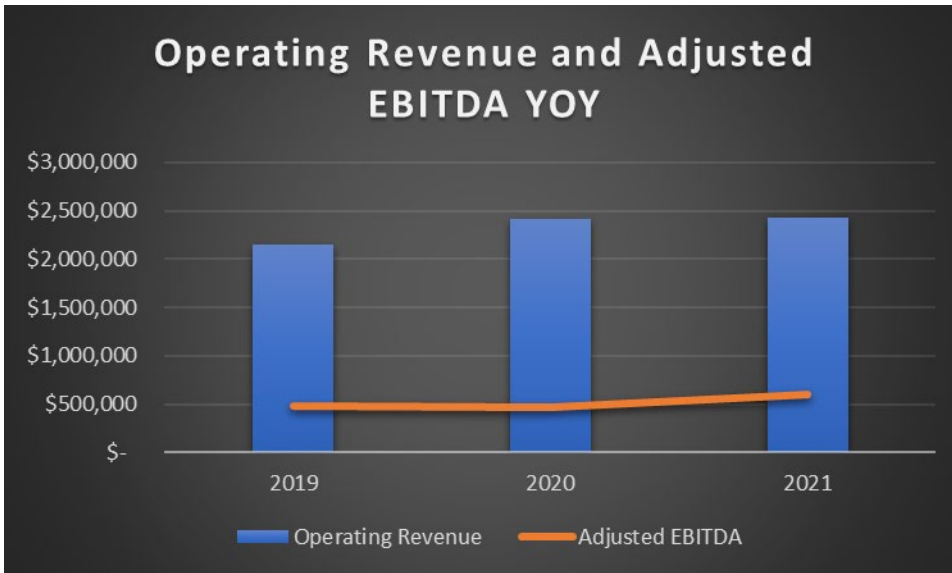


42 Bed, 38 Unit Assisted Living, Twin Cities Metro Area

OFFERING

VR Business Brokers, Mergers and Acquisitions is pleased to introduce a 42 Bed Assisted Living Facility in the Twin Cities Metro area with real property included.

The community has been serving Twin Cities metro area since 2003, but with its experienced operating background has grown year-over-year, as seen in its financial performance shown below.



INDUSTRY TRENDS ⁽¹⁾

- **Projected Strong Growth in Demand.** Over the next two decades, the population of adults over 85 will more than double to exceed 14.4 million people. Depending on when the bulk of the elderly population enters the skilled nursing care system, the swell in demand could exceed space available.

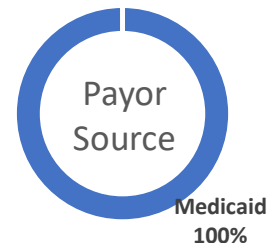
- **Sales for the US nursing homes and assisted living companies' industry are forecast to grow at a 5.06% compounded annual rate from 2019 to 2025.** Growth rate is faster than the growth of the overall economy, at 3.6%.

- **Federal Funding Proposed for Home, Community-based Care.** President Biden has made a proposal to spend \$400 billion over eight years on home and community-based services as part of his \$2 trillion infrastructure plan

- **Business Exit Rate much lower than US Average for all businesses.** For assisted livings and nursing homes, the rating is 1.5, while the national average for all industries is 9 which indicates a SOUND investment.

(1) Vertical IQ

Return on Investment Table Similar to Commercial Financing Structures		
		Notes
3-Yr. Weighted Avg. Earnings	\$581,490	Adjusted EBITDA 2020-2022A
Earnings Available for Debt Service	\$581,490	
Purchase Price	\$5,400,000	
Down Payment	\$1,350,000	Down Payment 25%
Financed Amount	\$4,050,000	
Total Project Cost	\$5,400,000	
Total Loan Amount	\$4,050,000	
Loan Terms		
Amortization (Years)	25	
Monthly Payment	-\$23,676	5% Interest rate
Annual Payment	-\$284,111	
Return on Investment (ROI)	\$297,000	
ROI	22%	cash on cash
Debt Service Coverage	2.05	Based on SDE after Buyer Salary
(Most banks require > 1.25)		
Notes:		
R.O.I. scenario is based on the following assumptions: financing with 25% down payment, 5% interest rate, 25 year amortization. Above figures are estimation only. This is for informational purposes only and buyer is advised to consult with his or her respective advisers.		
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Average Per Resident Monthly Rate

\$5,600

Project offering value, \$5,400,000 - NDA required to view information.

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