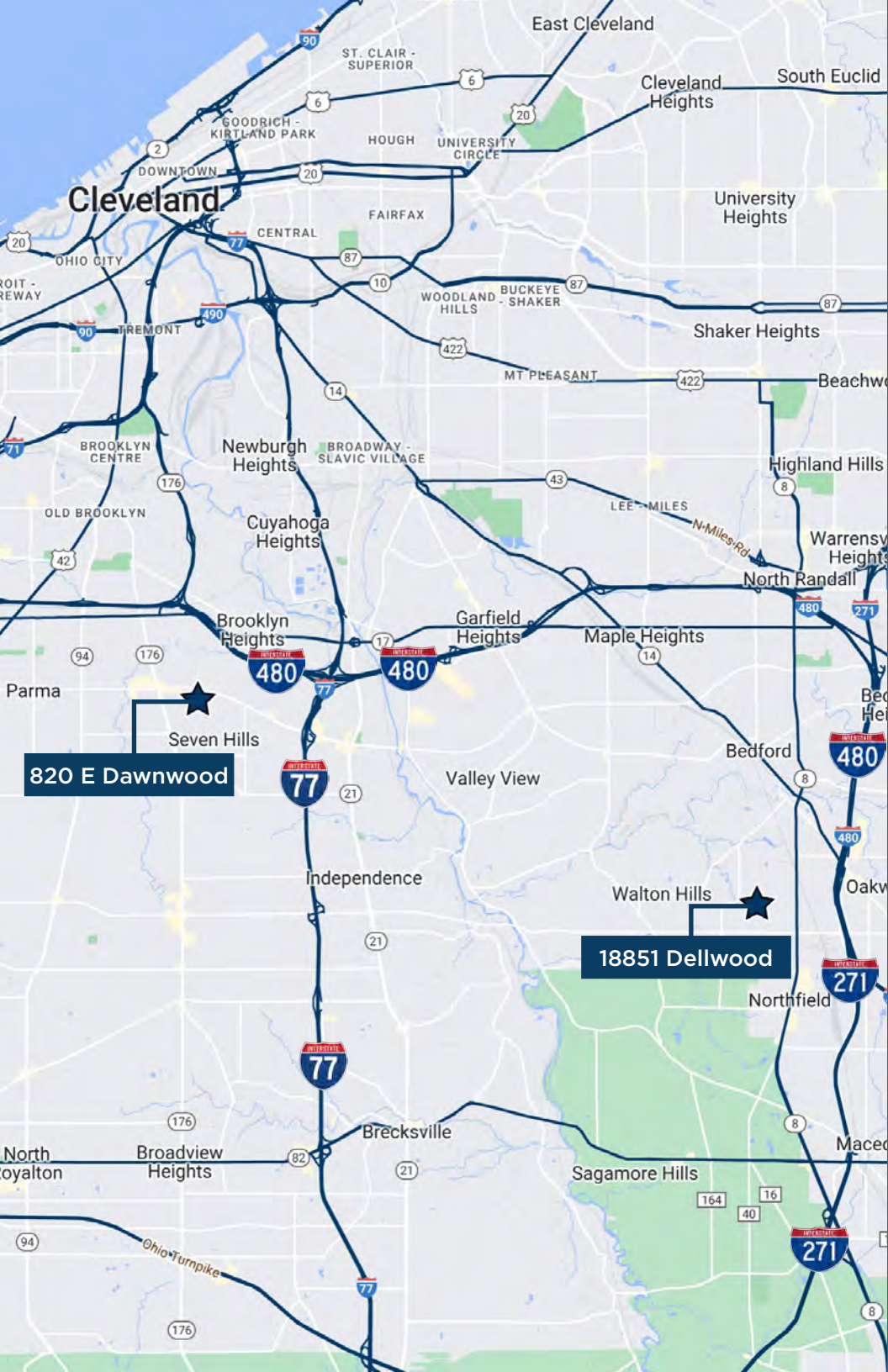




**FOR SALE**  
**MULTI-FACILITY ASSISTED LIVING PORTFOLIO**

**820 E DAWNWOOD DRIVE, SEVEN HILLS, OH 44131 & 18851 DELLWOOD DRIVE, WALTON HILLS, OH 44146**





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# Assisted Living Portfolio

820 E DAWNWOOD DRIVE, SEVEN HILLS, OH 44131 & 18851 DELLWOOD DRIVE, WALTON HILLS, OH 44146



## Exclusive Offering

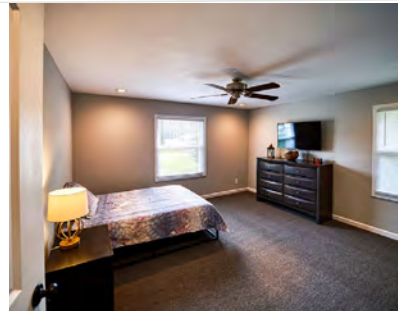
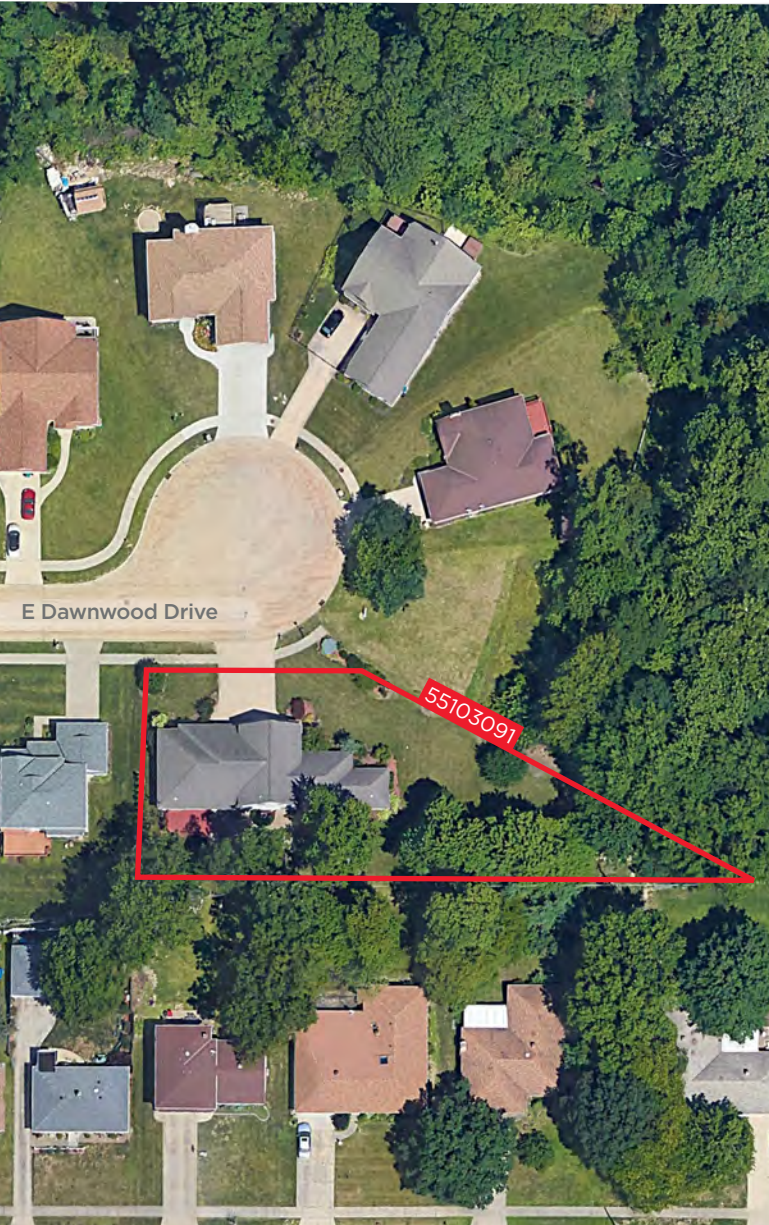
- Rare investment opportunity in niche assisted living market
- Two easy-to-manage assisted living properties with stabilized cash flow and significant upside
- Private pay clientele in suburban locations with solid demographics (Seven Hills and Walton Hills)
- Located in quiet residential settings where families can easily visit and residents can be within a family neighborhood
- Extremely attractive alternative to “institutional” assisted living
- Fully renovated within the last three years to comply with State of Ohio licensing requirements
- On-site personnel interested in staying on as employees of new owner to foster continuity of care for residents
- Turn-key operation for entrepreneurial investor or an established operator looking to grow its portfolio

**ASKING PRICE: \$1.5M**



# Property Details

820 E DAWNWOOD DRIVE, SEVEN HILLS, OH 44131



Building SF	Year Built	Year Renovated	# of Floors	Units	Land
3,632 SF	2004	2020	Two (2)	Five (5)	0.46 AC

## PROPERTY HIGHLIGHTS

- Built in 2004, Renovated 2019-2020
- Wonderful location off Rockside (Snow) in Seven Hills in a thriving residential single family home community
- Recent updates since 2019 to equip the property for assisted living use
- Five (5) units on two floors, two units have a private bathroom
- Shared kitchen and dining area
- Shared laundry facilities
- Shared living room / activity room
- Fully ADA compliant

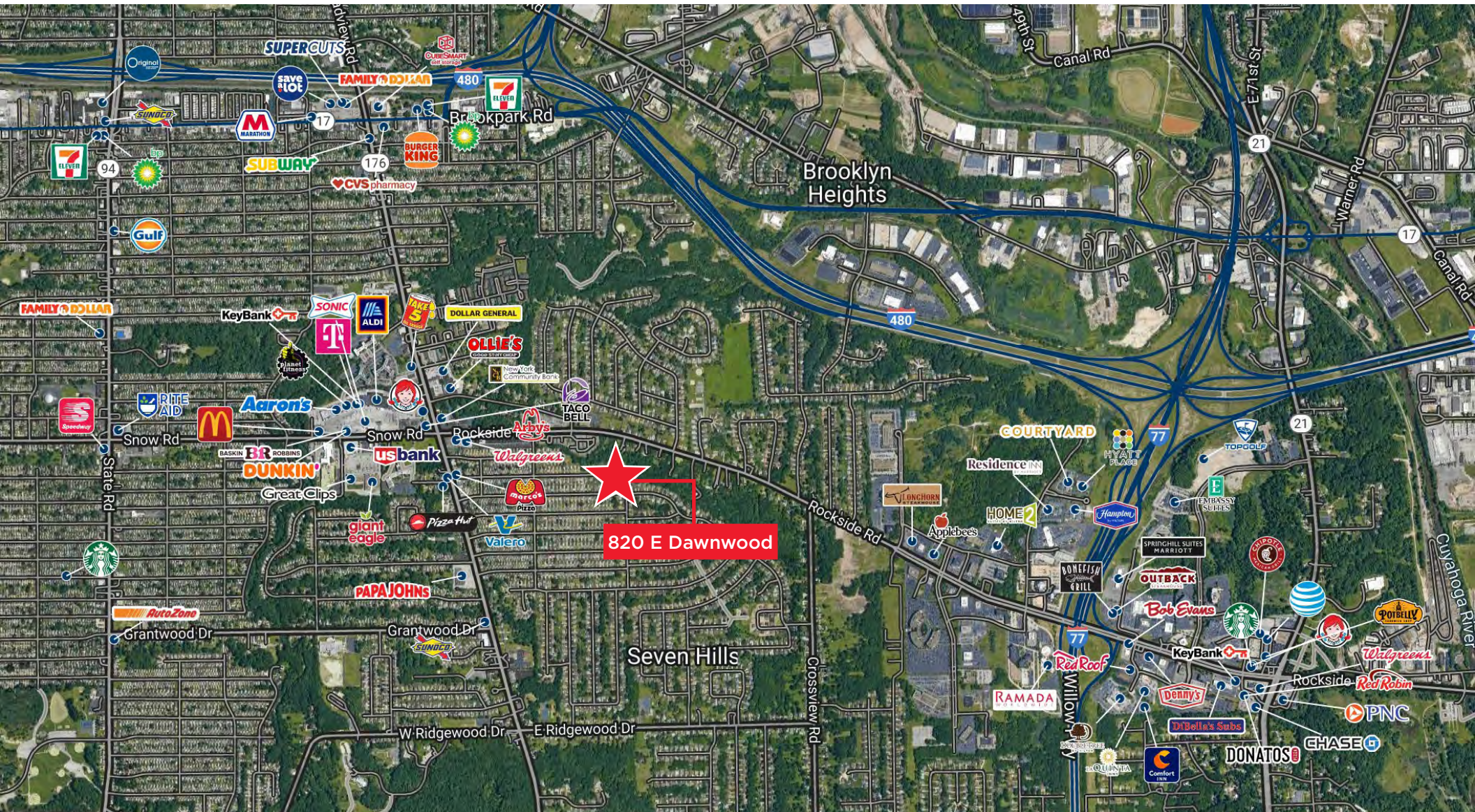
**2022 NOI: \$80,000\***

*\*Note: Currently two units recently vacated. With full occupancy year-round, NOI can be increased to a range of **\$120,000***



# Neighborhood Amenities

HERITAGE PORTFOLIO | 820 E DAWNWOOD DRIVE, SEVEN HILLS, OH 44131







# Demographics

820 E Dawnwood	1 Mile	5 Mile	15 Minute Drive
Population	9,648	240,466	249,401
Median Age	45.4	38.9	38.8
Households	4,369	103,158	108,214
Avg HH Income	\$78,240	\$67,420	\$69,308
Businesses	355	8,120	9,482
Employees	4,754	120,028	144,622

# Seven Hills

Seven Hills is a suburb of Cleveland, located 10 miles southwest of the city center, known for its tree-lined streets and well-maintained homes. The city has a number of parks and recreational facilities, as well as a variety of shopping and dining options. The schools in Seven Hills are highly regarded, and the city has a strong sense of community. It is a relatively safe and family-friendly place to live, and many residents appreciate the convenience of being located near major highways and other amenities of the Cleveland metropolitan area.

## MAIN ATTRACTIONS

**Visit the Cuyahoga Valley National Park:** This national park is located just a short drive from Seven Hills and offers a variety of outdoor activities, including hiking, biking, and picnicking.

**Explore the Cleveland Metroparks Zoo:** This zoo is home to over 3,000 animals and is a popular destination for families.

**Play a round of golf at the Seven Hills Golf Course:** This public golf course offers a variety of challenges for golfers of all skill levels.

**Shop and dine at Southpark Mall:** This large mall features a variety of stores and restaurants, making it a great destination for a day out.

# Property Details

18851 DELLWOOD DRIVE, WALTON HILLS, OH 44146



Building SF	Year Built	Year Renovated	# of Floors	Units	Land
2,986 SF	1948	2020	Two (2)	Five (5)	1.76 AC

## PROPERTY HIGHLIGHTS

- Built in 1948, Renovated 2019-2020
- Huge 1.76 acre lot immediately adjacent to public park
- Room for expansion to the rear of lot
- Large garage (5+ vehicles or storage)
- Recent updates to equip the property for assisted living use
- Five (5) units on two floors, two units have a private bathroom
- Shared kitchen and dining area
- Shared laundry facilities
- Shared living room / activity room
- Fully ADA compliant

## 2022 NOI: \$84,000\*

*\*Note: Fully leased as of printing. However, with full occupancy year-round, annual NOI can be increased to a range of **\$140,000***





## Demographics

18851 Dellwood	1 Mile	5 Mile	15 Minute Drive
<b>Population</b>	1,593	122,721	115,488
<b>Median Age</b>	54.2	42.2	42.2
<b>Households</b>	742	52,715	49,960
<b>Avg HH Income</b>	\$129,547	\$81,483	\$82,675
<b>Businesses</b>	188	5,686	5,221
<b>Employees</b>	3,746 8	88,427	77,273

# Walton Hills

Walton Hills is located in the eastern suburbs of Cleveland. The village is known for its small town charm, with tree-lined streets and well-maintained homes. The community is actively involved in maintaining the quality of life in the village, with a strong focus on preserving the natural beauty of the area. The village is home to a number of parks and recreational facilities, including the Forest Hill Park, which features a playground, ball fields, and a picnic shelter. The village also has a number of small businesses, including restaurants, shops, and service providers. Overall, Walton Hills is a welcoming and friendly community that is proud of its history and dedicated to maintaining a high quality of life for its residents.

## MAIN ATTRACTIONS

**Play a round of golf at the Sugarbush Golf Course**, which features a challenging 18-hole layout set amidst picturesque wooded surroundings.

**Head to the Cuyahoga Valley Scenic Railroad** for a scenic train ride through the beautiful Cuyahoga Valley National Park.

**Check out the Bedford Community Center**, which features a variety of recreational facilities, including an indoor pool, fitness center, and gymnasium.

**Spend a day at the Cleveland Metroparks Brecksville Reservation**, which offers hiking trails, fishing ponds, and a nature center.



# Financial Summary

820 E DAWNWOOD DRIVE & 18851 DELLWOOD DRIVE

## Portfolio Summary

Address	Building SF	Year Built	Year Renovated	# of Floors	Units	Land
820 E Dawnwood	3,632 SF	2004	2020	Two (2)	Five (5)	0.46 AC
18851 Dellwood	2,986 SF	1948	2020	Two (2)	Five (5)	1.76 AC
<b>Total</b>	<b>6,618 SF</b>				<b>Ten (10)</b>	<b>2.22 AC</b>

## Trailing 12 Income

### Dawnwood

Trailing 12 Gross Revenue (Rent):	\$266,000
Trailing 12 Salaries / Wages:	\$119,000
Trailing 12 Utilities:	\$13,000
Trailing 12 Taxes & Other Expenses:	\$53,000
<b>Trailing 12 Net Operating Income:</b>	<b>\$80,000</b>

### Dellwood

Trailing 12 Gross Revenue (Rent):	\$200,000
Trailing 12 Salaries / Wages:	\$57,000
Trailing 12 Utilities:	\$11,000
Trailing 12 Taxes & Other Expenses:	\$48,000
<b>Trailing 12 Net Operating Income:</b>	<b>\$84,000</b>

**Combined Trailing 12 Income:** **\$164,000**





# FOR SALE MULTI-FACILITY ASSISTED LIVING PORTFOLIO

820 E DAWNWOOD DRIVE, SEVEN HILLS, OH 44131 & 18851 DELLWOOD DRIVE, WALTON HILLS, OH 44146

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Confidential Offering Memorandum



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