



### ***2802 Pinewood***

With 78% occupancy, and less than 1.5 miles from each other, purchase 2 established assisted living facilities, expertly maintained and complete with a dedicated staff. Each property sits on a large parcel of land, attracting new residents. These are Level 3 ALFs which offer a higher level of care and support compared with traditional ALFs. Now is the time to enter the thriving post-Covid assisted living industry and allow this portfolio to grow to unprecedented heights.

- 2802 Pinewood Avenue: Licensed for 16 Beds
- 2901 Strathmore Avenue: Licensed for 16 Beds

Facilities sit on inviting, large and mature landscaped grounds. Decks and covered porches allow residents fresh air and peaceful surroundings. These converted single family homes offer a great mix of private and semi-private rooms. Main levels feature spacious common areas and half baths for visitors. Kitchens are equipped with 30" ranges, built in microwaves, dishwashers and stainless sinks. Laminate flooring is easily maintained throughout living spaces. Each property is three stories, with bright, large, welcoming rooms. Bathrooms have been converted and feature walk-in showers, modern vanities and a mix of one or two private toilet stalls.



### ***2901 E. Strathmore***

***Offered at \$1,800,000***  
***\$56,250 Per Bed***  
***13.63% Cap Rate***  
***24.3% Cash-On-Cash Return***