



OFFERING SUMMARY

SALE PRICE:	\$6,500,000
NOI:	\$668,110
CAP RATE:	10.28%
LICENSED BEDS:	60
BUILDING SIZE:	+/- 20,000 sf
LAND SIZE:	+/- 2.5 acres
YEAR OPENED:	2016
MARKET:	Florida Panhandle

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PROPERTY OVERVIEW

Assisted living facility with 42 rooms/suites.

"Class A" in design, construction, and finish. This facility reached 40 residents within 3 months of opening. It was expanded to increase its capacity to 60 residents. The property has excess land that could easily accommodate additions to the facility.

The entire facility was completely remodeled prior to opening. This remodel included a new roof, tile, kitchen, and bathroom faucets/showers. The kitchen has been completely remodeled to include stainless steel tables and appliances. Additional updates to the facility decor and common area furniture has been made in 2022.

MUST CONTACT LISTING AGENT TO SHOW

PROPERTY HIGHLIGHTS

- 8 Suites and 34 Rooms with 60 Licensed Beds
- Expansion Opportunity
- Below Market Rates