

CapStar
Commercial Realty



Oak Lodge Assisted Living

Business & Property for Sale

7751-7755 Outing Ave, Pasadena, MD 21122



Presented By:

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EXECUTIVE SUMMARY

CapStar Commercial Realty, on behalf of ownership, is pleased to exclusively offer for sale Oak Lodge Senior Home Assisted Living business and property, located at 7751-7755 Outing Ave, Pasadena, Anne Arundel County, Maryland. Oak Lodge Senior Home is an established assisted living facility for seniors. There are currently 5 lots, 4 buildings with a courtyard, and 29 beds in the facility.

Oak Lodge Senior Home Assisted Living is a package of Oaklee LLC and YS Home LLC. Oaklee LLC is the business company operating the Oak Lodge Assisted Living, while YS Home LLC owns and holds the real estate properties.

According to U.S. Census, in April 2020, the population in Anne Arundel County is 588,261, and 15% of the population are 65 years and over. The median household income is \$111,798 in 2019. The assisted living facility is in high demand due to the rise in the geriatric population.

The asking price for the business and properties as a package is \$3,334,987.



Oak Lodge Senior Home Assisted Living

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Living quarter and storage room, value-add opportunity.



Currently holds 8 beds



Currently holds 6 beds



Currently holds 15 beds

Oak Lodge Senior Home Assisted Living

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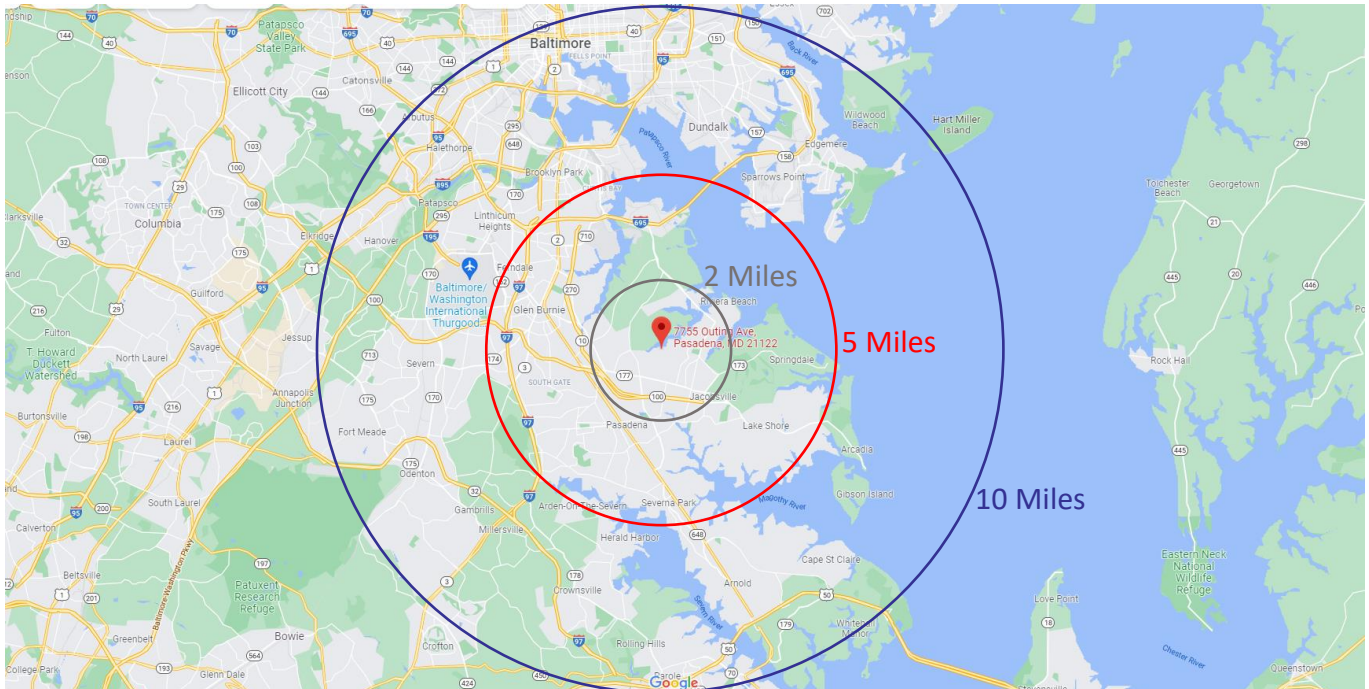


DEMOGRAPHIC

	2 miles	5 miles	10 miles
2021 Population	39,656	172,185	510,297
2026 Population Projection	40,932	177,473	518,706
Annual Growth 2010-2021	1.0%	0.9%	0.5%
Median Age	36.9	38.1	37.9
Average Household Income	\$110,034	\$116,885	\$113,546
Median Household Income	\$92,003	\$92,537	\$89,157

Household Income By Age (5-mile 2021)

	Med. H.I.	Avg. H.I.
15-24	\$ 60,143	\$ 73,655
25-34	\$ 77,234	\$ 93,942
35-44	\$ 106,050	\$ 124,656
45-54	\$ 126,230	\$ 148,695
55-64	\$ 101,448	\$ 123,495
65-74	\$ 91,970	\$ 114,714
75+	\$ 62,387	\$ 87,964



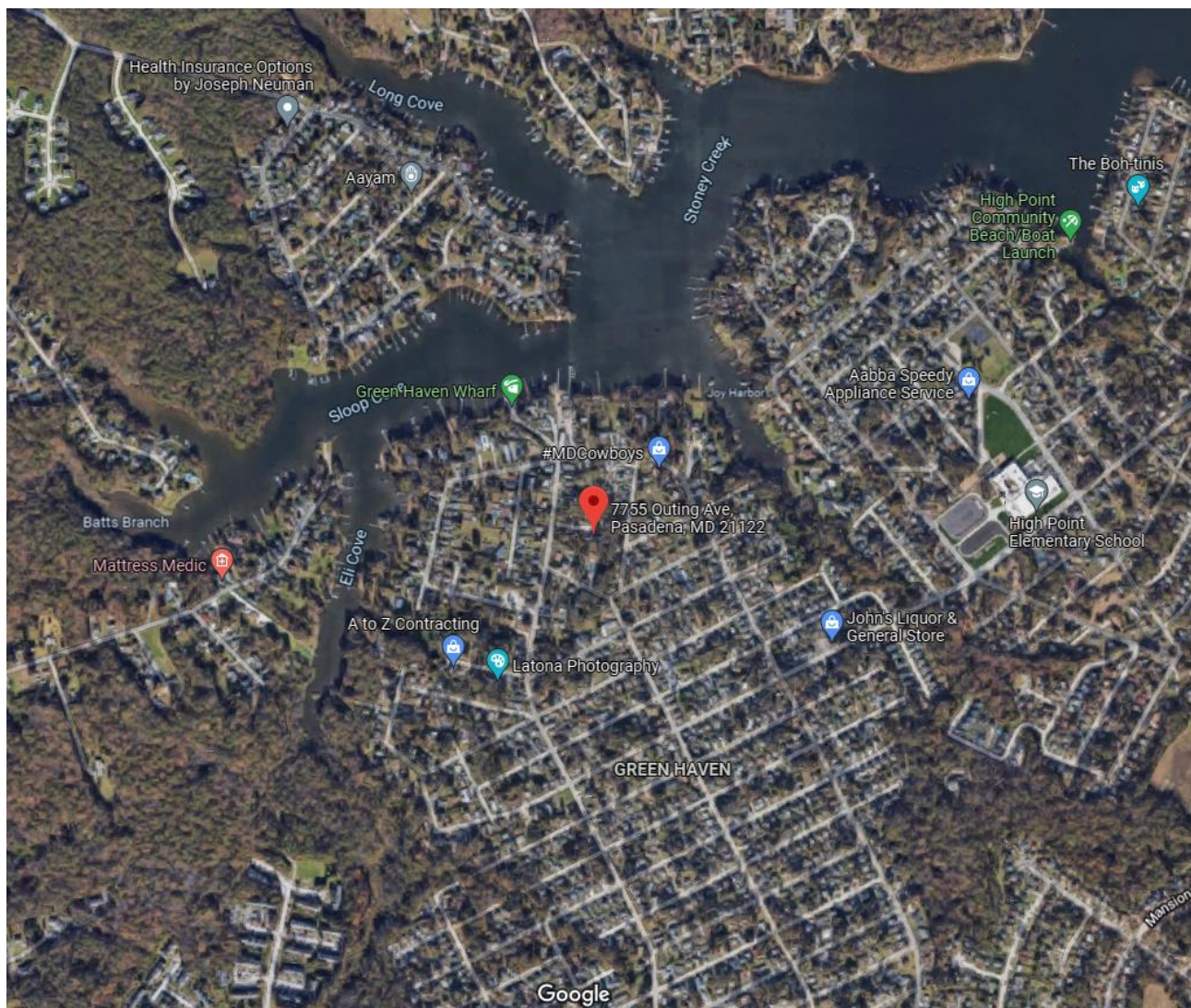
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SITE DESCRIPTION

The Site is located in a quiet and beautiful residential neighborhood. It is very close to the Sloop Cove Stoney Creek. There are medical care facilities and hospitals within 3-mile distance.





MARKET ANALYSIS

Population By Age

	2-mile	5-mile	10-mile
Age 15+	31,743	139,723	414,450
Age 20+	29,323	129,294	383,663
Age 55+	9,873	47,923	142,774
Age 65+	4,736	24,685	74,924

Consumer Spending in Health Care

	2-mile	5-mile	10-mile
Total:	\$24,635,572	\$112,213,961	\$327,712,735
Per Capita:	\$621	\$652	\$642
Per Households:	\$1,755	\$1,761	\$1,694

U.S. Assisted Living Facility Market

According to Grand View Research, the U.S. assisted living facility market size was valued at \$83.2 Billion in 2020 and is expected to expand at a compound annual growth rate of 5.3% from 2021 to 2027. The rise in the geriatric population is expected to be a major market driver over the forecast period. According to the National Institute on Aging (NIA), globally, around 8.5% of the population is aged 65 years and above. Two million housing facilities will be needed for senior residents for adequate living space by 2040.

ASKING PRICE

Business Value

P/E Ratio	Value
3	\$ 974,604

Property Value

Cap Rate	Value
6%	\$2,360,383

Asking Price **\$3,334,987**



BUSINESS

Oaklee LLC is the operating company of the Oak Lodge Senior Home Assisted Living. They are currently using three of the buildings for the operation. All three buildings in the facility are certified by the Maryland State Department of Health and Mental Hygiene as well as the Anne Arundel County Department of Aging. The staffs at Oak Lodge are required to receive on-going training in First Aid, CPR, and medication management.

The Oak Lodge offers personal assistance in bathing, dressing, and grooming; administration of medication; housekeeping, laundry and linen services; home-made meals and served with healthy menus provided by the Department of Aging; desserts and snacks; entertainment and activities; 24-hour supervision; and respite care.

Financial Analysis

Total Revenue	\$758,387
Cost of Sales	\$ 62,629
Gross Profit	\$695,758
Operating Expense	\$476,172
Net Operating Income	\$219,586

Equipment & Fixtures	\$102,418
Leasehold Improvement	\$496,622
Depreciation	\$283,195
Total Fixed Assets	\$315,845

Business Value

Business Value on Net Income	\$658,759
<i>with P/E Ratio at 3.0</i>	
Fixed Assets	\$315,845
Total Business Value	\$974,604

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PROPERTY

YS HOME LLC is the real estate company which owns and holds the real properties of the Oak Lodge Senior Home Assisted Living. The land is about 1.5 acres. There are currently four detached buildings.

Based on 2020 Federal Summary Depreciation Schedule, the total assessment value is \$2,085,580. The land value is \$500,000, and the improvement value is \$1,585,580.

Financial Analysis

Gross Rent	\$ 146,586
Opt. Expense	\$ 4,963
Net Income	\$ 141,632

Property Value	\$2,360,383
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with 6% Cap Rate



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PROPERTY

Outdoor



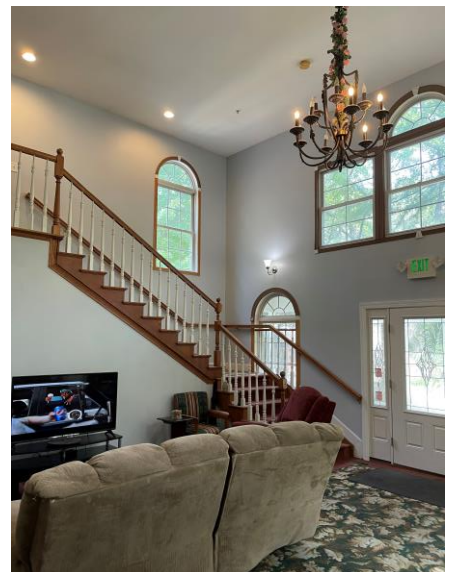
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PROPERTY

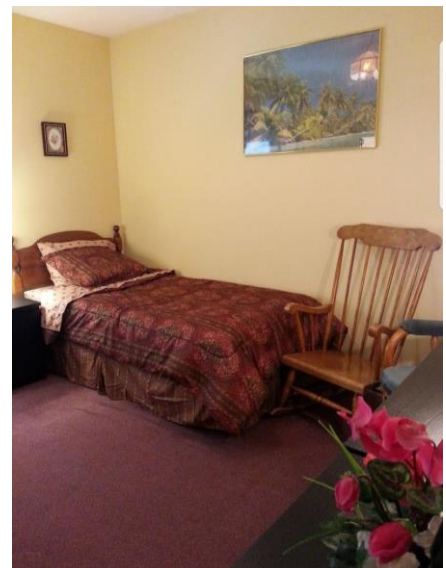
Common Area





PROPERTY

Bedrooms



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PROPERTY

Others

