



### *2831 Montebello Terrace*

Secure ownership of 2 established assisted living facilities, expertly maintained and complete with a dedicated staff, less than 2 miles from each other. Each property sits on a large parcel of land with off-street parking for visitors and staff. 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.

- 2831 Montebello Terrace: Licensed for 12 Beds
- 2926 Harford Road: Licensed for 35 Beds

Montebello is situated on a large lot with mature, landscaped grounds. Covered porches allow residents enjoyment in the fresh air and peaceful surroundings. Main levels feature spacious common areas and half baths for visitors. 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.

*\$2,700,000*  
*\$57,447 Per Bed*  
*13.44% Cap Rate*  
*23.5% Cash-on-Cash Return*



### ***2926 Harford Road***

Harford Road was originally built as a drug treatment facility and is classified as a commercial assisted living facility. With 4 stories, 10"+ ceilings on above grade levels, this property is a plus-sized addition to the portfolio. Equipped with a commercial kitchen, including 8 burner gas range, hood, Ansul system and all stainless equipment. Chefs on staff have access to both the full sized walk in refrigerator and freezer. There are private and semi-private rooms on all 4 levels. Resident baths on the second and third floor feature 3 vanities, 3 walk in shower stalls, 1 tub and 3 private toilet stalls. The lower level bath is equipped for roll in showers and lift access.

Each facility is equipped with a high quality Bruno stairlift and wheelchair accessible ramps on the exterior.

#### Utility Breakdown:

- 2831 Montebello: Gas-fired steam boiler with radiator distribution. Window AC units. 200 Amp service to building. Commercial sprinkler system with tandem 500-gallon supply tanks.
- 2926 Harford: Gas-fired forced air system for each floor. Central air conditioning with 6 condensers. 800 Amp service to building. Commercial sprinkler system and Generac generator. Institutional staircase for egress.