



**THE PREMIER BROKER FOR
SENIOR HOUSING & HEALTHCARE FACILITIES**

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“THE COURTYARD”

50 Bed Assisted Living Facility

PUNTA GORDA, FLORIDA

26455 Rampart Blvd • Punta Gorda • Charlotte County

GROWING WEST COAST FLORIDA



TURN-KEY OPPORTUNITY

Historically Strong Census • Well Maintained Facility

Exclusive Offering... \$3,600,000

PrestigeGroupSeniorHousing.com

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THE COURTYARD ASSISTED LIVING FACILITY

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THE COURTYARD ASSISTED LIVING FACILITY

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present For Sale

“The Courtyard Assisted Living Facility”

**26455 Rampart Blvd.
Punta Gorda, Florida 33983
Charlotte County**

The Courtyard Assisted Living Facility is a 50 bed assisted living facility with 42 bedrooms and 42 bathrooms.

It is approximately 27,484 square feet and sits on 3.04+/- acres.

The Courtyard Assisted Living Facility is located in Punta Gorda, Florida which is situated on the west coast of Florida along the intercoastal waterway. Minutes to Port Charlotte and just 24 miles to Fort Myers and less than an hour to Sarasota, Punta Gorda is considered part of the Sarasota Florida Combined Statistical Area.

The population for Punta Gorda is projected to have continual growth.

The building was purpose built in 1989. It is meticulously maintained.

The facility enjoys an excellent reputation with a historically strong census.

The property is in good repair with no deferred maintenance.

This facility provides the new owner with an excellent turn-key opportunity as all furniture and fixtures are included.

THE COURTYARD ASSISTED LIVING FACILITY

PROPERTY OVERVIEW

COURTYARD ASSISTED LIVING

26455 Rampart Blvd, Punta Gorda, Florida
Charlotte County

50 Licensed Beds

IMPROVEMENTS

Gross Building Area:	27,484+/- square feet
Site Size:	3.04+/- Acres
Site Shape:	Rectangular
Year Built:	1989
Stories:	1
# Bedrooms:	42
# Bathrooms:	42 Bathrooms
Exterior Walls:	Stucco On Block
Ceiling:	Drywall
Floor Covering:	Carpeting, Laminate and Title
Heating:	Electric Forced Air
Air Conditioner:	Individual Units
Generator:	Yes
Electric:	220
Water Heater:	Gas
Roof:	Shingle Roof
Fire Alarm:	Connected to Fire Department and Monitor Service
Sprinkler System:	Fully Sprinklered
Water & Sewer:	Public
Kitchen:	Commercial
Dining Area:	Yes
Laundry Area:	2 Washers / 2 Dryers
Additional Spaces:	Lobby, Activities Room, Beauty Salon, Administrative Offices, TV Room, 2 Interior Courtyard with Gazebo and Fountain, and Garden
Zoning:	CG — Conforming Use
Hospitals Nearby:	Bayfront Health Punta Gorda — 11 Minutes 6 Miles Fawcett Memorial Hospital — 13 Minutes 6 Miles

THE COURTYARD ASSISTED LIVING FACILITY

INCOME & EXPENSES

REVENUE	2019	2020
Unit Rental - Direct Pay	487,626	596,703
Unit Rental - Medicaid	580,302	556,161
Level of Care	0	0
Move-in Fee	1,250	500
Respite	2,000	0
Day Care	910	0
Others	8,400	8,400.01
Total Revenue	1,072,087	1,153,364

EXPENSES

Salaries & Other Employee Overhead:

• Salary & Employee Leasing	430,829	479,649 *
Food	115,679	134,294 *
Kitchen and Dietary Supplies	1,447	6,304 *
Repairs and Maintenance	16,117	18,184

Utilities:

• Telephone and Cable	6,205	9,462
• Water and Sewerage	14,115	18,048 *
• Electricity	35,686	36,817
• Propane	16,922	15,493

Housekeeping	7,903	17,249 *
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Resident Care	51,081	60,975 *
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Taxes, Licenses & Fees	42,740	45,100
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Office Supplies	2,741	6,843
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Service Vehicle	6,732	4,636
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Professional Fees	1,065	3,635
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Marketing and Promotion	17,884	7,194
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Lease:

• Storage	3,859	2,904
• Equipment	1,199	1,411

Contracted Services:

• Pest Control	2,100	4,557 *
• Lawn Maintenance	5,775	6,350
• Fire System and Exit Alarm	4,801	5,726
• Waste Hauling	4,997	10,242 *

Insurance:

• Property	41,640	19,687
• Liability	31,189	39,677 *
• Automotive	4,751	6,220

Miscellaneous	839	532
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Total Expenses	868,295	961,187
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NET INCOME	203,792	192,177
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* Increase due to Covid Pandemic.

[Rollback Covid Pandemic Expense and increase Net Income]		100,710
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Projected Net Income		292,887
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THE COURTYARD ASSISTED LIVING FACILITY

RENT ROLL — MARCH 2021

Single Rooms	Double Rooms	Rent	Out of Pocket	Medicaid	
100		2,621	1,421	1,200	Sunshine
	102A	1,986	686	1,300	FL Com Care
	102B	No Rm Mate	—	—	
	103A	2,000	700	1,300	FL Com Care
	103B	No Rm Mate	—	—	
104		2,100	900	1,200	Sunshine
	105A	2,000	800	1,200	Staywell
	105B	2,000	800	1,200	Humana
106		2,400	1,200	1,200	Sunshine
107		2,200	1,000	1,200	Sunshine
	108A	1,926	626	1,300	FL Com Care
	108B	2,000	700	1,300	FL Com Care
109		2,700	1,500	1,200	Sunshine
110		2,400	1,100	1,300	FL Com Care
	111A	2,000	800	1,200	Sunshine
	111B	No Rm Mate	—	—	
	112A	1,927	627	1,300	FL Com Care
	112B	2,000	700	1,300	FL Com Care
114		Vacant	—	—	
116		2,700	1,500	1,200	Sunshine
	117A	2,000	2,000	n/a	
	117B	No Rm Mate	—	—	
	118A	2,000	800	1,200	Sunshine
	118B	2,000	700	1,300	FL Com Care
	119A	2,000	700	1,300	FL Com Care
	119B	2,000	800	1,200	Staywell
120		Vacant	—	—	
	121A	2,000	700	1,300	FL Com Care
	121B	2,000	800	1,200	Sunshine
	122A	2,000	700	1,300	FL Com Care

Single Rooms	Double Rooms	Rent	Out of Pocket	Medicaid	
	122B	1,927	627	1,300	FL Com Care
124		Storage	n/a	n/a	
126		Vacant	—	—	
131	Assisted Home Health	700	700		Home Health Contractor
	132A	2,000	700	1,300	FL Com Care
	132B	No Rm Mate	—	—	
133		2,400	1,100	1,300	FL Com Care
	124A	2,000	2,000		
	134B	No Rm Mate	—	—	
	135A	2,000	700	1,300	FL Com Care
	135B	2,000	700	1,300	FL Com Care
136		2,700	1,400	1,300	FL Com Care
137		2,700	1,500	1,200	
138		2,700	1,400	1,300	FL Com Care
	139A	1,970	670	1,300	FL Com Care
	139B	1,963	663	1,300	FL Com Care
140		2,600	1,300	1,300	FL Com Care
141		Vacant	—	—	
142		2,700	1,400	1,400	Humana
143		Vacant	—	—	
144		2,536	1,236	1,300	FL Com Care
145		2,700	1,400	1,300	FL Com Care
	147A	2,000	700	1,300	FL Com Care
	147B	Vacant	—	—	
149		Storage	n/a	n/a	
150		4,200	4,200	n/a	
151		—	—	—	
152		3,100	3,100	n/a	

Total Number Residents: 43 **\$95,956** **\$47,756** **\$48,200**

THE COURTYARD ASSISTED LIVING FACILITY AERIAL VIEW



COURTYARD ASSISTED
LIVING FACILITY

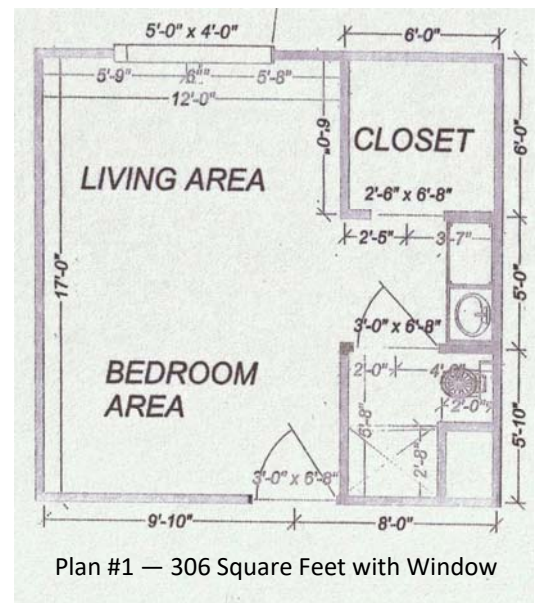
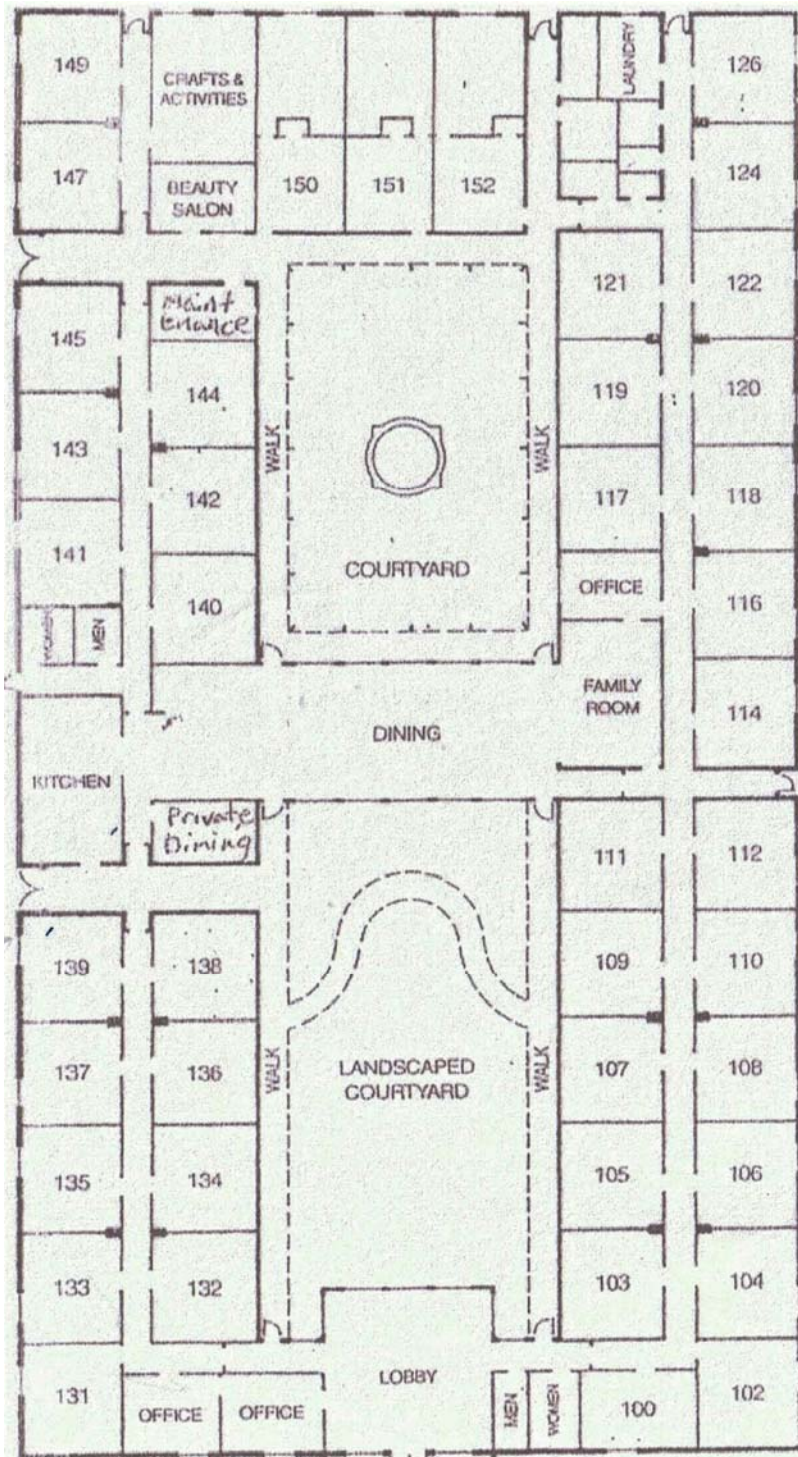
THE COURTYARD ASSISTED LIVING FACILITY AERIAL VIEW



**THE COURTYARD ASSISTED LIVING FACILITY
TAX MAP**



THE COURTYARD ASSISTED LIVING FACILITY FLOOR PLANS



THE COURTYARD ASSISTED LIVING FACILITY

PHOTOGRAPHS



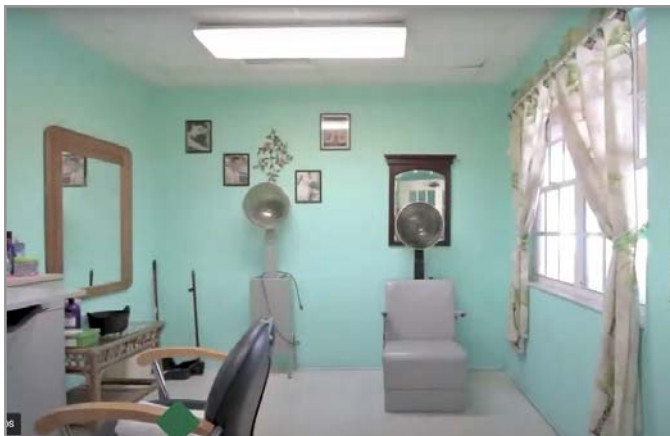
THE COURTYARD ASSISTED LIVING FACILITY

PHOTOGRAPHS



THE COURTYARD ASSISTED LIVING FACILITY

PHOTOGRAPHS



THE COURTYARD ASSISTED LIVING FACILITY

AREA OVERVIEW

Punta Gorda is a city in Charlotte County, Florida.

As of the 2010 U.S. Census the city had a population of 16,641. It is the county seat of Charlotte County and the only incorporated municipality in the county. Punta Gorda is the principal city of the Punta Gorda, Florida Metropolitan Statistical Area and is also in the Sarasota-Bradenton-Punta Gorda Combined Statistical Area.

Punta Gorda was the scene of massive destruction after Charley, a Category 4 hurricane, came through the city on August 13, 2004. Charley was the strongest tropical system to hit Florida since Hurricane Andrew in 1992, and the first hurricane since Hurricane Donna in 1960 to make a direct hit on Florida's southwest coast. In the immediate years following the storm, buildings were restored or built to hurricane-resistant building codes. The new buildings, restorations and amenities concurrently preserved the city's past while showcasing newer facilities. During this time, Laishley Park Municipal Marina was built and the Harborwalk, Linear Park and various trails were created throughout the city for bicycle and pedestrian traffic.

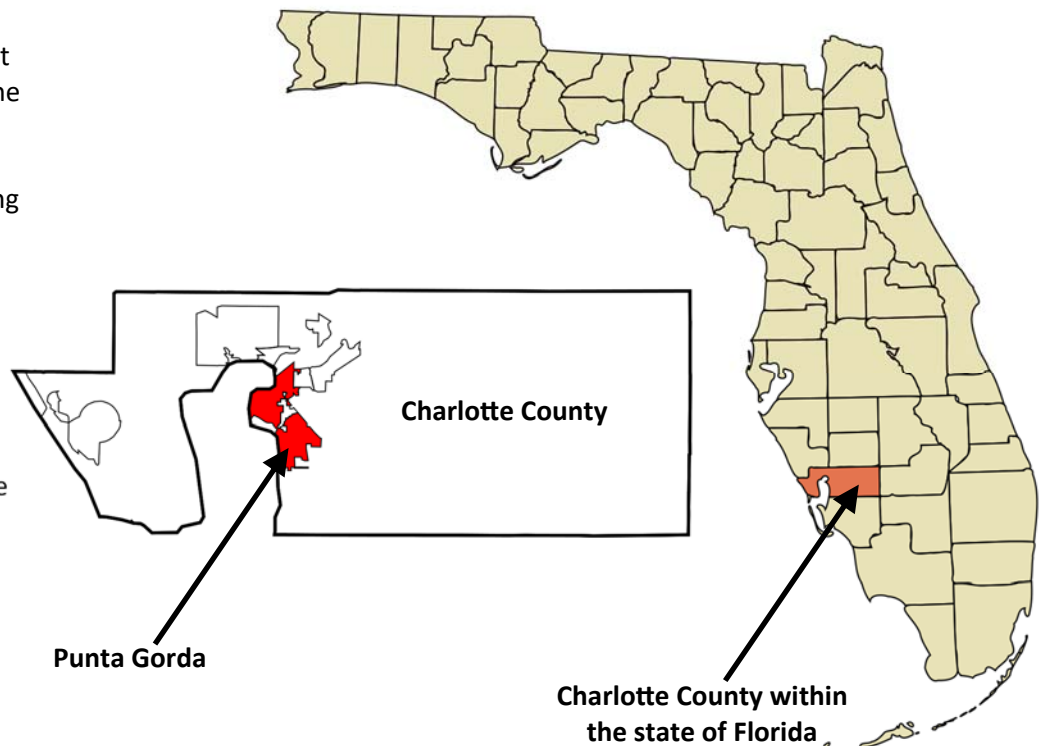
Geography

Punta Gorda lies on the south bank of the tidal Peace River and the eastern shore of Charlotte Harbor, an arm of the Gulf of Mexico. Unincorporated communities bordering Punta Gorda include Charlotte Park (nearly surrounded by the city), Solana to the east, and Charlotte Harbor to the north, across the Peace River. Port Charlotte is to the west of Punta Gorda's incorporated residential neighborhoods Deep Creek and Suncoast Lakes, north of the Peace River. Harbour Heights lies to the east of Punta Gorda's Deep Creek residential neighborhood.

According to the United States Census Bureau, the city has a total area of 21.0 square miles (54.4 km²), of which 15.0 square miles (38.9 km²) is land and 6.0 square miles (15.5 km²) (28.52%) is water.

Zoning

As of October 5, 2017, Punta Gorda has eleven zoning districts, five overlay districts, and three planned development districts. Of the eleven zoning districts, six are designated for residential use, two for commercial use, one for governmental use, and two districts allow mixed use.



THE COURTYARD ASSISTED LIVING FACILITY

DEMOGRAPHICS

PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	20,369
Population estimates base, April 1, 2010, (V2019)	17,120
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	19.0%
Population, Census, April 1, 2010	16,641
Age and Sex	
Persons under 5 years, percent	2.4%
Persons under 18 years, percent	8.0%
Persons 65 years and over, percent	54.1%
Female persons, percent	53.5%

As of 2019 there were an estimated 20,369 people as compared to 2000 census when there were 14,344 people, 7,165 households, and 5,187 families residing in the city. The population density was 1,012.8 per square mile (391.1/km). There were 8,907 housing units at an average density of 628.9 per square mile (242.9/km). The racial makeup of the city was 94.60% White, 3.17% African American, 0.17% Native American, 0.78% Asian, 0.03% Pacific Islander, 0.59% from other races, and 0.68% from two or more races. Hispanic or Latino people of any race were 1.99% of the population.

There were 7,165 households, out of which 8.3% had children under the age of 18 living with them, 66.8% were married couples living together, 4.3% had a female householder with no husband present, and 27.6% were non-families. 24.1% of all households were made up of individuals, and 15.9% had someone living alone who was 65 years of age or older. The average household size was 1.97 and the average family size was 2.27.

In the city, the population was spread out, with 8.2% under the age of 18, 2.1% from 18 to 24, 9.9% from 25 to 44, 33.4% from 45 to 64, and 46.4% who were 65 years of age or older. The median age was 64 years. For every 100 females, there were 89.9 males. For every 100 females age 18 and over, there were 88.9 males.

The median income for a household in the city was \$48,916, and the median income for a family was \$54,879. Males had a median income of \$34,054 versus \$26,125 for females. The per capita income for the city was \$32,460. About 4.7% of families and 6.5% of the population were below the poverty line, including 10.9% of those under age 18 and 3.0% of those age 65 or over.

THE COURTYARD ASSISTED LIVING FACILITY

DEMOGRAPHICS

Key Senior Statistics



Use these key statistics to learn more about Punta Gorda, FL seniors.



48% of the population of Punta Gorda, FL are seniors Source: [Census.gov](https://www.census.gov)



18% of those seniors living in Punta Gorda, FL are living alone Source: [Census.gov](https://www.census.gov)



5% of Punta Gorda senior households have an annual income of less than \$10k and **13%** less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)



26% of Punta Gorda, FL residents 60 and over received food stamps in the last year Source: [Census.gov ACS](https://www.census.gov/acs)



The average Social Security Income in Punta Gorda is **\$21,449/year** Source: [Census.gov ACS](https://www.census.gov/acs)



The median household income for a Punta Gorda senior is **\$54,242** Source: [Census.gov ACS](https://www.census.gov/acs)



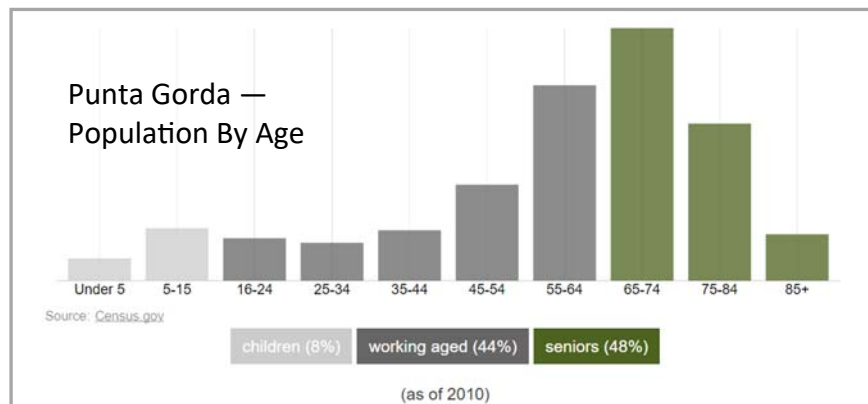
Compared to other states, Florida ranks **44th** for Long Term Care and **27th** for America's Health Rankings Source: [AmericasHealthRankings.org](https://www.AmericasHealthRankings.org)



There are **734** working seniors in Punta Gorda Source: [Census.gov ACS](https://www.census.gov/acs)



32% of the seniors in Punta Gorda are veterans Source: [Census.gov ACS](https://www.census.gov/acs)



THE COURTYARD ASSISTED LIVING FACILITY

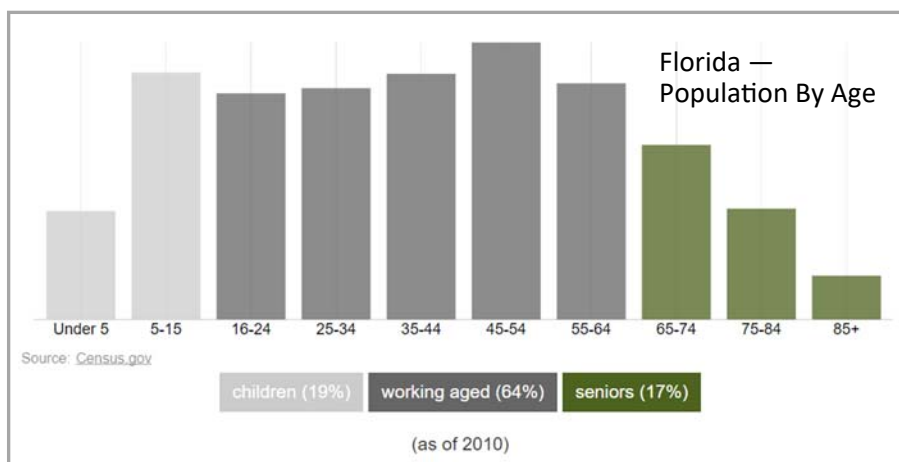
DEMOGRAPHICS

Key Senior Statistics

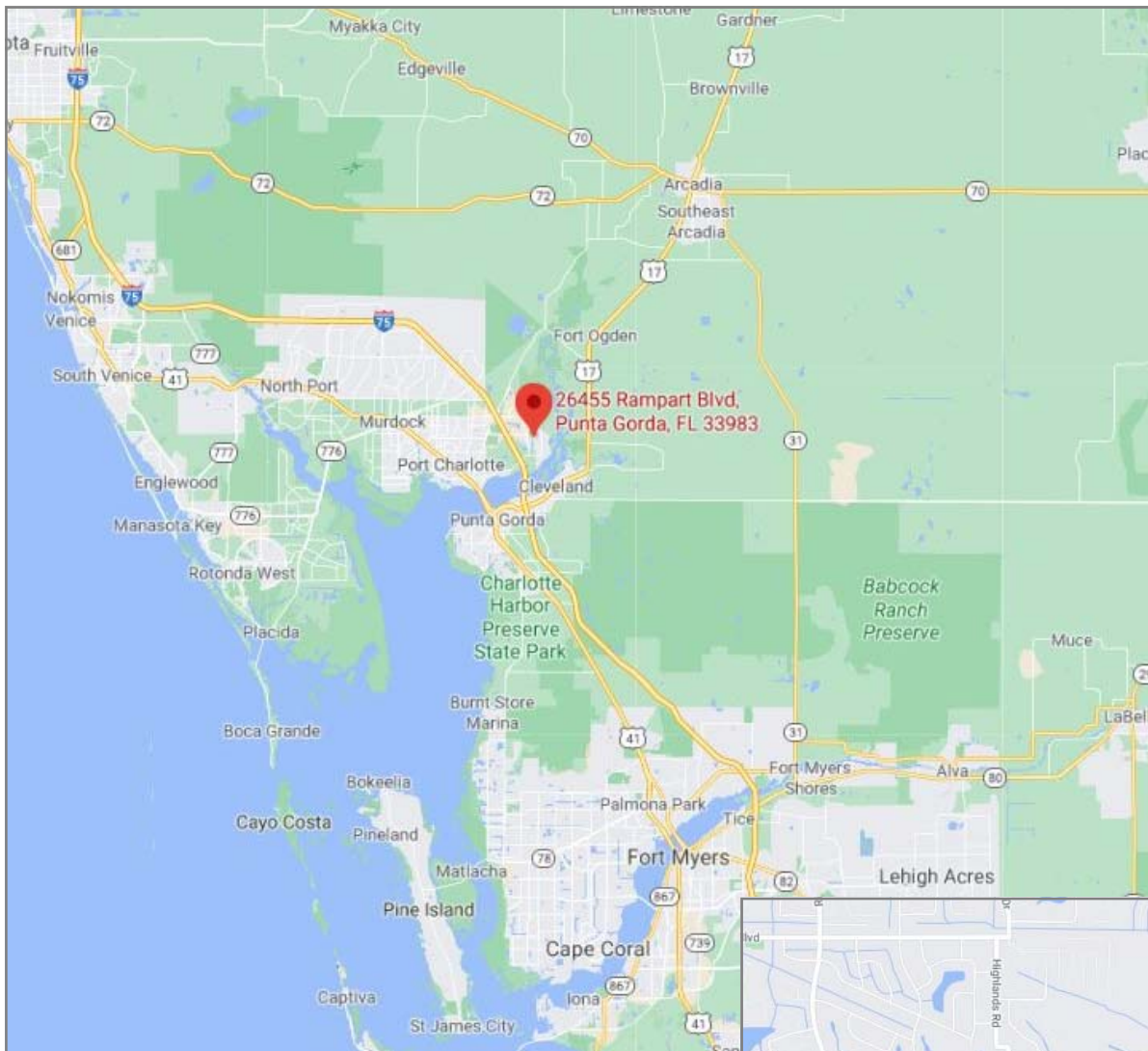


Use these key statistics to learn more about Florida seniors.

-  **17%** of the population of Florida are seniors Source: Census.gov
-  **25%** of those seniors living in Florida are living alone Source: Census.gov
-  **8%** of Florida senior households have an annual income of less than \$10k and **25%** less than \$20k Source: [Census.gov ACS](http://Census.gov/ACS)
-  **33%** of Florida residents 60 and over received food stamps in the last year Source: [Census.gov ACS](http://Census.gov/ACS)
-  The average Social Security Income in Florida is **\$17,666/year** Source: [Census.gov ACS](http://Census.gov/ACS)
-  The median household income for a Florida senior is **\$37,031** Source: [Census.gov ACS](http://Census.gov/ACS)
-  Compared to other states, Florida ranks **44th** for Long Term Care and **27th** for America's Health Rankings Source: AmericasHealthRankings.org
-  There are **446,695** working seniors in Florida Source: [Census.gov ACS](http://Census.gov/ACS)
-  **23%** of the seniors in Florida are veterans Source: [Census.gov ACS](http://Census.gov/ACS)



THE COURTYARD ASSISTED LIVING FACILITY MAPS



THE COURTYARD ASSISTED LIVING FACILITY CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 26455 Rampart Blvd • Punta Gorda, Florida

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publically traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2021, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number