ occupied. (#Q1004) NEW LISTING
59-Bed	SNF	\$2,200,000	Great turn around opportunity! Well maintained facility on 7 acres, plenty of room to expand existing facility or add an assisted living facility. Seller will provide financing (#L1002)
36-Unit	AL	\$1,500,000	56 Bed Assisted Living facility located in a charming Franklin County, NC community. Opportunity for expansion on five plus acre lot with Seller financing available! (#N1005) NEW LISTING

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Facilities For Sale & Lease

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- ***Assisted Living*** ■ ***Alzheimer's*** ■ ***Independent***
- ***Skilled Nursing*** ■ ***CCRC's***



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