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Historically Strong Census

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\$4,500,000*

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# THE COURTYARD

Assisted Living Facility

*AFFLUENT WEST COAST FLORIDA*

26455 RAMPART BLVD • PUNTA GORDA • CHARLOTTE COUNTY

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## THE COURTYARD ASSISTED LIVING FACILITY EXECUTIVE SUMMARY

*Prestige Group Is Proud To Present This Exclusive Offering*

### THE COURTYARD ASSISTED LIVING FACILITY

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

The Courtyard Assisted Living Facility is a 60\* 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 southwest 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.

*\*In 2025 the facility license was increased by 10 beds to 60 beds*



## THE COURTYARD ASSISTED LIVING FACILITY PROPERTY OVERVIEW

**Gross Building Area:** 27,484+/- square feet  
**Site Size:** 3.04+/- Acres  
**Site Shape:** Rectangular  
**Year Built:** 1989  
**Stories:** 1  
**# Bedrooms:** 42 Bedrooms / 60 Beds  
**# 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, TV Room, Administrative Offices, Beauty Salon, 2 Interior Courtyard with Gazebo and Fountain, and Garden  
**Zoning:** CG — Conforming Use  
**Hospitals Nearby:** AdventHealth Port Charlotte — 13 Minutes, 6 Miles  
HCA Florida Fawcett Hospital — 13 Minutes, 6 Miles



## THE COURTYARD ASSISTED LIVING FACILITY INCOME AND EXPENSE

INCOME	2025
Unit Rental - Direct Pay	609,919.93
Unit Rental - Medicaid	794,945.31
10 New Beds (2025)*	299,112.00
<b>Total Income</b>	<b>1,404,865.24</b>
<b>Projected Income</b> <i>(with 10 New Beds)</i>	<b>1,703,977.24</b>

EXPENSES	
Employee Salaries	607,801.13
Food	230,217.60
Repairs and Maintenance	54,984.58
Utilities:	
• Telephone and Cable	10,323.37
• Water and Sewerage	16,650.16
• Electricity	38,604.95
• Propane	16,759.90
Housekeeping	2,889.20
Resident Care	42,025.29
Taxes, Licenses and Fees	43,817.37
Office Supplies	1,720.12
Service Vehicle	7,428.34
Marketing and Promotion	1,200.00

EXPENSES <i>(continued)</i>	
Storage	3,555.54
Equipment Contracted Services	1,166.06
Pest Control	2,511.27
Lawn Maintenance	7,125.00
Fire System and Exit Alarm	13,801.77
Waste Hauling	12,061.20
Insurance:	
• Property	TBD
• Liability	40,284.20
• Automotive	8,610.75
<b>Total Expenses</b>	<b>1,163,537.80</b>
<b>NET INCOME</b>	<b>241,327.44</b>
<b>PROJECTED NET INCOME</b> <i>(with 10 New Beds)</i>	<b>540,439.44</b>



## THE COURTYARD ASSISTED LIVING FACILITY RENT ROLL

Room	Rent
122 A	2,070
102	2,870
142	2,725
118 A	2,080
109 B	2,370
149	2,870
01	2,400
138	3,045
133	3,045
147 A	2,590
140	2,710
108 A	2,370
118 B	2,387
137	2,872
132	2,870
121 A	2,370
126 A	2,320
144	2,900
111 A	2,470
109 A	2,000
124 B	2,400
122 B	2,330
103	2,900
107 B	2,420
135 B	2,463
147 A	3,050

Room	Rent
110	2,920
120 B	2,395
106	3,025
117	2,630
134 B	2,350
124 A	2,383
105 B	2,425
126 B	2,214
108 B	2,417
111 B	2,386
143 A	2,420
135	2,500
136 B	2,170
119	3,000
136 A	2,325
132	700
114 A	2,370
141	2,770
114 B	2,375
145	2,725
124 A	2,400
105 A	2,400
104 A	2,370
139	2,160
107 B	2,400
<b>Dec Monthly*</b>	<b>127,127</b>

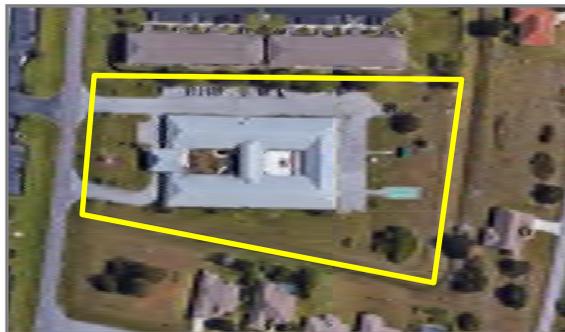
\*10 Additional Beds, Projected Monthly Income = \$24,926  
 Projected Annual Income with Additional Beds = \$299,122

# THE COURTYARD ASSISTED LIVING FACILITY

## AERIAL VIEW



**COURTYARD ASSISTED  
LIVING FACILITY**



## THE COURTYARD ASSISTED LIVING FACILITY TAX MAP



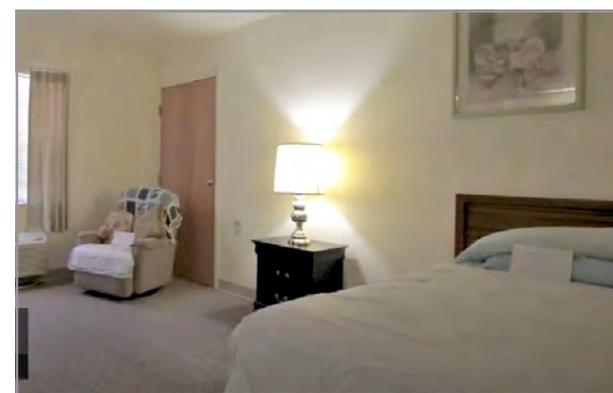
## THE COURTYARD ASSISTED LIVING FACILITY FLOOR PLAN



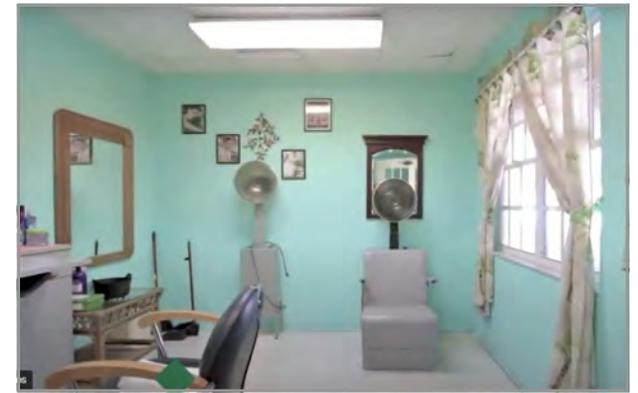
## THE COURTYARD ASSISTED LIVING FACILITY PHOTOGRAPHS



## THE COURTYARD ASSISTED LIVING FACILITY PHOTOGRAPHS



## THE COURTYARD ASSISTED LIVING FACILITY PHOTOGRAPHS



## THE COURTYARD ASSISTED LIVING FACILITY AREA OVERVIEW

### **The city of Punta Gorda is situated in southwest Florida.**

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 is a growing community. It is a senior focused city as it has a large population of seniors over the age of 65. Seniors in Punta Gorda benefit by having a high median net worth and lower cost of living compared to many other Florida cities.. There are also many senior programs as well as specific tax advantages.

Being situated 24 miles to Fort Myers, 30 miles to Venice and 100 miles from Tampa, Punta Gorda is considered a key city in southwest Florida.

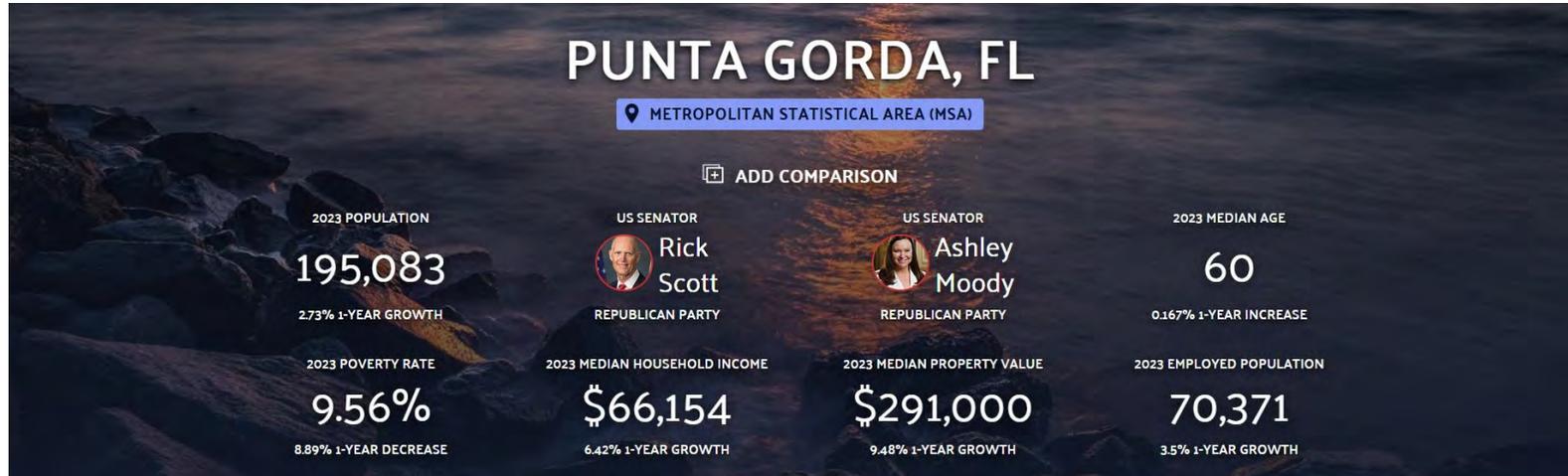
Punta Gorda is easily accessible to all parts of Florida. US Route 41 known as the Tamiami Trail runs through the center of the city. -75 travels north to Tampa.

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.



# THE COURTYARD ASSISTED LIVING FACILITY

## DEMOGRAPHICS



### About

In the year of 2023, Punta Gorda, FL had a population of 19.9k people with a median age of 66.5 and a median household income of \$79,291. Between 2022 and 2023 the population of Punta Gorda, FL grew from 19,605 to 19,886, a 1.43% increase and its median household income grew from \$75,898 to \$79,291, a 4.47% increase.

The 5 largest ethnic groups in Punta Gorda, FL are White (Non-Hispanic) (88%), Black or African American (Non-Hispanic) (3.66%), Two Races Excluding Other, & Three or More Races (Non-Hispanic) (2.95%), Two Races Including Other (Non-Hispanic) (1.72%), and White (Hispanic) (1.19%). None of the households in Punta Gorda, FL reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

97.7% of the residents in Punta Gorda, FL are U.S. citizens.

In 2023, the median property value in Punta Gorda, FL was \$482,300, and the homeownership rate was 83.1%.

Most people in Punta Gorda, FL drove alone to work, and the average commute time was 26.7 minutes. The average car ownership in Punta Gorda, FL was 2 cars per household.

## THE COURTYARD ASSISTED LIVING FACILITY DEMOGRAPHICS

### Economy

The economy of Punta Gorda, FL employs 70.4k people. In 2023, the largest industries in Punta Gorda, FL were Retail Trade (10,161 people), Health Care &

Social Assistance (10,016 people), and Construction (7,667 people), and the highest paying industries were Finance & Insurance (\$67,429), Professional,

Scientific, & Technical Services (\$65,180), and Public Administration (\$62,471).

### Housing & Living

The median property value in Punta Gorda, FL was \$291,000 in 2023, which is 0.959 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$265,800 to \$291,000, a 9.48% increase. The

homeownership rate in Punta Gorda, FL is 83.2%, which is higher than the national average of 65%. People in Punta Gorda, FL have an average commute time of 27.3 minutes, and they drove alone to work. Car ownership in Punta Gorda, FL is approximately

the same as the national average, with an average of 2 cars per household.

### Health

90.2% of the population of Punta Gorda, FL has health coverage, with 28.7% on employee plans, 10.6% on Medicaid, 30.7% on Medicare, 18.2% on non-group plans, and 1.95% on military or VA plans.

Primary care physicians in Florida see 1,370 patients per year on average, which represents a 0% change from the previous year (1,370 patients). Compare this to dentists who see 1563 patients per year, and

mental health providers who see 459 patients per year. By gender, of the total number of insured persons, 48.7% were men and 51.3% were women.

# THE COURTYARD ASSISTED LIVING FACILITY

## DEMOGRAPHICS

### Employment by Industries

70.4k

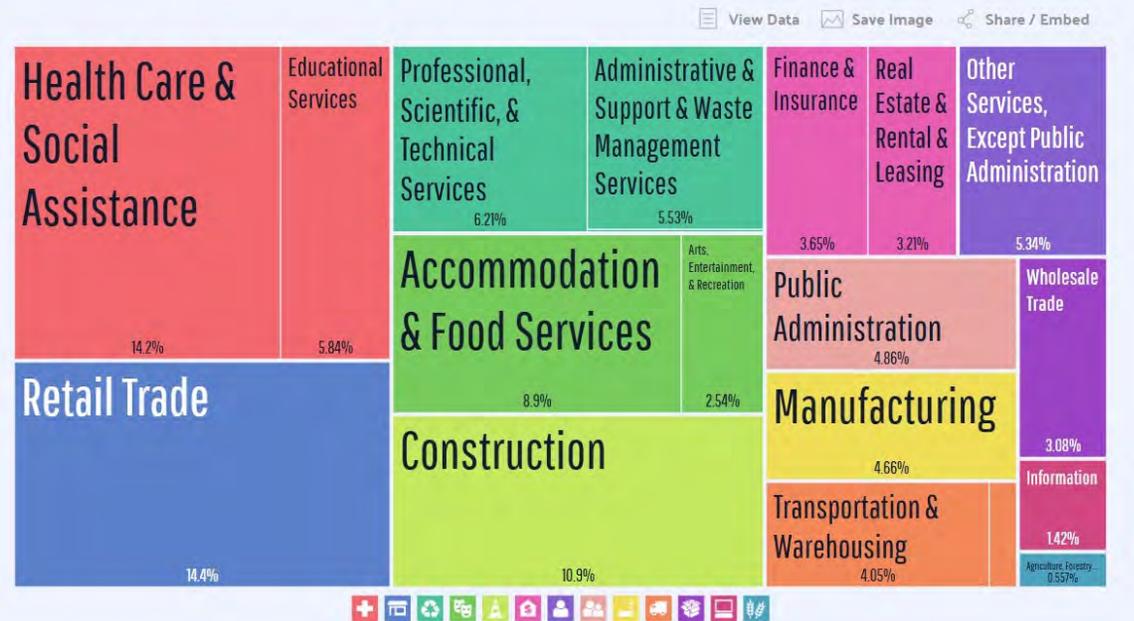
2023 VALUE  
± 2,361

3.5%

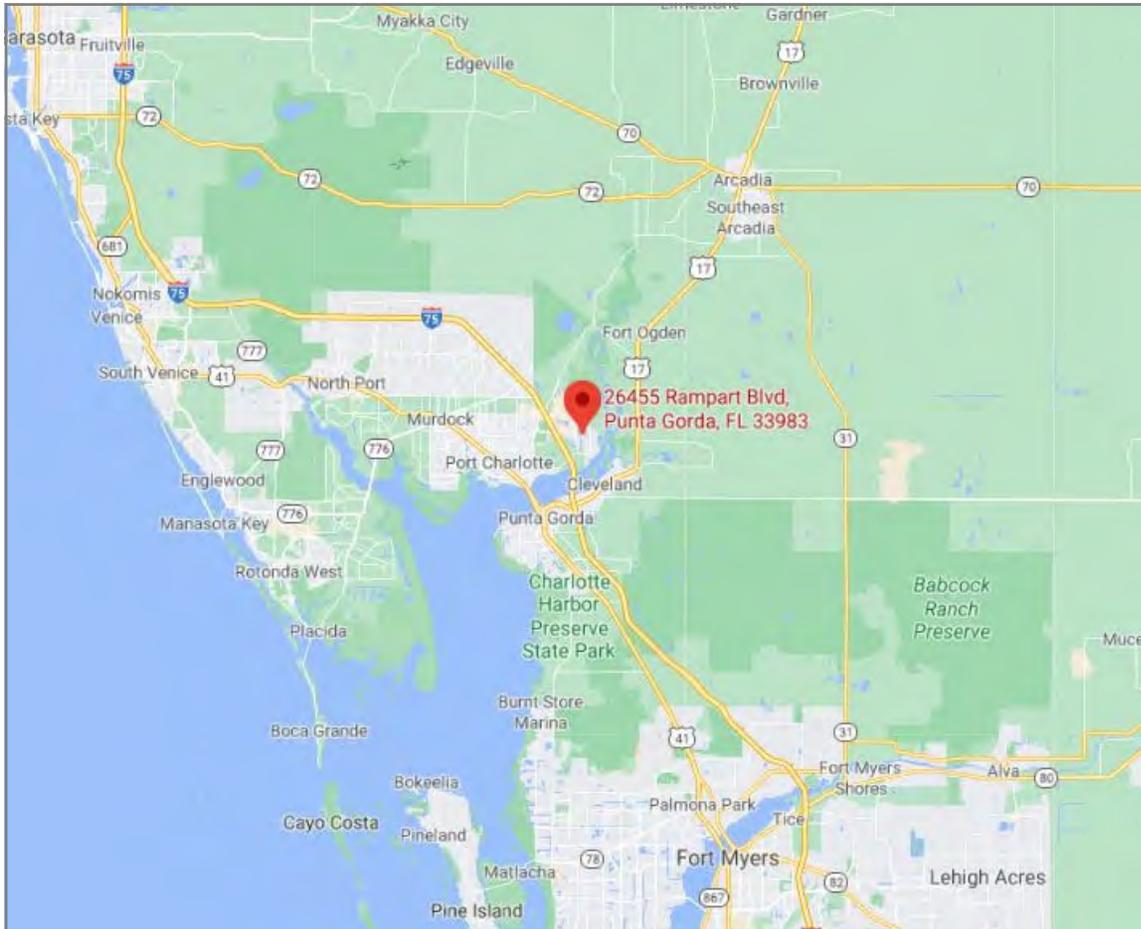
1 YEAR GROWTH  
± 4.64%

From 2022 to 2023, employment in Punta Gorda, FL grew at a rate of 3.5%, from 68k employees to 70.4k employees.

The most common employment sectors for those who live in Punta Gorda, FL, are Retail Trade (10,161 people), Health Care & Social Assistance (10,016 people), and Construction (7,667 people). This chart shows the share breakdown of the primary industries for residents of Punta Gorda, FL, though some of these residents may live in Punta Gorda, FL and work somewhere else. Census data is tagged to a residential address, not a work address.



# 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 "publicly 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 \_\_\_\_\_, 2026, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Email Address (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

\_\_\_\_\_  
*Buyer's Office Number*

\_\_\_\_\_  
*Buyer's Cell Number*

\_\_\_\_\_  
*Buyer's Mailing Address (Print)*

\_\_\_\_\_  
*Buyer's Fax Number*

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