Waterfront Senior Living Facility | Central Maine **OFFERING MEMORANDUM**

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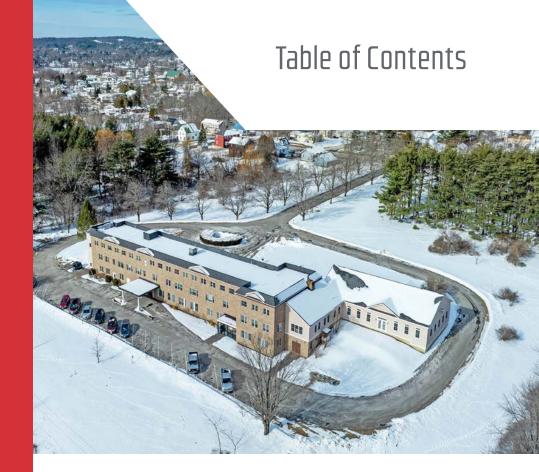
SENIOR LIVING | 31,818 SF | 26 UNITS



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Broker Contact

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ASSET SUMMARY

The property is a three-story, 26-unit, luxury waterfront independent living private pay facility that was completely rebuilt in 2018. Fully operational and staffed, the property features an indoor heated pool, fitness center, elevator access, and acres of meticulously landscaped grounds overlooking the Sebasticook River. The property is located on 9-10± acres, accessed by a private, tree-lined road, is near I-95, and contains groomed, nature walking trails along the river.

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SALE PRICE : \$4,900,000





Property Specifications

PROPERTY HIGHLIGHTS

- 26 Unit Luxury Independent Senior Living Facility
- Waterfront property overlooking Sebasticook River
- 9 10 acres with additional land available
- Indoor heated pool, fitness center, meticulous landscaping



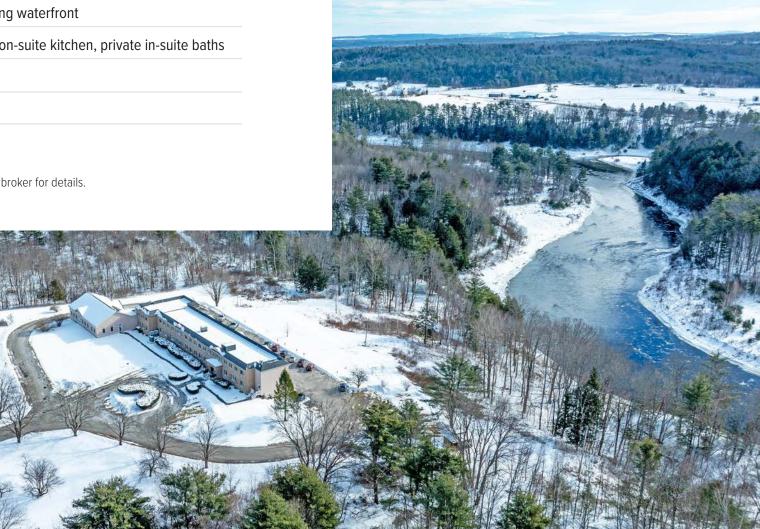
Building Size	31,818± SF						
# of Units	26						
Units Breakdown	26 fully private units with oversized bathrooms, full kitchens, and large windows.						
Lot Size	9-10± acres						
Zoning	MU - Mixed Use						
Real Estate Taxes	\$41,082 (FY 2023 - 2024)						
Assessment	Building\$2,430,700Land\$304,500Total\$2,735,200						
Building Age	1965, fully rebuilt c2018 (\$3.7M±)						
Building Construction	Brick block and steel						
HVAC	New dual Energy Kinetics System 2000 Frontier combination oil-fired hot water boilers, Viessmann Vitocrossal 200 Gas Condensing Boiler. Individual thermostats in every unit.						
Roof	Architectural asphalt shingle, rubber EPDM						
Utilities	Public water, sewer, telephone, electricity						
Sprinklers	Fully sprinklered with separate line						
Alarms	Hardwired smoke detectors, heat sensors, fire alarm system						
Parking	Ample paved						
Accessibility	Elevator access, ADA						

Property Specifications

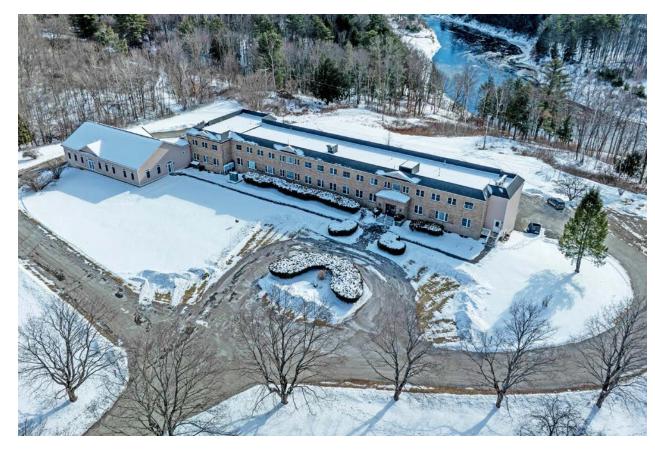
OVERVIEW

Туре	Independent Living, Private Pay			
Square Footage	31,818			
Year Built	1965, rebuilt 2018 (\$3.7m±)			
Acres	9-10±, including waterfront			
Rooms	26 room, full on-suite kitchen, private in-suite baths			
Price	\$4,900,000			
2024 NOI*	\$453,839			
Cap Rate	9.26%			

* Based on projected income & expenses. See broker for details.



Photographs













Photographs

















