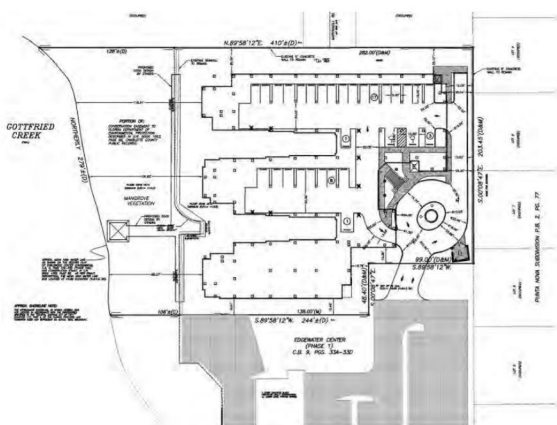




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HARMONY PALMS - ENGLEWOOD

1460 Maryknoll, Englewood, FL 34223



PROPERTY OVERVIEW

Harmony Palms - Englewood is designed as a 55-unit assisted living and memory care facility. It is a waterfront property with convenient central location. The site is approximately 3 miles from Englewood Hospital and Medical Center. The existing building has been razed and the facility is currently in the planning and zoning stage.

Proposed Rental Rates: Average of \$4,000 per unit; Estimated Annual Revenue at 93%: \$2.45 Million; Estimated Value "AS IS": \$600,000

PROPERTY SUMMARY

Sale Price:	\$199,000
Lot Size:	2.5 Acres
Zoning:	OMI
Price / SF:	\$1.83



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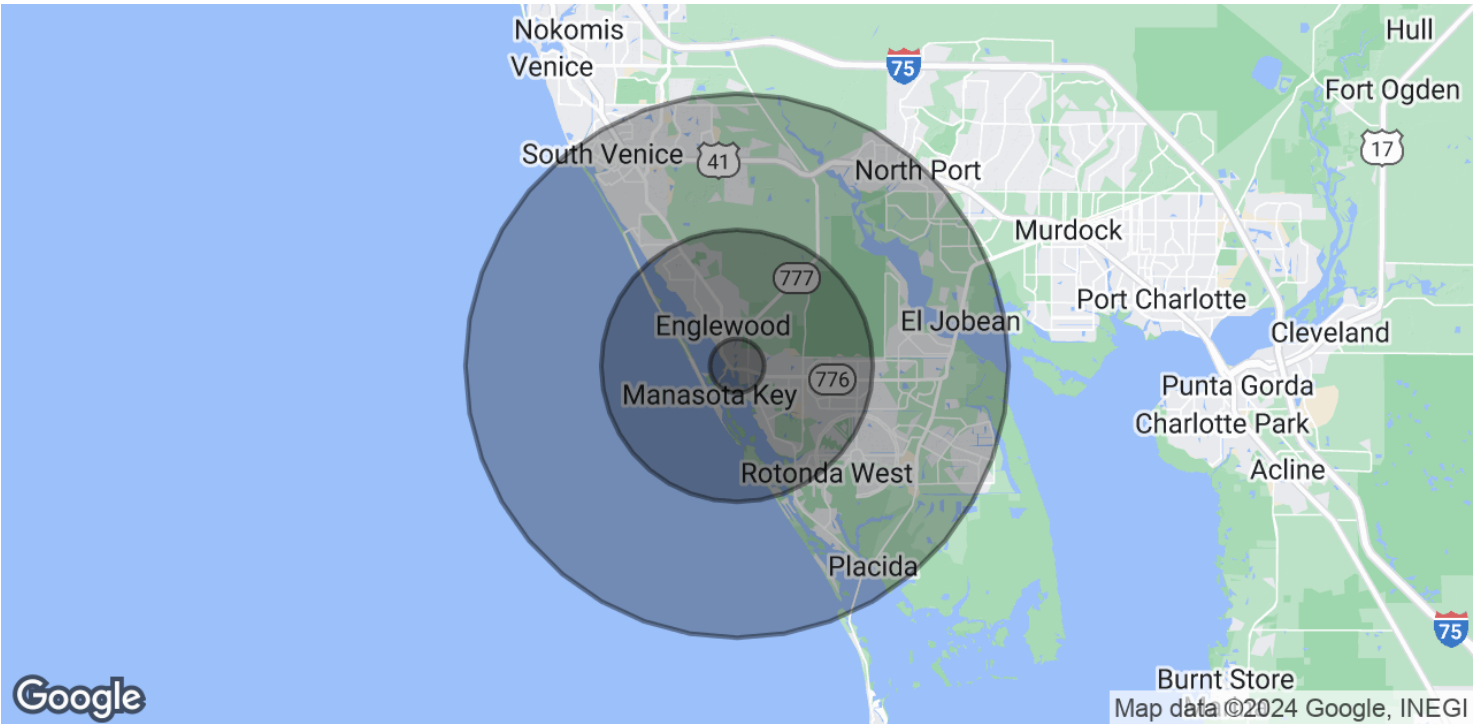
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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,262	33,265	98,879
Average age	62.3	60.6	59.1
Average age (Male)	62.0	60.1	58.1
Average age (Female)	62.8	61.5	60.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,265	16,404	47,365
# of persons per HH	1.8	2.0	2.1
Average HH income	\$50,372	\$55,229	\$57,231
Average house value	\$370,343	\$267,149	\$231,206

* Demographic data derived from 2020 ACS - US Census

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