

6 Bed RCFE and Home For Sale – Great Huntington Beach Location
18422 Manitoba Lane, Huntington Beach

Real Estate - \$1,350,000

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 - \$120,000 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 /month x12 mo.)

Groceries \$ 800

Repairs/Maint. \$ 100

Misc. Supplies \$ 50

Insurances: Hazard \$ 78 Professional Liability \$ 203

Payroll \$ 5000 (have fewer caregivers due to beds not at capacity) Pay them \$120/day

Work. Comp \$ 0 (due to LLC)

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

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

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.

Current Monthly Rents: \$13,075

1.) \$4,350* (P) 4.) Avail (P) \$4,500**

2.) \$4725 (P) 5.) Avail (P)

3.) \$4000 (P) 6.) Avail (P)

Facility currently has 3 residents:

*** This resident has been given notice of a rent increase to \$5,700**

****Pending placement next week**