



# 13 UNIT 16 BED ASSISTED LIVING SW MINNESOTA

Account #: 15270504-YB

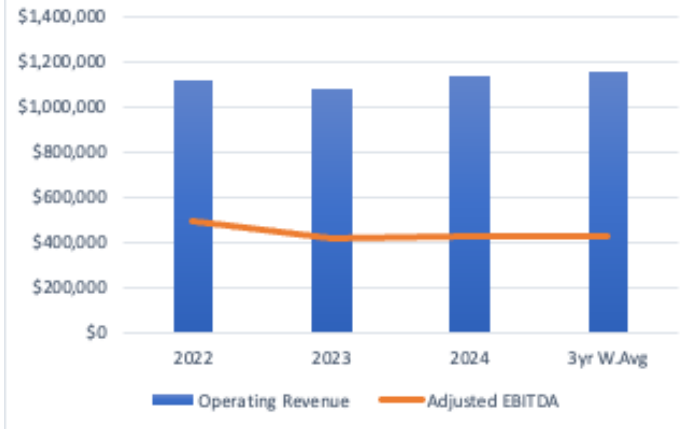
## Offering:

We are pleased to present this opportunity to acquire a 13 unit, 16 bed assisted living facility on over 9 acres of peaceful wooded land in southwestern Minnesota. This community has built a reputation for outstanding care and comfort over the last decade. Its spacious rural location affords a buyer the opportunity to enjoy the tranquility or expand to business to meet increasing demand.

## Key Highlights

- 10 Single Units, 3 Double Units
- Avg Daily Rates: \$298 (CADI) & \$286 (EW)
- Experienced staff in place including ALD and DON. 4.9 year avg tenure
- Owner not involved day to day
- Over 9 acres with room to expand
- Easy access from highway
- Amenities include game room, outdoor space with fire pit, swimming pool.
- Facilities include commercial kitchen & geothermal system.

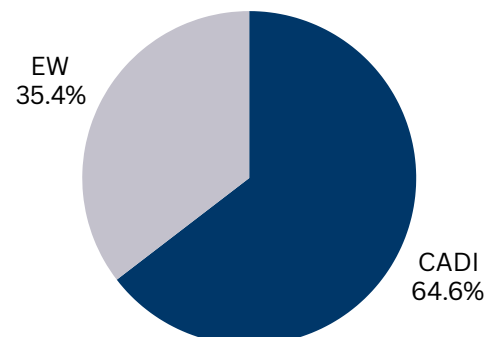
### Combined Financial Recast



## Offer Price & Terms

<b>Asking Price</b>	\$3,900,000
<b>Real Estate</b>	Included
<b>FF&amp;E &amp; Inventory</b>	Included
<b>Owned Facility</b>	15,000 sq. ft. 2 story apartment, garage
<b>Transition and Training</b>	Negotiable
<b>Reason for sale</b>	Personal Reasons

Management Company & Real Estate Combined	2022	2023	2024	2025E
Total Income	\$ 1,115,399	\$ 1,084,804	\$ 1,142,395	\$ 1,184,341
Adjusted EBITDA	\$ 489,883	\$ 414,042	\$ 429,382	\$ 423,690
EBITDA Margin	44%	38%	38%	36%



**NDA required to view confidential information memorandum.**

Contact Young Bebus, Managing Broker, at [youngb@vrtwincities.com](mailto:youngb@vrtwincities.com) or 651-330-1767; or James Matheson, Business Intermediary, at [james@vrtwincities.com](mailto:james@vrtwincities.com) or 651-504-2242



# 13 UNIT 16 BED ASSISTED LIVING SW MINNESOTA

Account #: 15270504-YB



## Return on Investment Table Similar to SBA 504 Financing Structures

	<u>SBA</u>	<u>Notes</u>
2024 Combined Seller's Discretionary Earnings	\$429,382	From both operating and real property
5% Management Fee	\$57,120	Based on 2024 operating revenue
Earnings Available for Debt Service	\$372,263	

<b>Purchase Price</b>	<b>\$3,900,000</b>
Down Payment %	15%
Down Payment	\$585,000
Financed Amount	\$3,315,000
<b>Total Project Cost</b>	<b><u>\$3,900,000</u></b>
Total Loan Amount	\$3,315,000

<b>Loan Terms</b>	
Ammortization (Years)	27
Interest Rate	6.25%
Monthly Payment	-\$21,205
Annual Payment	-\$254,465
<b>Return on Investment (ROI)</b>	<b>\$118,000</b>
<b>ROI</b>	<b>20% Cash on Cash</b>
Debt Service Coverage (Most banks require > 1.25)	1.46 Based on SDE after Buyer Salary

### Notes:

ROI scenario is based on the following assumptions: 5% Management Fee is \$57,100, negative adjustment out of earnings, financing with 15% down payment, 6.25% interest rate, 27 year amortization. Above figures are estimates only. This is for informational purposes only and buyer is advised to consult with his or her respective advisers.

Copyright © WeCare Advisory Partner 2025

**NDA required to view confidential information memorandum.**

Contact Young Bebus, Managing Broker, at [youngb@vrtwincities.com](mailto:youngb@vrtwincities.com) or 651-330-1767; or  
James Matheson, Business Intermediary, at [james@vrtwincities.com](mailto:james@vrtwincities.com) or 651-504-2242