

Non-Medical Senior Residential Care Platform

Two operating homes • Established management • Room to grow

ASKING PRICE

\$575,000**~\$285K**

ANNUAL SDE / CASH FLOW
Seller-represented

~2.0x

ASKING PRICE / SDE
Based on seller figure

2 / 8

HOMES / BEDROOMS
Four bedrooms per home

\$1,950

COMBINED MONTHLY RENT
\$900 + \$1,050

2025

ESTABLISHED
January 2025

The Opportunity

An Ohio non-medical residential care operation serving elderly clients from two nearby homes. Rather than starting from zero, a buyer would step into an operating platform with residences, staff, management, compliance support, marketing resources and transportation already in place.

Business at a Glance

- Two residences in close proximity, supporting a shared staffing model
- Live-in management at each residence; existing staff secured
- Compliance manager, office manager and marketing support in place
- 2019 Ford passenger/cargo van with wheelchair lift
- 3 current clients across 8 bedrooms; management reports prior full occupancy with a wait list

Potential Growth Avenues

- Occupancy** Refill the existing eight-bedroom footprint (5 bedrooms currently open)
- New Homes** Replicate the model with additional residences, where regulation, staffing and capital allow
- Shared Overhead** Spread existing compliance, office and marketing resources over a larger client base
- Referrals** Build on existing marketing and referral relationships

Ideal Buyer

An owner-operator, strategic senior-care provider, or entrepreneur seeking an established platform with management already in place.

MARKET BACKDROP — INDUSTRY RESEARCH, NOT COMPANY DATA

3.05M

Ohio residents age 60+ projected by 2030 — more than a quarter of the state

+51%

Projected growth in Ohio's 85+ population, ~258K (2020) to ~389K (2040)

18%

Projected U.S. growth in home health & personal care aide jobs, 2025–2035, vs. 3.5% for all occupations

Sources: Ohio Department of Aging; Scripps Gerontology Center, Miami University; U.S. Bureau of Labor Statistics, 2025–2035 Employment Projections.

Next step: Financial statements, occupancy history and operating details are available to qualified buyers after signing a confidentiality agreement and providing proof of funds.

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