



FOR SALE

Residential Assisted Living Facility For The Elderly

264 East 2nd Street, San Jacinto, CA 92583

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

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FOR SALE | Table of Contents

264 East 2nd Street, San Jacinto, CA 92583

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

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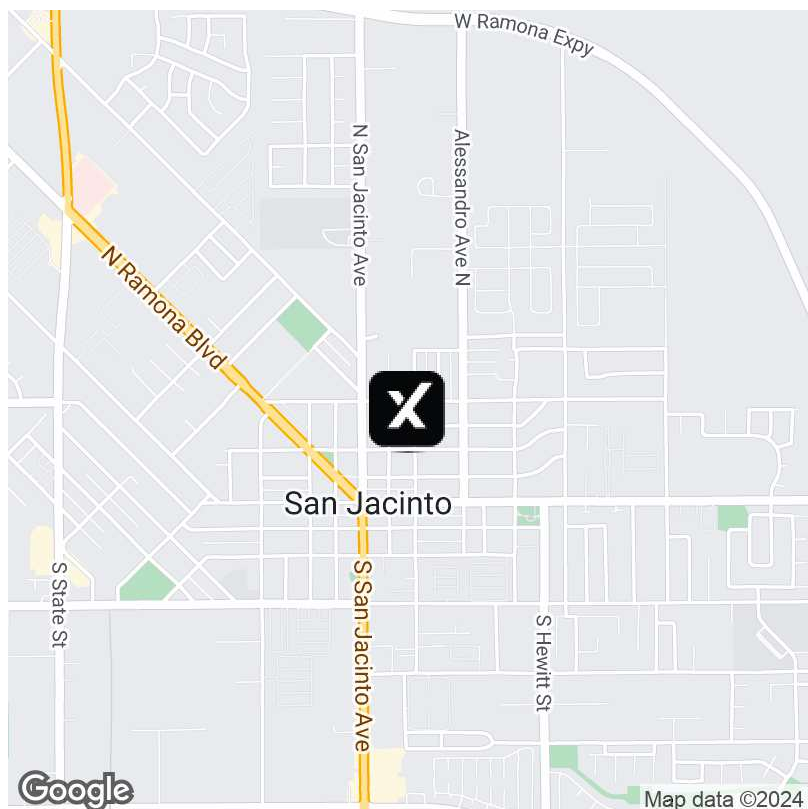
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FOR SALE | Executive Summary

264 East 2nd Street, San Jacinto, CA 92583



Offering Summary

Sale Price:	\$995,000
Building Size:	4,000 SF
Available SF:	
Lot Size:	10,454 SF
Number of Units:	1
Price / SF:	\$248.75
Cap Rate:	11.03%
NOI:	\$109,750
Year Built:	1948
Zoning:	R3
Market:	Inland Empire
Submarket:	SW Riverside County

Property Overview

Residential Assisted Living Facility was Started in 1997. Eugenia's Sweet Home Care Residential care facility for the elderly is a fully licensed and operational facility that has grown over the years from 6 to 12 residents, with room to expand to 15 residents in the existing owner unit.

Located near the center of San Jacinto, this secluded, yet welcoming home has great potential for business growth.

With an excellent reputation over the years, SHC is offering a warm environment for the care of the elderly.

The six separate rooms each have the potential to accommodate two residents each. A separate kitchen where meals are prepared 3-4 times/day and served in the large living/common area room. With two restrooms serving each three bedrooms, and large hallways, this is the perfect dream for any investor. All the facility's areas are covered by the mandatory fire sprinkler system.

Additionally, the two-bed/one-bath wing (currently used by the owner) can accommodate personnel or can be converted for 3 more residents.

Two two-car covered parking carport with automatic garage doors and a backside parking spot are also available.

The facility has a gated & fenced-in swimming pool area, as well as lush landscaping creating a serene environment. Very close to restaurants, shopping & schools with easy access in & out.

This property/investment is a must-see.

Property Highlights

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FOR SALE | Property Description

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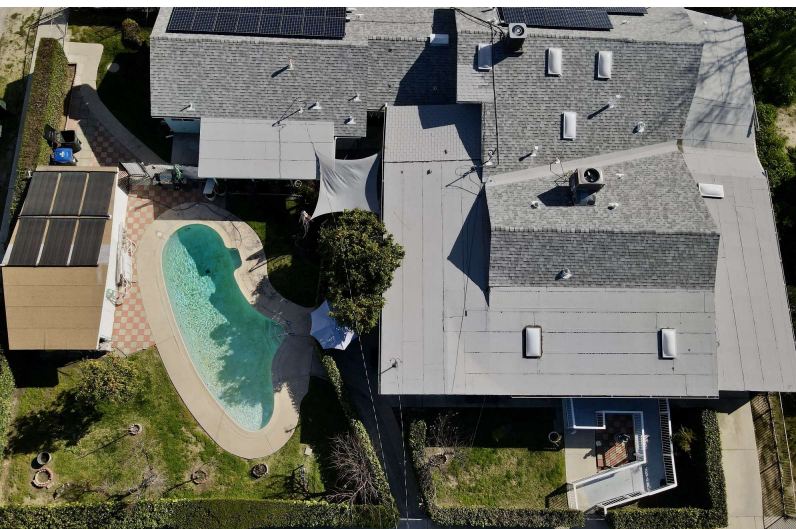
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FOR SALE | Complete Highlights

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Property Highlights

- Fully Licensed Residential Assisted Living Facility for The Elderly
- Established in 1997
- Room To Expand to 15 Beds
- Proforma Cap Rate of 11%
- Terrific Reputation

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LOCATION INFORMATION

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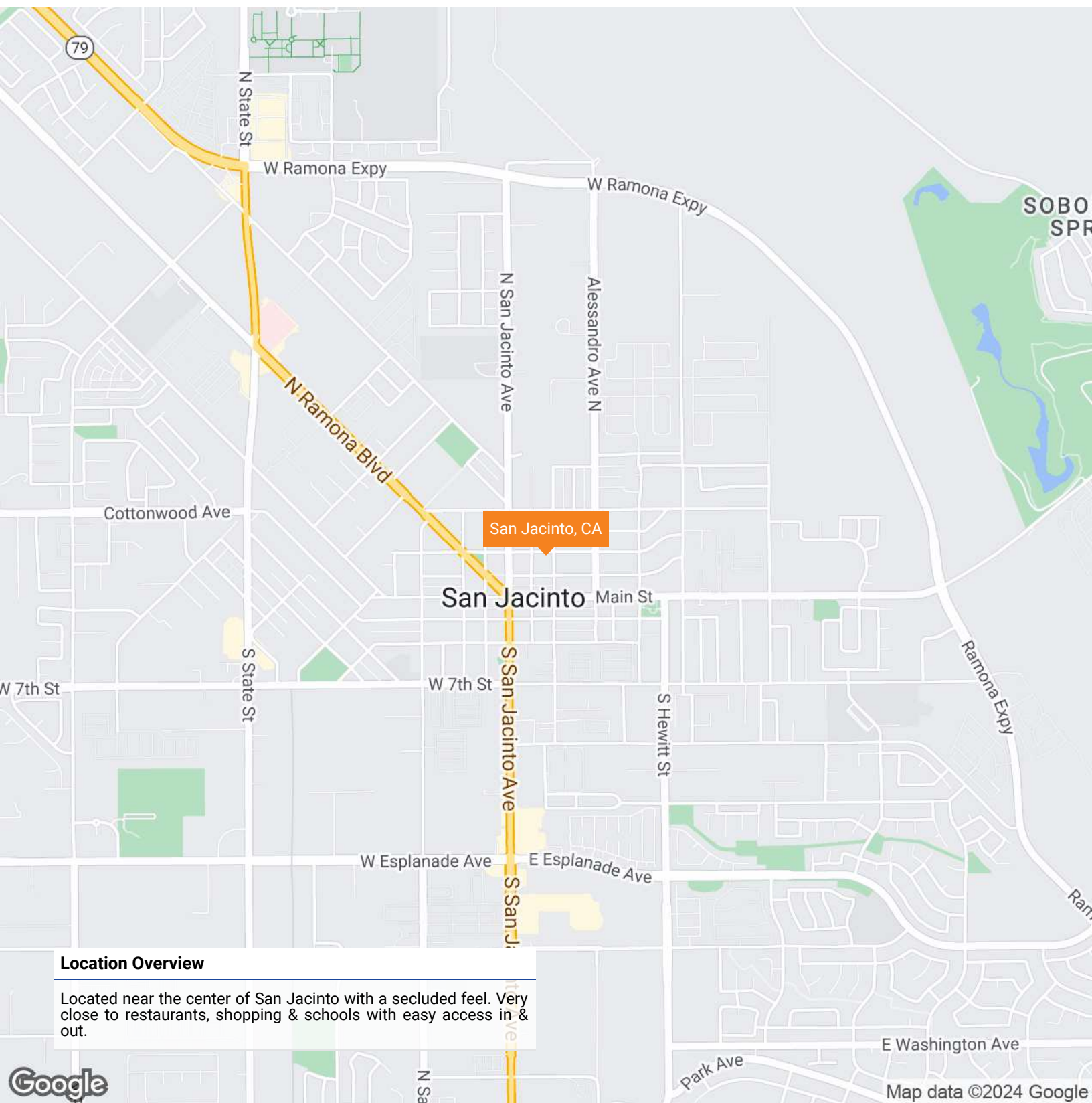
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FOR SALE | Regional Map

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Location Overview

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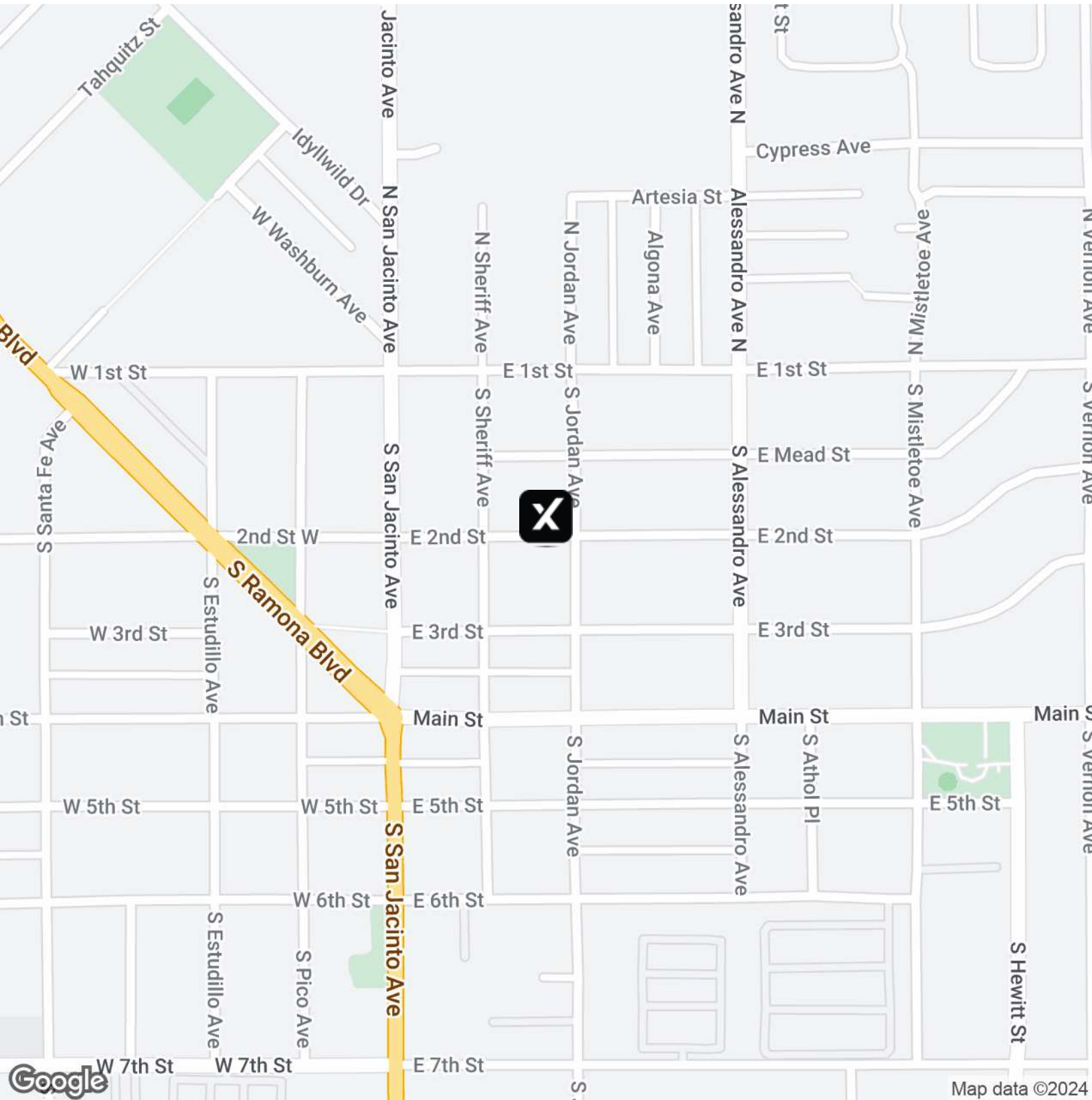
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FOR SALE | Location Map

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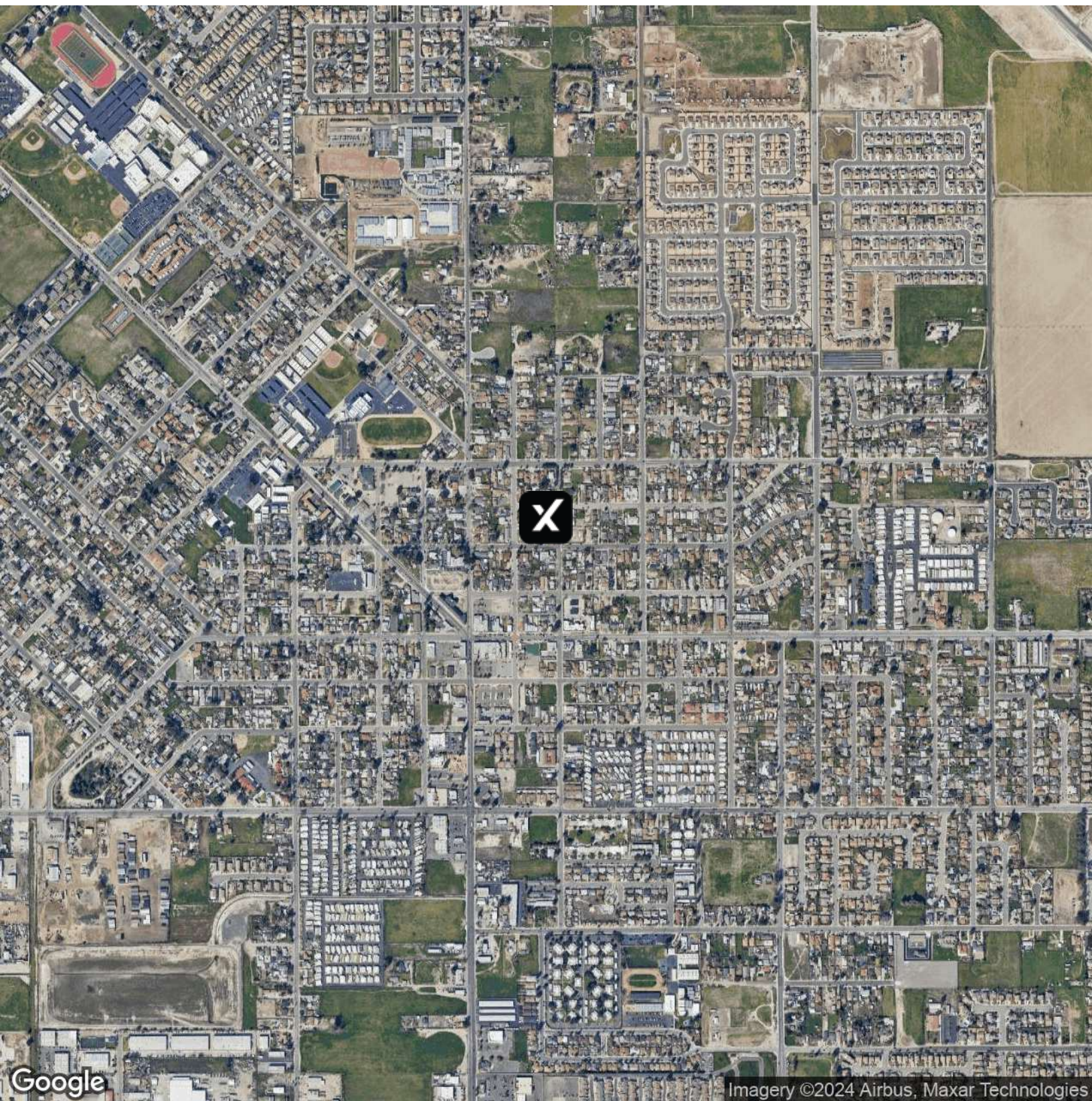
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FOR SALE | Aerial Map

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FINANCIAL ANALYSIS

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Investment Overview	Pro-Forma Market Rate	Pro-Forma With State Vouchers	In Place Income 7 Beds
Price	\$995,000	\$995,000	\$400,000
Price per SF	\$249	\$249	\$100
Price per Unit	\$995,000	\$995,000	\$400,000
GRM	1.73	1.01	1.49
CAP Rate	11.03%	42.59%	14.70%
Cash-on-Cash Return (yr 1)	21.86%	168.08%	-
Total Return (yr 1)	\$50,000	\$327,750	\$18,800
Debt Coverage Ratio	1.64	4.41	1.47

Operating Data	Pro-Forma Market Rate	Pro-Forma With State Vouchers	In Place Income 7 Beds
Gross Scheduled Income	\$576,000	\$990,000	\$268,800
Total Scheduled Income	\$576,000	\$990,000	\$268,800
Gross Income	\$576,000	\$990,000	\$268,800
Operating Expenses	\$466,250	\$566,250	\$210,000
Net Operating Income	\$109,750	\$423,750	\$58,800
Pre-Tax Cash Flow	\$42,625	\$327,750	\$18,800

Financing Data	Pro-Forma Market Rate	Pro-Forma With State Vouchers	In Place Income 7 Beds
Down Payment	\$195,000	\$195,000	-
Loan Amount	\$800,000	\$800,000	\$400,000
Debt Service	\$67,125	\$96,000	\$40,000
Debt Service Monthly	\$5,593	\$8,000	\$3,333
Principal Reduction (yr 1)	\$7,375	-	-

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FOR SALE | Income & Expenses

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Income Summary	Pro-Forma Market Rate	Pro-Forma With State Vouchers	In Place Income 7 Beds
15 beds at \$3,200 per bed per month	\$576,000	-	-
15 Beds @ \$5,500 per month with CA State Vouchers = \$82,500/mo	-	\$990,000	-
Gross Income	\$576,000	\$990,000	\$268,800

Expenses Summary	Pro-Forma Market Rate	Pro-Forma With State Vouchers	In Place Income 7 Beds
Grocery	\$27,000	\$27,000	-
Payroll	\$270,000	\$270,000	-
Utilities	\$24,000	\$24,000	-
Telephone, etc	\$5,000	\$5,000	-
Insurance	\$18,000	\$18,000	-
Repairs and Maintenance	\$6,000	\$6,000	-
Misc	\$23,000	\$23,000	-
3 Additional Beds	\$93,250	\$93,250	-
Onsite Manager	-	\$100,000	-
Operating Expenses	\$466,250	\$566,250	\$210,000
Net Operating Income	\$109,750	\$423,750	\$58,800

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DEMOGRAPHICS

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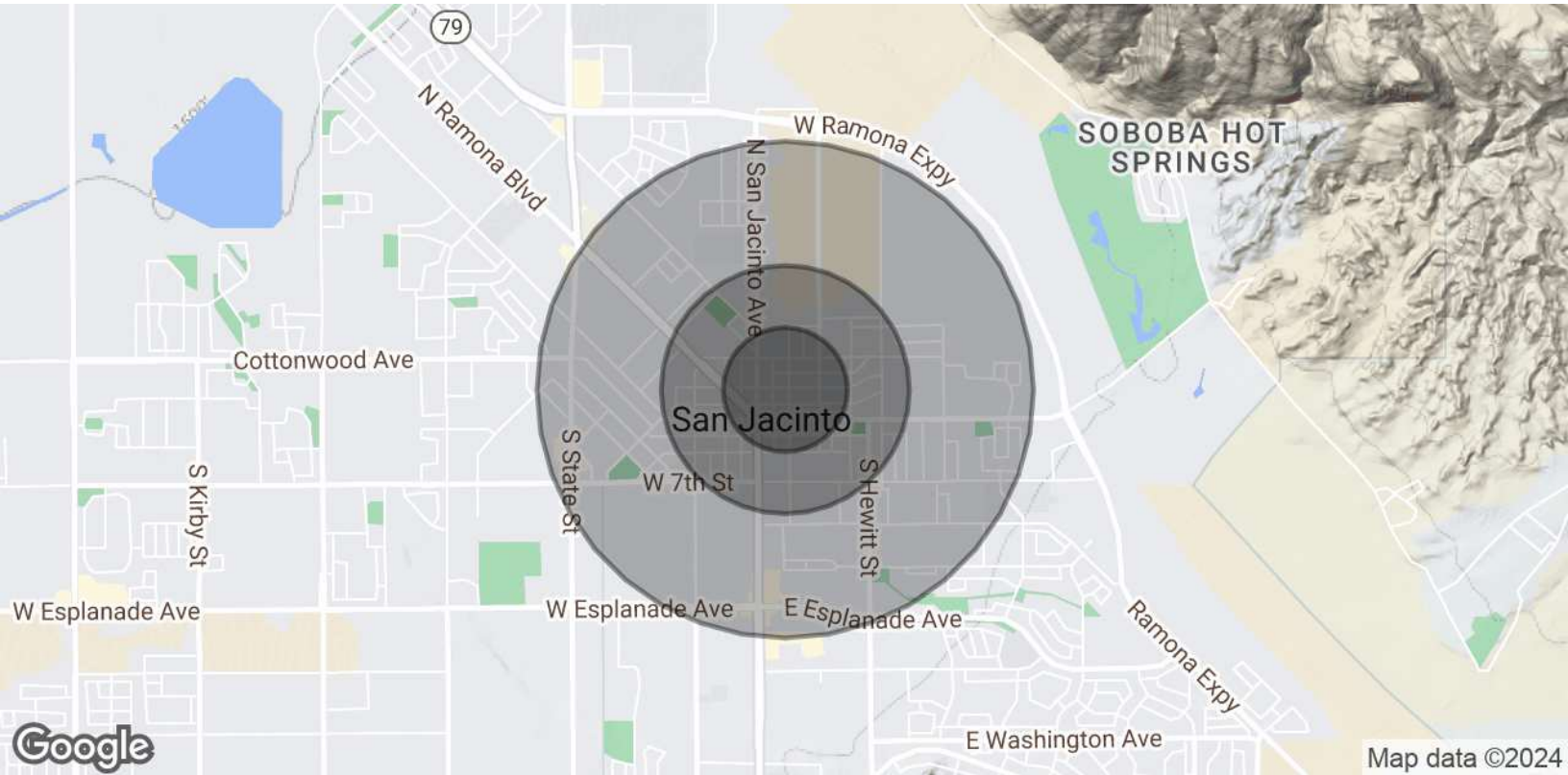
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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,634	5,205	13,631
Average Age	31.7	29.3	31.0
Average Age (Male)	35.6	31.2	31.2
Average Age (Female)	26.0	26.9	30.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	495	1,475	4,098
# of Persons per HH	3.3	3.5	3.3
Average HH Income	\$42,861	\$43,991	\$49,461
Average House Value	\$162,582	\$172,361	\$194,544

2020 American Community Survey (ACS)

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