

6 Bed RCFE and Home For Lease – Fullerton
Great Neighborhood Location near St. Jude Hospital, Medical Services, and Freeways

Real Estate - For Lease \$4,800 (Main House) House and ADU - \$5,500 per month
Real Estate potentially for sale if a quick offer is received - \$1,297,500

1,982 square foot home on a 12,000 sq. ft. lot. (Total of 2,462 sq f of living space)
4 Bedrooms 3 Bathrooms, detached 480 sq ft ADU - Admin home & separate office
Great layout , open airy floor plan with many seating areas, separate dining room
Oversized back yard with covered patio to enjoy the San Bernadino mountains,
garden area and bird watching. 4 resident rooms, staff/admin studio apartment
ADU and separate office space with separate entrance.

Business - \$145,000 6 Bed RCFE

Facility currently has 4 residents occupying 4 private rooms.

Facility generates great income with all 4 rooms being occupied as private

Has Dementia Waiver and Hospice Waiver for 4 residents
Facility License allows for 6 Non-Ambulatory Residents

Monthly Gross Income when full = \$32,250
\$32,250 x 12 = \$387,000 yearly gross income

Monthly Expenses

Phone \$150
Gas \$230
Electric \$300
Water \$257
Trash/dumpster \$183
Gardener \$310
Cable TV \$69.99
Annual Licensing fee (\$ 41.25/month x12 mo.)
Groceries \$1,000
Repairs/Maint. \$50
Misc. Supplies \$150
Insurances: Homeowners \$ 83
Payroll \$12,000 (can be reduced) Work. Comp & Liability- \$700

All Expenses \$15,748 *Debt service for property is not included (Principal, Interest, Taxes, Insurance)

Total monthly income \$32,250 - \$15,748 = \$16,502 net per month

Current Monthly Rents: \$32,250	
1.) 5,000 P	3/4) \$9,000 (P)
2.) 5,500 P	5/6) \$12,750 (P)
Facility currently has 4 residents:	
$32,250 = \text{GMI} \times 12 - \text{GYI} = 387,000$	
Market Rents = \$4,000 - \$6,000 Private Room	
Market Rents = \$3,500 - \$4,500 Shared Room	

NOTE: *The expenses do not include PITI. Loan Payment will be calculated upon receipt of buyers loan terms.

***Above income and expenses were supplied by Seller. All business financials will be verified during the escrow period.**