

**6 Bed RCFE and Home For Sale – Great Huntington Beach Location near everything!**

Call for address (given out only after criteria have been met)

**Real Estate - \$1,325,000**

2,269 square foot home on a 6,262 sq. ft. lot.  
7 Bedrooms 7 Bathrooms, 2 car att. garage  
Great layout with 6 resident rooms & 1 staff bedroom.  
Each room has its own backyard patio door access

**Business - \$105,000 Business started in 2017**

**Facility Currently has 3 residents.**

**Facility generates great income with 6 Private and 0 shared rooms**

**Has Dementia Waiver and Hospice Waiver for 1 residents**

**Monthly Gross Income when full = \$30,000+  
\$30,000 x 12 = \$360,000 yearly gross income**

**Monthly Expenses**

Phone/ Cable/ Internet \$350

Gas \$80 (seasonal)

Electric \$ 275 (varies)

Water/ Trash \$150

Gardener \$87

Annual Licensing fee (\$41.25/mo. pd yearly

Groceries \$800

Repairs/Maint. \$100

Misc. Supplies \$50

Insurances: Hazard \$78 Professional Liability \$203

Payroll \$5,000 (Currently fewer caregivers due to beds not at capacity)

Work. Comp \$ 0 (due to LLC)

All Bills Except R.E. payment = \$7,214 \*Real Estate payment will be determined based on your loan parameters

**Total monthly income \$13,075 - \$7,214 = \$5,861 net per month**

---

**Current Monthly Rents: \$13,075**

**1.) \$4,350 (P) 4.) Avail (P)**

**2.) \$4,725 (P) 5.) Avail (P)**

**3.) \$4,000 (P) 6.) Avail (P)**

**Facility currently has 3 residents:**

NOTE: This facility when full has a \$30,000 per month gross income potential.

\*The above income and expenses were supplied by the seller and are deemed to be reliable, however were not personally verified by agent. All business financials will be verified during the escrow period.