

## Assisted Living (Residential Elderly Care Facility)

Project Name:	Hollywood Assisted Living				
Property Address:					
Requested Loan Program		Rate	8.990%	Amort	99
Borrowing Entity:					
Individuals/Principals:					



### PURCHASE

### REFINANCE

Sales Price:	\$5,250,000		Date Acquired:	1/1/2013	Est Value	\$0
Cash Down:	\$1,575,000	30.00%	Original Cost:	\$0	Rehab:	\$0
Requested Financing (1st TD):	\$3,150,000	60.00%	Existing Debt:	\$0		
Subordinate Financing:	\$525,000	10.00%	New 1st TD:	\$0	#DIV/0!	
Total Financing:	\$3,675,000	70.00%	Subordinate Debt:	\$0	#DIV/0!	
Total Cash Down Payment:	\$1,575,000	30.00%	Total Financing:	\$0	#DIV/0!	
Source of Down Payment:			Net Proceeds:	\$0		
Comments:			Existing Lender:			

Estimated Amount of Rehab if Bridge Loan

Estimated Value after stabilization

Estimated # months to stabilization

### ASSISTED LIVING PROPERTY DESCRIPTION

	Current	Stabilized	Amenities / Features
Number of Units (Rooms):	65	65	Lobby:
# Residents (Beds)	128	128	Common Living Room:
# of Vacant Units	20	10	Kitchen:
# of Vacant Beds	20	5	Dining Room:
% Occupied Units (Rooms)	69.23%	84.62%	Laundry Room:
% Occupancy Beds	84.38%	96.09%	Exercise Room:
Avg Monthly Income (Units)	\$0	\$0	Beauty Salon:
Avg Monthly Income (Beds)	\$0	\$0	Reception Office:
Total Sq Ft (GBA)	21,780		Director's Office:
Year Built	1971		Lounge:
# Stories	2		Formal Dining Room:
Lot Size	1.2 Acres		Employee Locker Room
% SSI Subsidy Residents	10.00%		Common Rest Room
% Private Pay Residents	90.00%		
Total Monthly Rental Income	\$128,000	\$128,000	Elevator
Other Monthly Income	\$2,000	\$2,000	Ambulatory Care
Total Monthly Income	\$130,000		Sprinkler System

## COMMENTS

The subject property consists of a two-story woodframe stucco building built in 1971 that consists of a 65 Unit RCFE licensed for 128 beds. The license is for 60 years of age & over. Ambulatory: 108 & Non-Ambulatory: 20 residents with 101-110 maximum rooms. Current Occupancy is at 85%, however, the facility is licensed for 128 beds. The borrowers plan is to run at 70% semi-private and 30% private. The floorplan includes both private and shared accommodations, spacious grooming areas, a TV lounge, beauty shop and activity rooms. This facility is well respected in the area and has been operated by the lessee as an affordable retirement living community for many years. There is little competition in the area. There is a new lease that was negotiated between borrower and previous lessee for \$25k per month (NNN) for 10 years, with 2-5 yr options for the facility.

## INCOME & EXPENSES

Monthly Revenue	Actual	Proforma	% of Gross	Comments
Medicare	\$0	\$0	0.00%	
Medicaid	\$0	\$0	0.00%	
Private Pay	\$0	\$0	0.00%	
Private Provider / HMO	\$0	\$0	0.00%	
Social Security Benefits	\$0	\$0	0.00%	
Private Insurance	\$2,083	\$2,083	1.07%	
Other	\$191,866	\$191,866	98.93%	
Ancillary Income	\$0	\$0	0.00%	
Vending / Food	\$0	\$0	0.00%	
<b>Total Gross Monthly Revenue</b>	<b>\$193,949</b>	<b>\$193,949</b>	<b>100.00%</b>	
<b>Total Gross Annual Revenue</b>	<b>\$2,327,388</b>	<b>\$2,327,388</b>		
<b>Less Vacancy %</b>	<b>10.00%</b>	<b>10.00%</b>		
<b>Vacancy Amount \$</b>	<b>(\$232,739)</b>	<b>(\$232,739)</b>		
<b>Effective Gross Income (EGI)</b>	<b>\$2,094,649</b>	<b>\$2,094,649</b>		
<b>Annual Operating Expenses</b>			<b>% of EGI</b>	
General & Administrative	\$0	\$104,732	5.00%	
Management	\$0	\$104,732	5.00%	
Advertising & Marketing	\$0	\$20,946	1.00%	
Accommodations / Housekeeping	\$0	\$314,197	15.00%	
Utilities	\$0	\$104,732	5.00%	
Maintenance & Repairs	\$0	\$104,732	5.00%	
Activities / Transportation	\$0	\$10,473	0.50%	
Dietary	\$0	\$209,465	10.00%	
Real Estate Taxes	\$0	\$65,625	3.13%	
Other Payroll & Salaries	\$0	\$104,732	5.00%	
Insurance	\$0	\$104,732	5.00%	
Replacement Reserves (FF & E's)	\$0	\$62,839	3.00%	
Miscellaneous	\$0	\$20,946	1.00%	
<b>Total Operating Expenses</b>	<b>\$0</b>	<b>\$1,332,888</b>	<b>63.63%</b>	
<b>Net Operating Income (NOI)</b>	<b>\$2,094,649</b>	<b>\$761,761</b>	<b>36.37%</b>	
<b>Debt Service / DSCR / Cash Flow</b>				
1st TD Debt Service	(\$283,225)	(\$226,630)		
DSCR 1st TD	7.40	3.36		
2nd TD Debt Service	(\$52,503)	(\$52,503)		
Combined Debt Service(1st & 2nd)	(\$335,728)	(\$279,133)		
Combined DSCR (1st & 2nd)	6.24	2.73		
Cash Flow	\$1,758,922	\$482,629		
ROE (Cash flow / Equity)	111.68%	30.64%	0.00%	
Cap Rate	39.90%	14.51%		
ROE (cash flow / equity)	111.68%	30.64%		