

8 Bed. / 4 Bath. | One (1) Story 6-Bed Lic. w/ Hospice Waiver

Lake Murray Terrace Guest Home

La Mesa City Open to Expandable Development to build 50-Bed Lic. Facility



8 Bed / 4 Full Bath | Licensed for six (6) total capacity; all of whom may be non-ambulatory | Facility has a HOSPICE WAIVER for two (2)



EXCLUSIVELY MARKETING BY

Lake Murray Terrace Guest Home

BJ DELHAMER

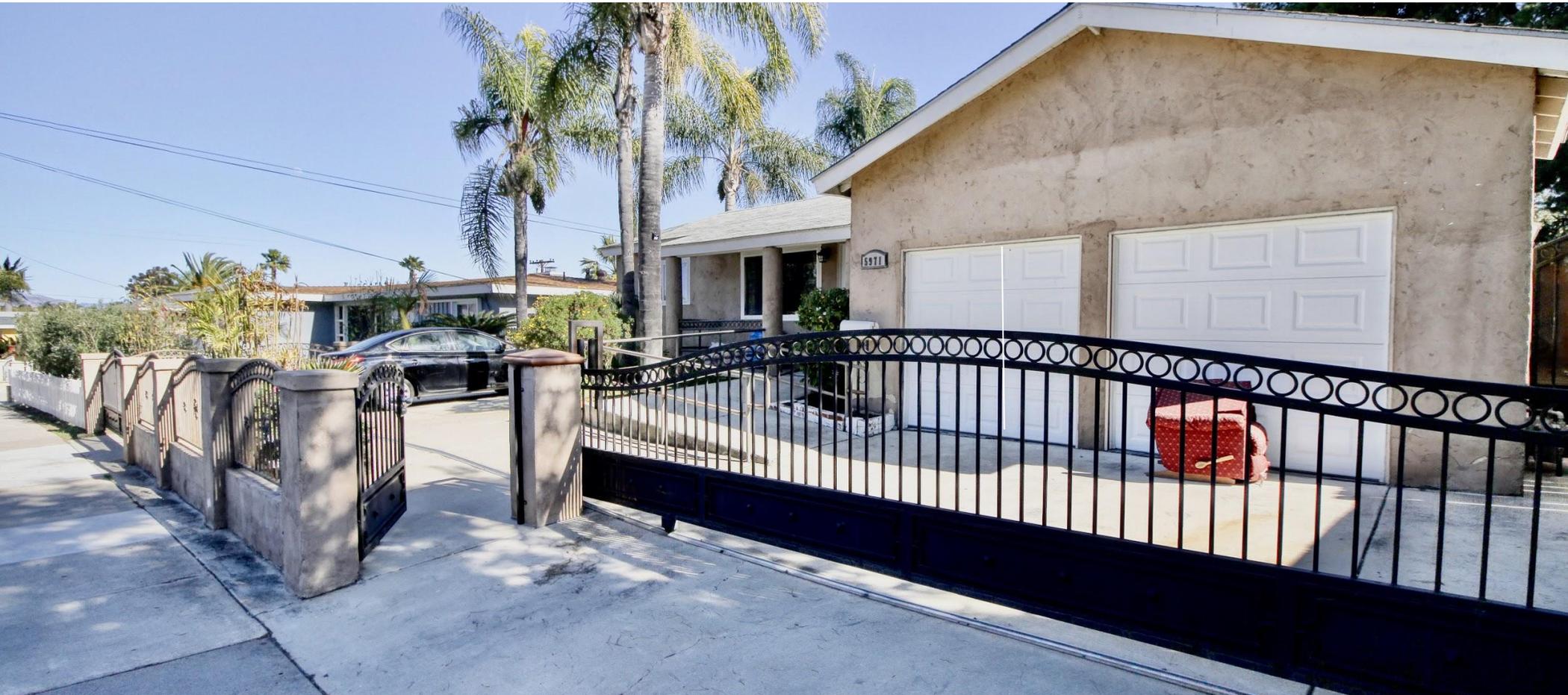
Vice Principal

Insite Commercial Real Estate

bjd@insitecommercialadvisors.com

D: 760.593.7653

CA License No. 01720232



PROPERTY OVERVIEW

Property Photos
Offering Summary
Property Specifics

01

AREA OVERVIEW

Aerials of Surrounding
Area
Major Airport(s)
Location Map
Area Overview
Area Demographics

02

FINANCIALS

Rent Roll
Brand Profile

03

PROPERTY DESCRIPTION

We are pleased to offer the opportunity to purchase this turn-key six (6) licensed bed facility for sale. Purchase price includes real estate and existing business. Eight (8) bedrooms, four (4) full bathrooms, TV/gathering room, full kitchen, staff bedroom, entry way, beautiful courtyard with views, and 0.43 acre lot in the heart of La Mesa.

Due to confidentiality further information can be released upon signing non-disclosure agreement. Less than two (2) miles to Sharp Grossmont Hospital!

Seller is willing to help with licensing. Caregivers can stay upon request. A total turnkey solution for investors or experienced RCFE operators for expansion. Great neighborhood with a paradise backyard.

Call Listing Broker for scheduling a showing. DO NOT DISTURB EMPLOYEES AND RESIDENTS. PER SELLER'S REQUEST, DO NOT DISCUSS THE TRANSACTION IN FRONT OF EMPLOYEES AND RESIDENTS DURING VISIT.

Lake Murray Terrace Guest Home



PROPERTY HIGHLIGHTS

Lake Murray Terrace Guest Home



- Almost always 100% Occupied.
- Easily increased from 6-bed license to 8-bed license.
- Ideal location for access for family and staff.
- Zero advertising budget.
- Profitable business with upside to increase revenue.
- 28 years in business in the same location.
- Seasoned Staff wish to stay on with new buyer(s).
- ***Call Listing Broker for scheduling a showing. DO NOT DISTURB EMPLOYEES AND RESIDENTS. PER SELLER'S REQUEST, DO NOT DISCUSS THE TRANSACTION***



PROPERTY PHOTOS

Lake Murray Terrace Guest Home



OFFERING SUMMARY

Lake Murray Terrace Guest Home

INVESTMENT HIGHLIGHTS

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- Profitable business with upside to increase revenue.
- Seasoned Staff wish to stay on with new buyer(s).
- Ideal location for access for family and staff. Zero advertising budget.
- 28 years in business in the same location.
- ***Call Listing Broker for scheduling a showing. DO NOT DISTURB EMPLOYEES AND RESIDENTS. PER SELLER'S REQUEST, DO NOT DISCUSS THE TRANSACTION***

EXECUTIVE SUMMARY

8 Bedroom / 4 Full Bathrooms | Currently licensed for six (6) total capacity; all of whom may be non-ambulatory | Facility has a HOSPICE WAIVER for two (2) | We are pleased to offer the opportunity to purchase this turn-key six (6) licensed bed facility for sale. Purchase price includes real estate and existing business. Eight (8) bedrooms, four (4) full bathrooms, TV/gathering room, full kitchen, staff bedroom, entry way, beautiful courtyard with views, and 0.43 acre lot in the heart of La Mesa.

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PROPERTY FACTS

Price	\$1,050,000	Building Size	2,516 SF
Price Per Bed	\$175,000	No. Beds	6
Sale Type	Investment or Owner User	No. Stories	1
Sale Conditions	Business Value Included	Year Built/Renovated	1970/2010
Property Type	Health Care	Parking Ratio	0.79/1,000 SF
Property Subtype	Assisted Living 	Opportunity Zone	No
Lot Size	0.43 AC		

PROPERTY SPECIFICS

Lake Murray Terrace Guest Home



Details

Property Type	Multifamily
Investment Type	Stabilized
Square Footage	2,516
Price/Sq Ft	\$417.33
Units	1
Year Built	1970
Buildings	1
Zoning	R1
Broker Co-Op	Yes
Subtype	Senior Living
Investment Sub Type	Value Add
Net Rentable (sq ft)	2,516
Occupancy	83%
Beds	6
Year Renovated	2010
Stories	1
Lot Size (acres)	0.43
Price/Unit	\$1,050,000



State of California

Department of Social Services

Facility Number: 374600585

Effective Date: 10/27/1997

Total Capacity: 6

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

CAGAYAT, ADELAIDA

to operate and maintain a

RESIDENTIAL CARE ELDERLY

Name of Facility

LAKE MURRAY TERRACE GUEST HOME
5971 LAKE MURRAY BLVD.
LA MESA, CA 91942

This License is not transferable and is granted solely upon the following:

FACILITY SERVES ELDERLY RESIDENTS AGES 60 YEARS AND ABOVE; ALL OF WHOM MAY BE NON-AMBULATORY. FACILITY HAS HOSPICE WAIVER FOR TWO (2).

Client Groups Served:

ELDERLY

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(619) 767-2300

Pamela Dickfoss
Deputy Director,
Community Care Licensing Division

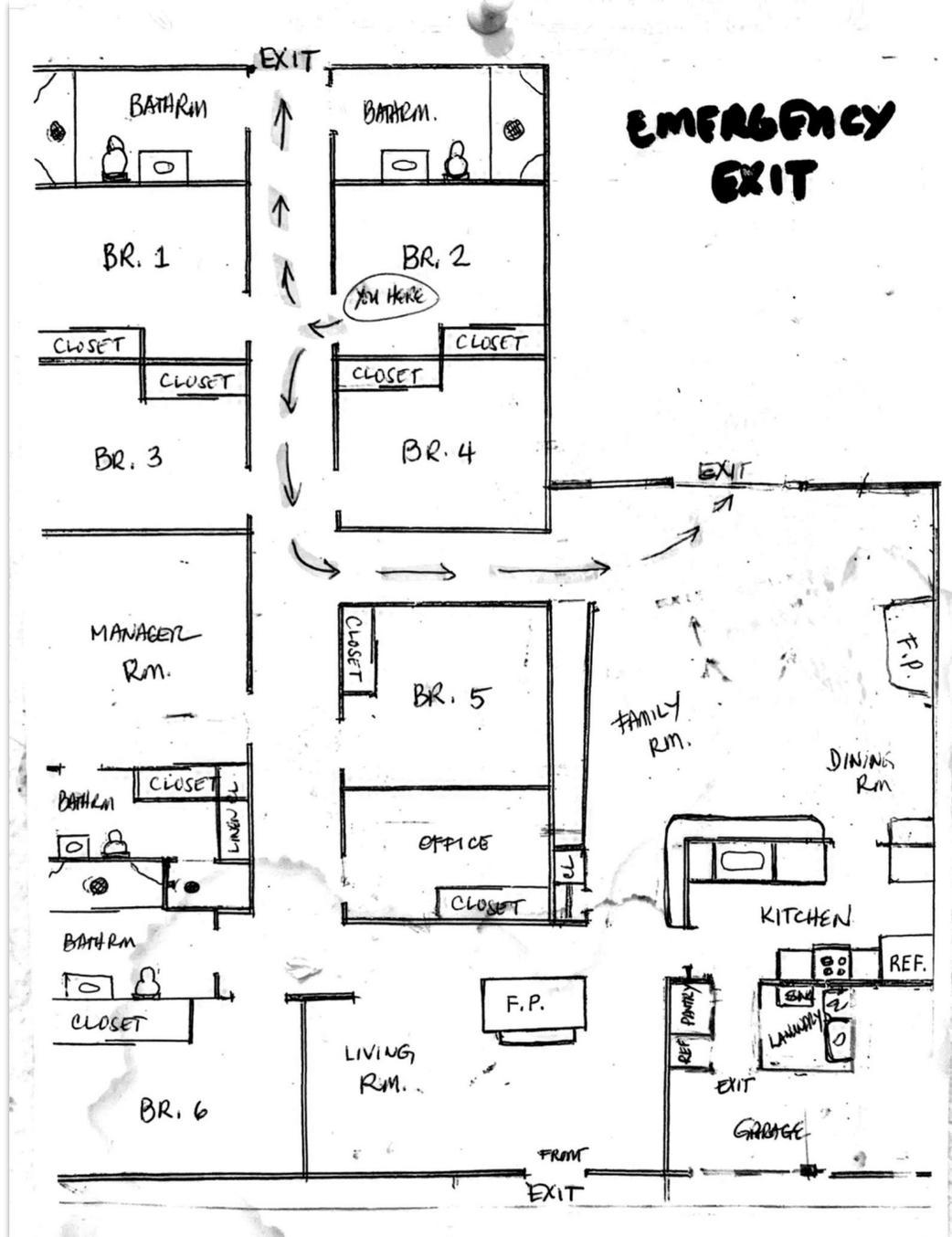
A handwritten signature in black ink, appearing to read "Pamela Dickfoss".

Authorized Representative of Licensing Agency

POST IN A PROMINENT PLACE

FLOOR PLAN

Lake Murray Terrace Guest Home



Facility Detail

LAKE MURRAY TERRACE GUEST HOME

Stay Updated

Status: Licensed

Lic. Date: 10/27/1997

Address:

5971 LAKE MURRAY BLVD.
 LA MESA, CA 91942
 Licensee Name: CAGAYAT, ADELAIDA

Phone: (619) 466-6993

Facility Number: 374600585

Facility 6

Capacity:

Facility Type: RESIDENTIAL CARE ELDERLY

State Licensing Office Contact Information ?

Address: 7575 METROPOLITAN DR. #109
 SAN DIEGO, CA 92108

Phone: (619) 767-2300

[Back](#) [\[New Search\]](#) [\[Email Facility Info\]](#)

All Visits	Citations	Inspections	Complaints	Other Visits	View Location	Reports
# of Inspections:		2				
All Inspection Dates:		10/21/2019, 03/08/2018				
- Type A Citation: ?		0				
- Type B Citation: ?		0				
One or more citations may be under appeal and/or may have been corrected. Contact the State Licensing Office for more information.						

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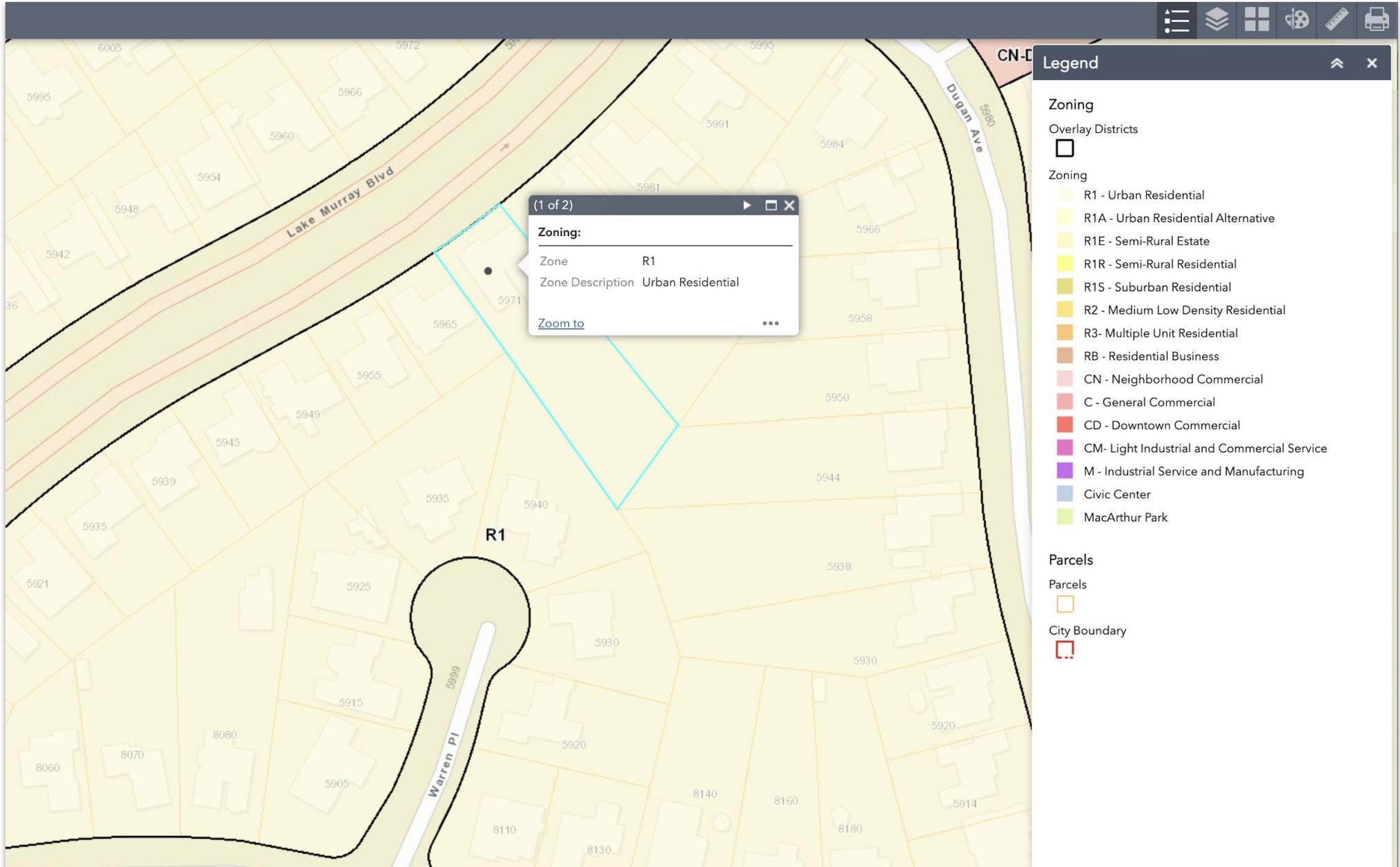
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All Visits Citations Inspections Complaints Other Visits View Location **Reports**

Total Reports: 2

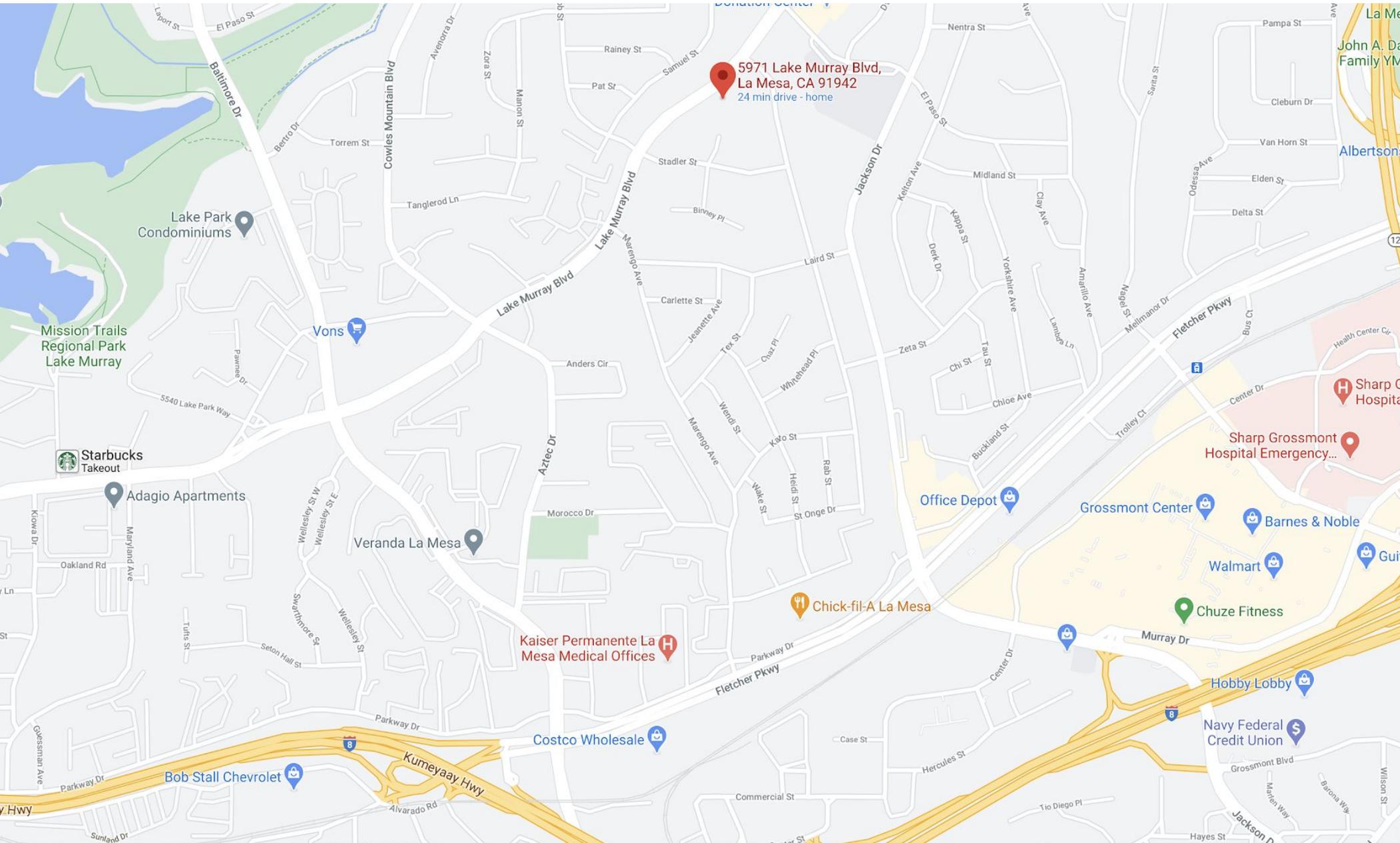
Date	Title
03/08/2018	FACILITY EVALUATION REPORT
10/21/2019	FACILITY EVALUATION REPORT

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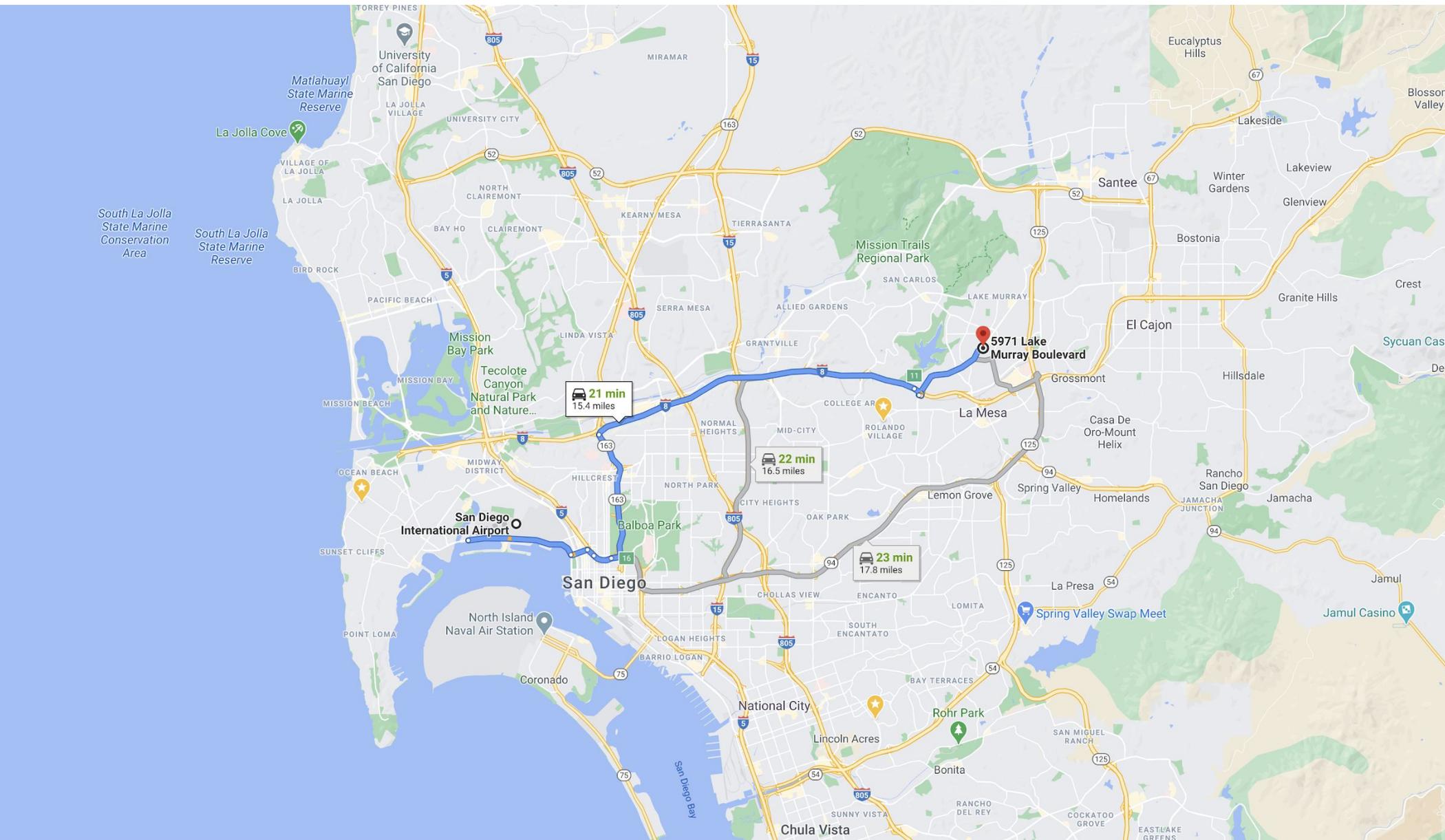
AERIAL VIEW OF SURROUNDING AREA

Lake Murray Terrace Guest Home



MAJOR AIRPORTS

Lake Murray Terrace Guest Home



AREA OVERVIEW

Lake Murray Terrace Guest Home



LA MESA, CALIFORNIA

La Mesa is a city in San Diego County, located 9 miles (14 km) east of Downtown San Diego in Southern California. The population was 57,065 at the 2010 census, up from 54,749 at the 2000 census. Its civic motto is "the Jewel of the Hills."

La Mesa in Spanish means "the table", or alternately "the plateau", relating to its geography. La Mesa was part of a larger tract, Mission San Diego de Alcalá, and was used by Spanish missionaries.

La Mesa was founded in 1869 and The City of La Mesa was incorporated on February 16, 1912, under the general laws of the state of California. It does not have a city charter but operates under the laws of the state of California.

Its official flower is the bougainvillea.

Geography

La Mesa is located at 32°46'17"N 117°1'22"W (32.771450, -117.022797).[15] It is bordered by the city of San Diego on the west and north, Spring Valley and Lemon Grove on the south, and El Cajon on the east. It includes the neighborhood of Grossmont.



AREA DEMOGRAPHICS

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus—in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



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DISCLAIMERS

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CONFIDENTIALITY DISCLAIMER & EXCLUSIVE AGENCY MEMORANDUM

This Exclusive Agency Memorandum (“Memorandum”) was prepared by Insite Commercial Real Estate Advisors (“IC”) on behalf of (“Seller”) and is confidential and furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of IC.

This Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/IC and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/IC and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions.

This Memorandum was prepared on the basis of information available to the Seller and IC in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor IC guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an “as-is” basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or IC.

Neither Seller nor IC nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived. The Seller is responsible for any commission due to IC in connection with the sale of the Property. No other party, including IC, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and IC and may be used only by parties approved by the Seller and IC.

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