

Crimson Cardinal *Healthcare Intermediary*



SUMMARY

Price Reduced. Seller Financing Available. Halfway between the State's Capital and SC beaches, these successful community residential care facilities (i.e., assisted living) provide room and board, meals, personal attention, and medical care to elder adults and adults who are somewhat mentally challenged. These two locations (all brick buildings) have strong and steady historical revenues and 2022 cash flow of \$129,800 (SDE plus \$39,800 in rent allocation to Seller).

Regional demand has outpaced market supply for these services. The real estate is included in the offering price. This is a great opportunity to enter the growing market or expand your existing footprint in southeastern South Carolina.

SOUTH CAROLINA ALFs FOR SALE

PRICE AND FINANCIAL HIGHLIGHTS

ASKING PRICE (includes Real Estate)	\$975,000
Revenue (2022)	\$569,000
Total Owner's Cash Flow (2022)	\$129,800
FF&E, 8,116 SQFT in 2 Community Residential Care Facilities	INCLUDED

GENERAL INFORMATION

Reason for Sale: Retirement	Seller Financing Available on a Case-by-Case Basis at Seller's Sole Discretion
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