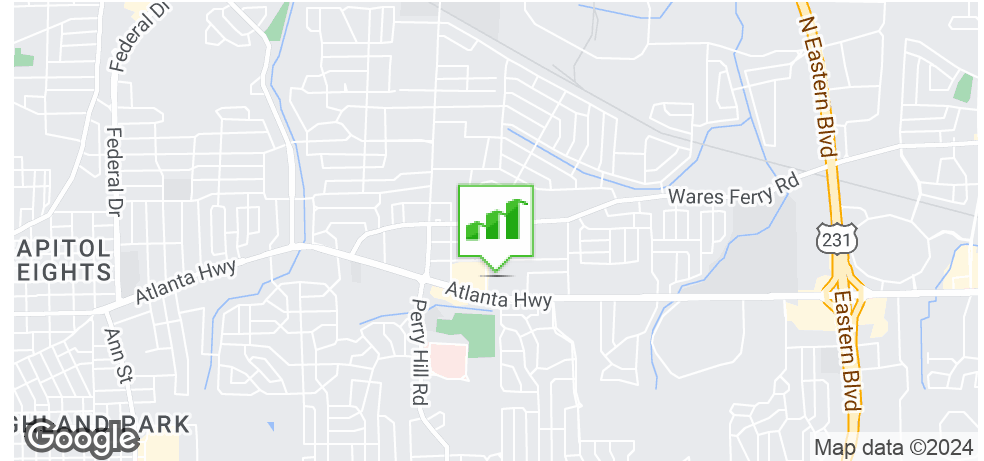


ANGELS COURT

ANGELS COURT, MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Sale Price: \$1,300,000.00

Lot Size: 3.2 Acres

Building Size: 29,928

Zoning: R-100

Year Built: 1991-2005

PROPERTY HIGHLIGHTS

- Formerly Angels For The Elderly: A 64 unit/64 bed stand-alone memory care campus made up of four 16-unit buildings located on ± 3.2 Acres
- Great condition- just recently shut down within the past 4 months
- Sale includes 4 buildings totaling $\pm 29,928$ SF with an additional storage/maintenance building on site
- Located in prime location adjacent to Publix, Starbucks, NAPA Auto Parts, Shane's Rib Shack, Sol Restaurant & many more
- Situated near several established neighborhoods: Dalraida, Johnstown, Forest Hills, College Grove, Bellehurst and Fox Hollow
- Located just off of Atlanta Highway with traffic counts of $\pm 33,294$
- ± 1.7 miles from Gunter Annex
- ± 2.6 miles from I-85
- ± 3.8 miles from Downtown Montgomery
- ± 6.3 miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually



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Additional Photos



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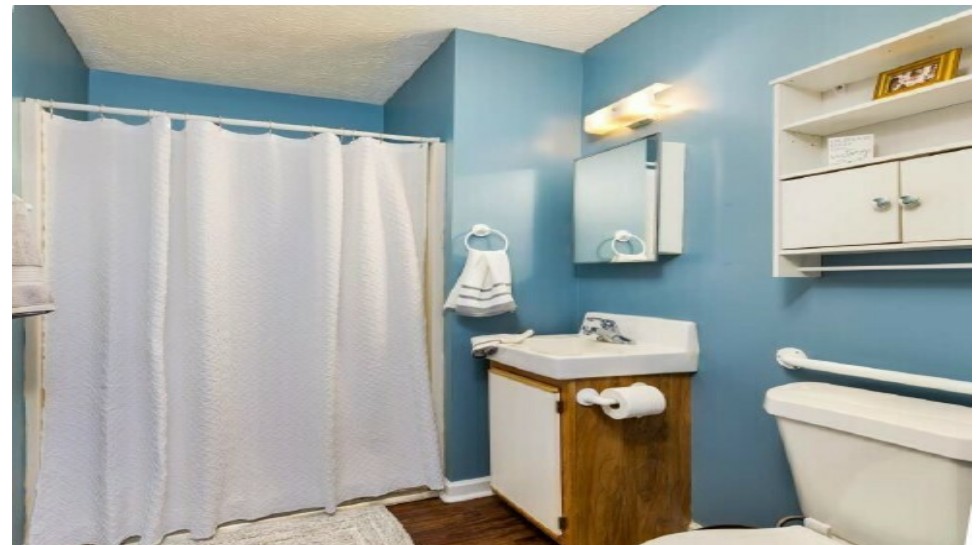
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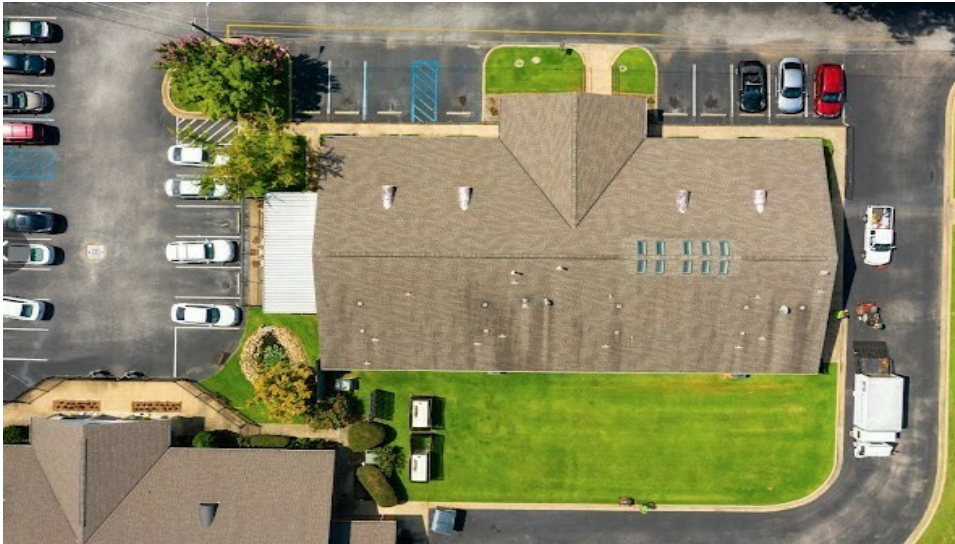
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Angels for the Elderly

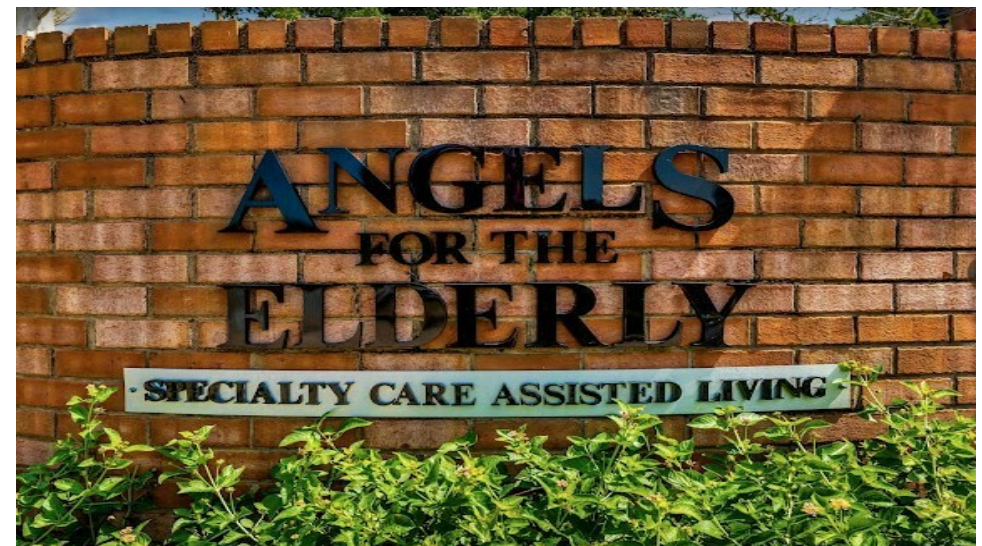


ANGELS FOR THE ELDERLY

Angels for the Elderly is a well maintained 64-unit/64-bed memory care community. Originally built in 1991 with resident unit expansions in 1993 and 2003, as well as a storage and maintenance building built in 2005, the community totals 29,928 SF on 3.2 acres of land.

The community consists of four single-story buildings each containing of 16 resident rooms for a total of 64 private studio units. All 64 rooms are private studio units, with the units in Buildings 1, 2 and 4 having full bathrooms and Building 3 resident rooms containing a half-bath with two common central showers in each resident corridor.

Each secured building also contains its own resident common area consisting of a dining/lounge area, and den monitored by a common observation station, in addition to a full kitchen and laundry for staff use. Each building also has a covered patio, with Building 3 also possessing a sunroom. Finally, administrative offices are located in each building, with Building 1 serving as the community's main administrative hub.



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Unit Floor Plans

UNIT FLOOR PLANS

Studio One



Studio Two



Studio Three



*Unit Sizes Vary

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FLOOR PLAN

SCALE: 1/8" = 1'-0"

ROOM COUNT:
PRIVATE - 16
TOTAL - 16

AREA INCLUDED:
BATHS - 16
SHOWERS - 16
TOTAL - 32

LEGEND:
1. CLOSET - 16
2. SHOWER - 16
3. SHOWER - 16

ROOMS:
1. PRIVATE
2. PRIVATE
3. PRIVATE
4. PRIVATE
5. PRIVATE
6. PRIVATE
7. PRIVATE
8. PRIVATE
9. PRIVATE
10. PRIVATE
11. PRIVATE
12. PRIVATE
13. PRIVATE
14. PRIVATE
15. PRIVATE
16. PRIVATE

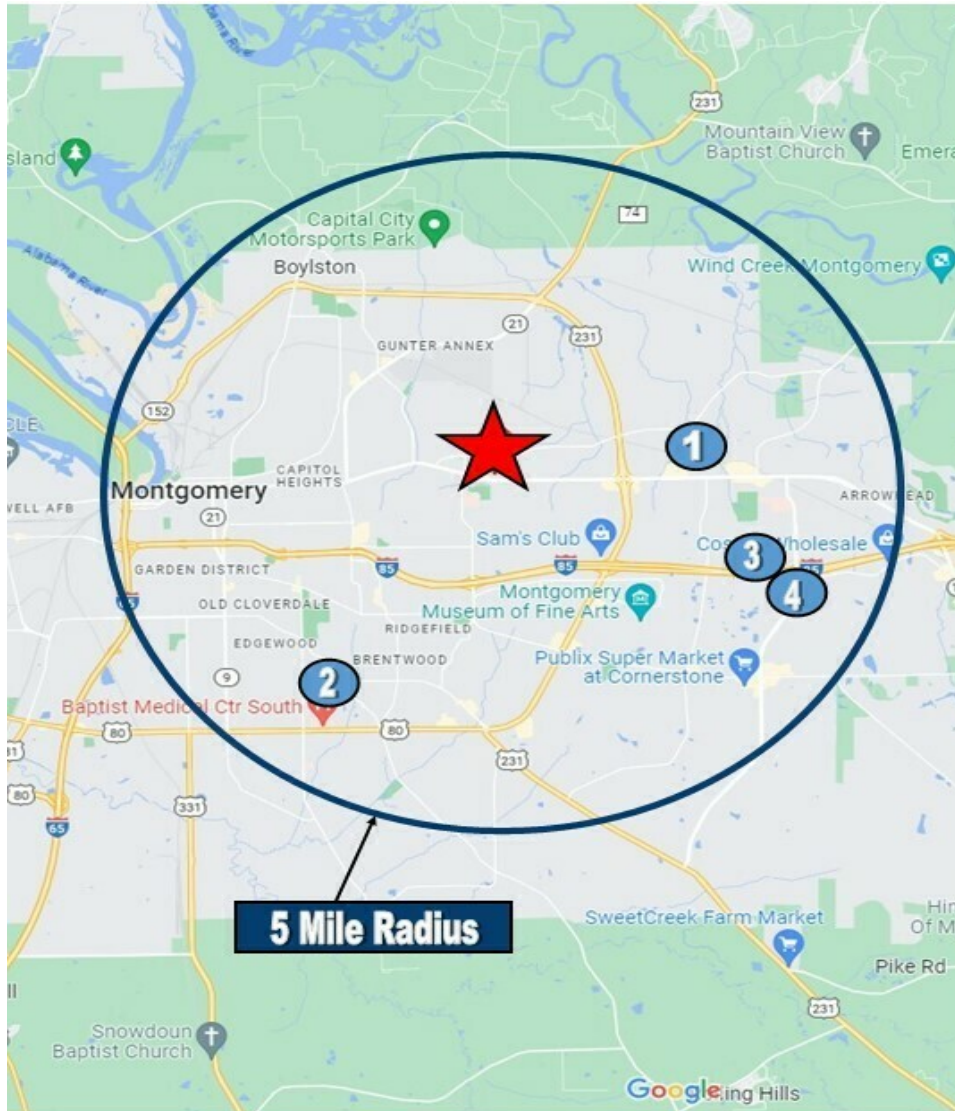
DETAILS:
1. CLOSET - 16
2. SHOWER - 16
3. SHOWER - 16

NOTES:
1. CLOSET - 16
2. SHOWER - 16
3. SHOWER - 16

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Senior Housing Competitive Landscape



COMMUNITY LICENSURE & BEDS YEAR BUILT

★	Angels for the Elderly	64 SCALF	1991
1	Country Cottage	64 AL-SCALF	1996
2	The Gardens Of Waterford	50 SCALF	1961
3	Wesley Gardens Retirement	56 AL-16 SCALF	2000
4	Haven Memory Care On Halcyon	57 SCALF	1998

-Competitors consist of senior housing communities with memory care inventory within a 5-mile radius

-Competitors were selected based upon various factors, including, the overall size of the communities, physical plant vintage, and competitive profile

-Rate information represents asking rates for the applicable community before discounts, specials, promotions, etc.

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Demographics

DEMOGRAPHIC SUMMARY

52 Angels Ct, Montgomery, Alabama, 36109

Ring of 1 mile

KEY FACTS

8,077

Population



3,583

Households

50.0

Median Age

\$44,633

Median Disposable Income

EDUCATION

6%

No High School Diploma



29%

High School Graduate



31%

Some College



34%

Bachelor's/Grad/Prof Degree

INCOME



\$53,869

Median Household Income



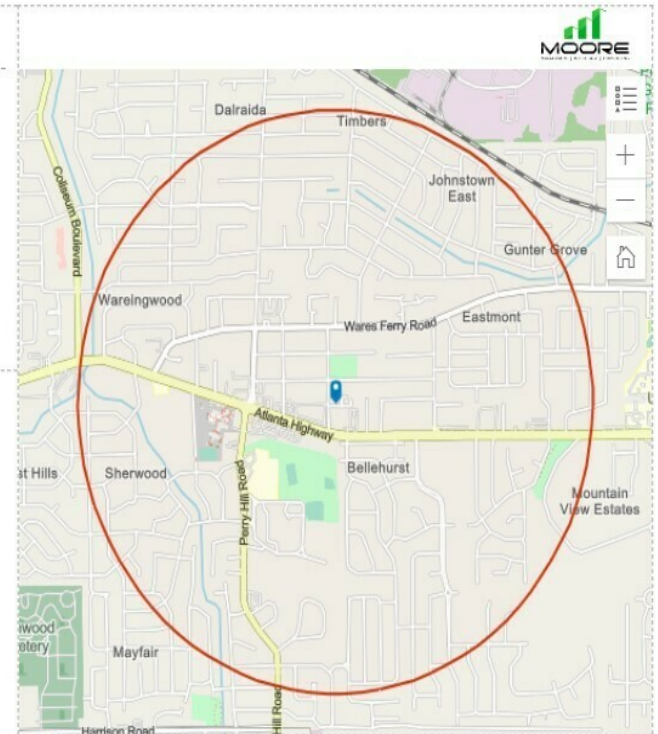
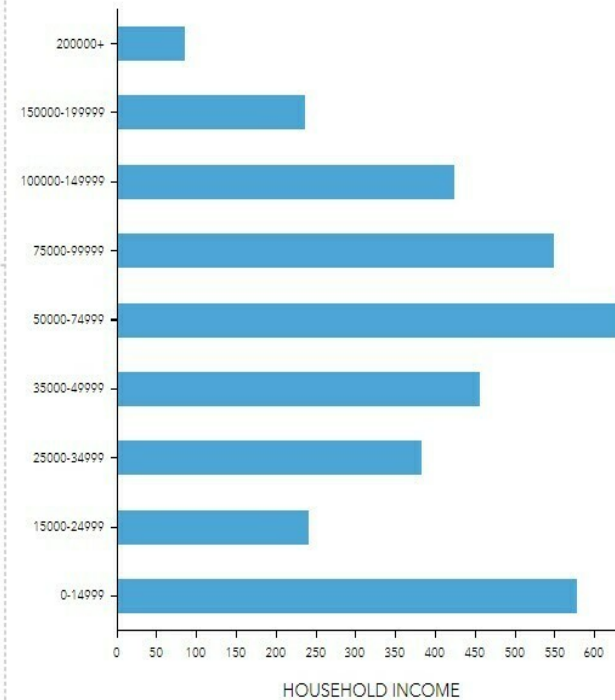
\$32,321

Per Capita Income



\$155,992

Median Net Worth



EMPLOYMENT



White Collar

70%



Blue Collar

18%



Services

17%

2.4%

Unemployment Rate

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Montgomery, AL

MONTGOMERY, AL- OVERVIEW

The city of Montgomery is the capital of the state of Alabama and also the county seat of Montgomery County. Montgomery sits in the central part of the state, about 90 miles south of Birmingham and 170 miles northeast of Mobile. With a population of more than 200,000, Montgomery is the second largest city in the state. More than 373,000 people live in the metro area, which encompasses Autauga, Elmore, Lowndes and Montgomery Counties. Two highways, Interstate 65 and Interstate 85, intersect within Montgomery. Montgomery offers excellent transportation infrastructure and proximity to large, rapidly growing consumer and industrial markets. Approximately 1/3 of the U.S. population is within 600 miles of Montgomery.

Montgomery is a region of vast economic diversity, with state and regional governments, a major military installation, wholesale and retail trade, tourism and an industrial base providing a well-balanced economic environment. In 2004, the City landed a \$1.8 billion project when Hyundai Motors built its first assembly and manufacturing plant in the United States. It employs over 3,000 team members and shows the confidence Hyundai has in Montgomery.

Montgomery's Maxwell-Gunter Air Force Base is the educational and technological center of the U.S. Air Force and has more than 17,000 military, civil service and contracted personnel, and a student throughput population of more than 34,000 students a year. Maxwell is home to the prestigious Air University, the International Officers School and almost 30 professional schools. For more than 50 years the International Officers School has attracted military leadership from around the world.

Home of the Equal Justice Initiative- founded in 1989 by Bryan Stevenson, a widely acclaimed public interest lawyer and best selling author of Just Mercy, EJI is a private, 501(c)(3) nonprofit organization that provides legal representation to people who have been illegally convicted, unfairly sentenced, or abused in state jails and prisons. EJI provides research and recommendations to assist advocates and policymakers in the critically important work of criminal justice reform. We publish reports, discussion guides, and other educational materials, and our staff conduct educational tours and presentations for thousands of students, teachers, faith leaders, professional associations, community groups, and international visitors every year.

Located steps from downtown Montgomery, Alabama, and adjacent to the I-65 and I-85 corridors, Montgomery Whitewater is an outdoor destination unlike any other. The park boasts an Olympic-standard recirculating whitewater channel, utilizing the world's most advanced whitewater technology for paddle sports athletes and competitions.

TechMGM is a collaboration of local industry, educational and government entities working together to connect and leverage Montgomery's unique technology related assets. By maximizing the community's diverse technology talent pipeline and promoting the city as an emerging and innovative technology hub, this initiative is enhancing the workforce and growing the regional economy. If you're looking to open a small shop, develop a startup, expand an existing business, or find a great job, we have the resources you need!



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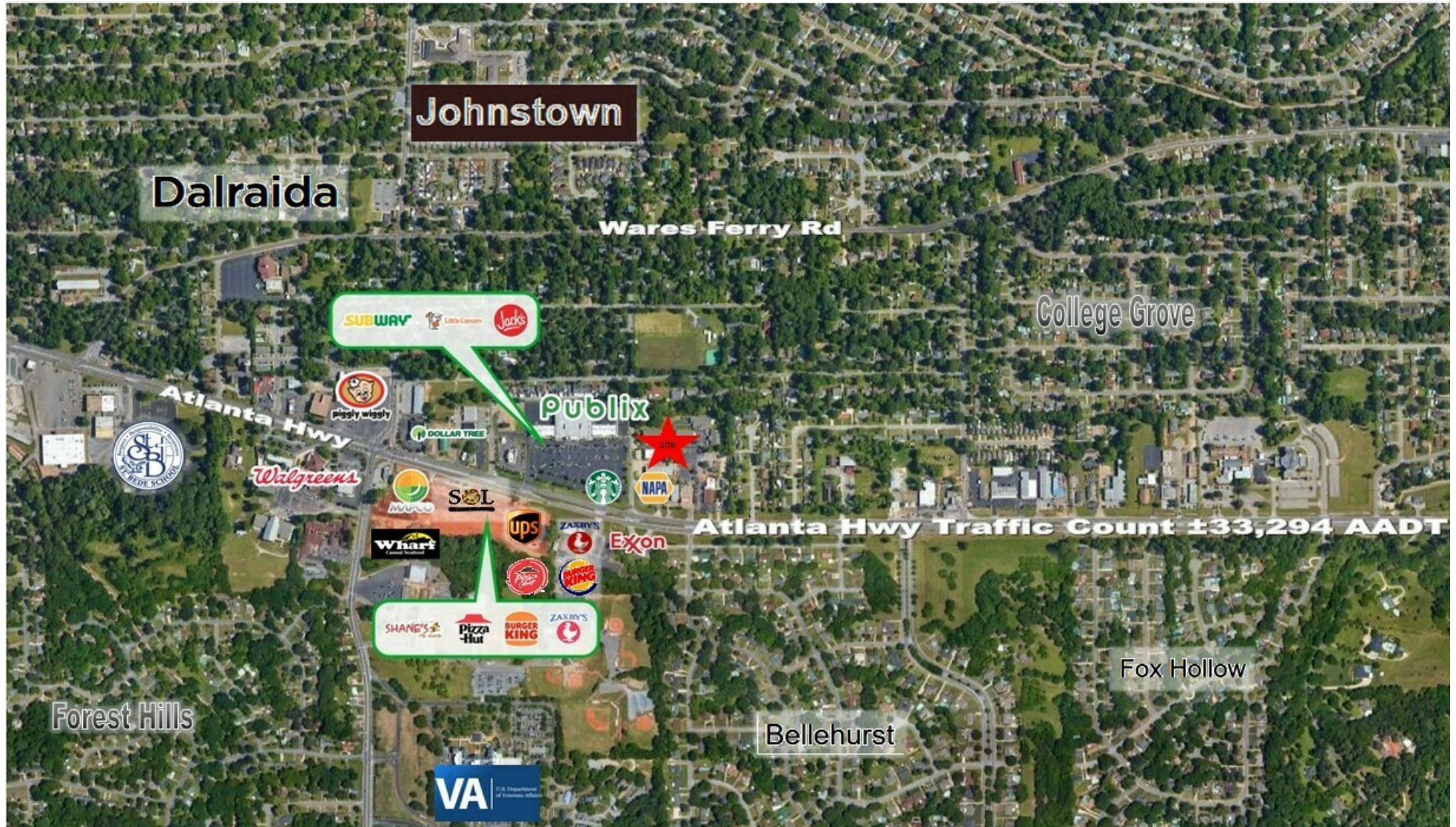
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Retail Map



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