



CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

Zephyrhills-Casselberry-Port Richie Assisted Living Facility Portfolio 3 Facilities - 313 Beds



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Statement of Confidentiality and Disclaimer

CRES Corp International, LLC (CCI) is assisting Florida Senior Partners, Inc, the Owner of the Properties located at 5911 Pine Hill Rd, Port Richey, FL, & 201 N Sunset Dr, Casselberry, FL & 6701 Dairy Rd, Zephyrhills, FL with the promotion and sale of said Property. No contact shall be made directly to the Owner, or any associates to Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

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Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CCI.

Prospective Purchaser _____ Date _____
Print Name _____
Address _____ Phone # _____



INTERNATIONAL

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Florida Assisted Living – Memory Care Facilities Portfolio

Portfolio Overview

This offering includes three Assisted Living – Memory Care Facilities located in the following Florida Cities:

- 6701 Dairy Rd, Zephyrhills, FL 33542
- 201 N Sunset Dr, Casselberry, FL 32707
- 5911 Pine Hill Rd, Port Richey, FL

Combined facilities offer **313 licensed beds** with room to grow. All facilities are structurally and mechanically sound. Some will need new roofs. The Port Richey facility is currently under renovation and is 60% occupied at this time. One of the buildings is complete and will immediately accommodate another 32 residents.

All facilities are located in good areas and are within close proximity to hospitals and medical facilities.

Reason for Selling: Sellers are retiring and liquidating their real estate holdings.

Asking Price: Call for Pricing

Financing: Financing is available for the acquisition and expansion of these facilities.

Contact **Brian Hartman** for financing options – 772-223-3344 or Brian@PharusFunding.com.

For further information on this offering, contact **Benny Spensieri** – 813-391-1545 or benny@CRESCorpLLC.com.



1. Westbrook Manor Assisted Living

Property Introduction

Location: 6701 Dairy Rd, Zephyrhills, FL 33542

Westbrook Manor has been in operation for many years. The owner purchased this facility in 2007 and it has provided a steady business throughout the years of ownership.

Westbrook Manor includes:

- **135-Licensed Beds**
- **41,700 SF**
- **3.36-Acres**
- **80-Rooms**
- **50% Occupied**
- **\$33,041,191 Gross Revenue**
- **\$488,503 NOI**
- **Possible Expansion up to 160-Beds**

Bed rates and occupancy are below market for this facility. This facility is structurally and mechanically sound.

Hospitals: Florida Hospital is located ½ Mile from this facility.

Competition: There are only two other ALF's located within the zip code area of this facility - Rosecastle of Zephyrhills (85 Beds) and Wellspring ALF (48 Beds).

Price: Call for pricing







Financial Projections

These projections are based on a full price purchase price of \$8,000,000. Year 1 of the below projections is **Actual (2019), at 50% occupancy**. Future years (2-10) project a 70% occupancy in year 2, 95% occupancy in year 3 and on, a 3% annual increase in Gross Revenue and 3% increase in annual expenses. Factored into the projection is a 80% LTV loan that includes a 3.5% Interest Rate, 25-Year Amortization, that may be available to the purchaser.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	\$ 3,193,250	\$ 3,628,800	\$ 4,200,000	\$ 4,326,000	\$ 4,455,780	\$ 4,589,453	\$ 4,727,137	\$ 4,868,951	\$ 5,015,020	\$ 5,165,470
Less: Vacancy & Credit Losses	(159,663)	(181,440)	(210,000)	(216,300)	(222,789)	(229,473)	(236,357)	(243,448)	(250,751)	(258,274)
Effective Gross Income	\$ 3,033,588	\$ 3,447,360	\$ 3,990,000	\$ 4,109,700	\$ 4,232,991	\$ 4,359,981	\$ 4,490,780	\$ 4,625,504	\$ 4,764,269	\$ 4,907,197
Less: Operating Expenses	(2,255,322)	(2,322,982)	(2,392,671)	(2,464,451)	(2,538,385)	(2,614,536)	(2,692,972)	(2,773,762)	(2,856,974)	(2,942,684)
Net Operating Income (NOI)	\$ 778,266	\$ 1,124,378	\$ 1,597,329	\$ 1,645,249	\$ 1,694,606	\$ 1,745,444	\$ 1,797,808	\$ 1,851,742	\$ 1,907,294	\$ 1,964,513
Less: Annual Debt Service	(384,479)	(384,479)	(384,479)	(384,479)	(384,479)	(384,479)	(384,479)	(384,479)	(384,479)	(384,479)
CASH FLOW Before Taxes	\$ 393,787	\$ 739,899	\$ 1,212,850	\$ 1,260,770	\$ 1,310,127	\$ 1,360,966	\$ 1,413,329	\$ 1,467,263	\$ 1,522,815	\$ 1,580,034

Property Resale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Sales Price	\$ 8,060,060	\$ 11,450,386	\$ 11,793,898	\$ 12,147,715	\$ 12,512,146	\$ 12,887,511	\$ 13,274,136	\$ 13,672,360	\$ 14,082,531	\$ 14,505,007
Less: Selling Expenses	(241,802)	(343,512)	(353,817)	(364,431)	(375,364)	(386,625)	(398,224)	(410,171)	(422,476)	(435,150)
Adjusted Projected Sales Price	\$ 7,818,258	\$ 11,106,875	\$ 11,440,081	\$ 11,783,283	\$ 12,136,782	\$ 12,500,885	\$ 12,875,912	\$ 13,262,189	\$ 13,660,055	\$ 14,069,857
Less: Mortgage(s) Balance Payoff	(6,236,922)	(6,068,043)	(5,893,158)	(5,712,052)	(5,524,506)	(5,330,289)	(5,129,164)	(4,920,886)	(4,705,200)	(4,481,842)
SALE PROCEEDS Before Taxes	\$ 1,581,336	\$ 5,038,832	\$ 5,546,923	\$ 6,071,231	\$ 6,612,276	\$ 7,170,597	\$ 7,746,748	\$ 8,341,304	\$ 8,954,855	\$ 9,588,014

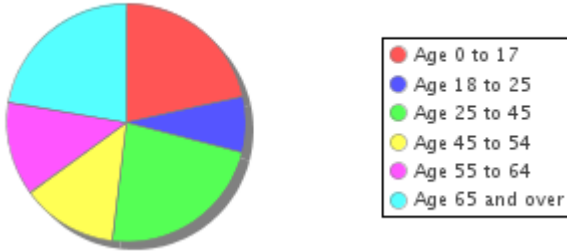
Cash Position	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Generated in Current Year	\$ 393,787	\$ 739,899	\$ 1,212,850	\$ 1,260,770	\$ 1,310,127	\$ 1,360,966	\$ 1,413,329	\$ 1,467,263	\$ 1,522,815	\$ 1,580,034
Cash Generated in Previous Years	n/a	393,787	1,133,686	2,346,536	3,607,306	4,917,433	6,278,399	7,691,728	9,158,991	10,681,806
Cash Generated from Property Sale	1,581,336	5,038,832	5,546,923	6,071,231	6,612,276	7,170,597	7,746,748	8,341,304	8,954,855	9,588,014
Original Initial Investment	(1,600,000)	(1,600,000)	(1,600,000)	(1,600,000)	(1,600,000)	(1,600,000)	(1,600,000)	(1,600,000)	(1,600,000)	(1,600,000)
Total Potential CASH Generated	\$ 375,123	\$ 4,572,518	\$ 6,293,459	\$ 8,078,537	\$ 9,929,709	\$ 11,848,995	\$ 13,838,476	\$ 15,900,294	\$ 18,036,661	\$ 20,249,855

Financial Measurements	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt Coverage Ratio (DCR)	2.02	2.92	4.15	4.28	4.41	4.54	4.68	4.82	4.96	5.11
Loan-to-Value Ratio (LVR)	77.4%	53.0%	50.0%	47.0%	44.2%	41.4%	38.6%	36.0%	33.4%	30.9%
Capitalization Rate Based on Cost	9.73%	14.05%	19.97%	20.57%	21.18%	21.82%	22.47%	23.15%	23.84%	24.56%
Capitalization Rate Based on Resale Price	13.95%	13.95%	13.95%	13.95%	13.95%	13.95%	13.95%	13.95%	13.95%	13.95%
Break-Even Ratio	82.67%	74.61%	66.12%	65.86%	65.60%	65.35%	65.10%	64.86%	64.63%	64.41%
Operating Expense Ratio	74.35%	67.38%	59.97%	59.97%	59.97%	59.97%	59.97%	59.97%	59.97%	59.97%
Cash-on-Cash Return with Equity	23.45%	265.43%	34.15%	32.18%	30.49%	29.03%	27.74%	26.62%	25.61%	24.72%
Cash-on-Cash Return - Before Taxes	24.61%	46.24%	75.80%	78.80%	81.88%	85.06%	88.33%	91.70%	95.18%	98.75%

Demographic Overview For A 10 Mile Radius from Subject Property*

Persons	138,199	Families	38,177
Households	54,604	Persons Per Household	2.5
Percent Children	21.91 %		

Age Distribution



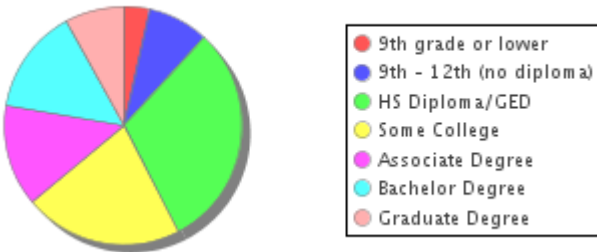
Occupancy - Rent vs Own



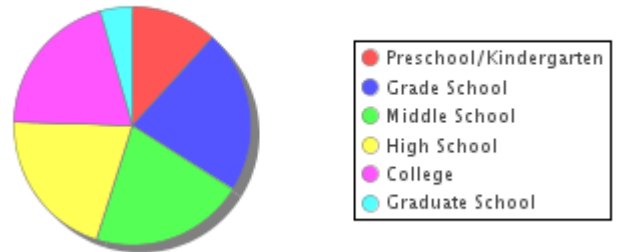
Source: [2010 Census / US Census Bureau](#)

House Median Year Built	1990	Per Capita Income	\$26,749
Average Home Value	\$134,751	Average Household Income	\$53,640
Average Rent	\$1,020		

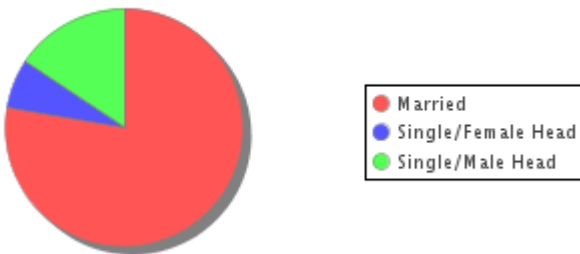
Education Attained



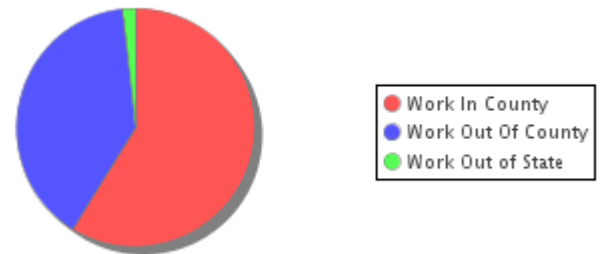
Education - Current Enrollment



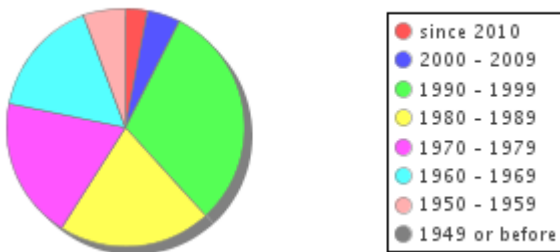
Family Type



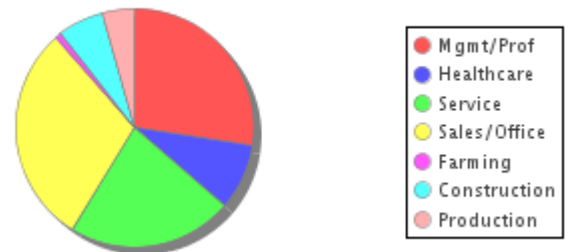
Place Of Employment

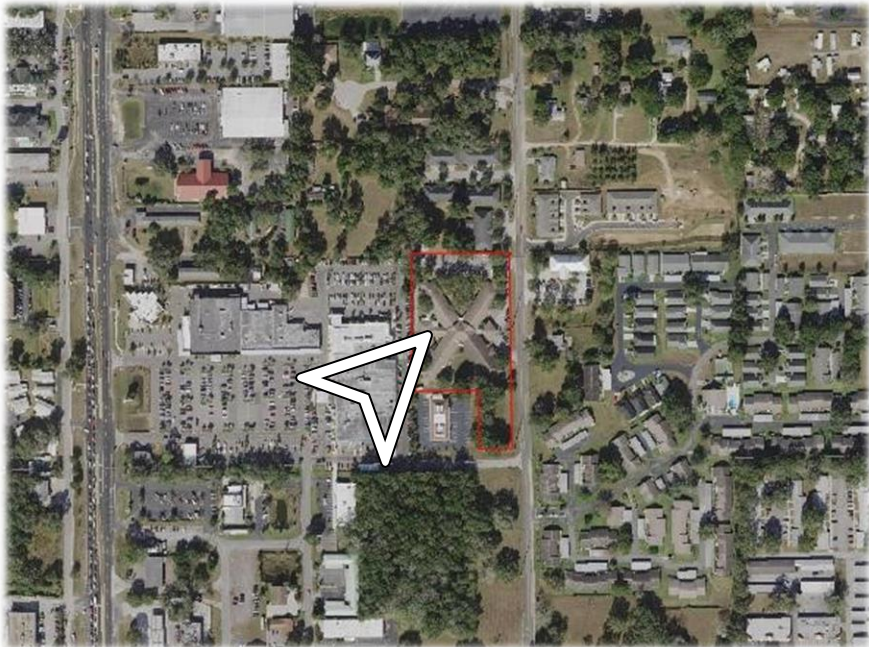


Year Built Distribution



Occupation





2. Eastbrook Gardens Memory Care

Property Introduction

Location: 201 N Sunset Dr Casselberry, FL 32707

Eastbrook Gardens is a Memory Care Facility specializing in Alzheimer's care. This facility is licensed for 78 Beds but can go up to 120 beds.

Eastbrook Gardens includes:

- **78 Licensed Beds**
- **4.8-Acres**
- **78-Rooms**
- **80% Occupancy**
- **\$2,392,000 Gross Revenue**
- **\$500,248 NOI**
- **Possible Expansion on Additional 3-acres MOL**

Development Opportunity: This property offers an additional 3-acres MOL for further construction. New owner may consider developing an Assisted Living Facility in addition to the Memory Care currently offered. Note: It is advised to consult with the proper authorities to verify the use of the additional land.

Hospitals: Florida Hospital is located 2.3 Miles from this facility.

Competition: There is only one other ALF's located within the zip code area of this facility – Pathways to Care (40 Beds).







Financial Projections

These projections are based on a full price purchase price of \$6,000,000. Year 1 of the below projections is **Actual (2019), at 80% occupancy**. Future years (2-10) project 95% occupancy, a 3% annual increase in Gross Revenue and 3% increase in annual expenses. Factored into the projection is an 80% LTV loan that includes a 3.5% Interest Rate, 25-Year Amortization, that may be available to the purchaser.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	\$ 2,512,299	\$ 3,140,374	\$ 3,234,585	\$ 3,331,623	\$ 3,431,571	\$ 3,534,519	\$ 3,640,554	\$ 3,749,771	\$ 3,862,264	\$ 3,978,132
Less: Vacancy & Credit Losses	(125,615)	(157,019)	(161,729)	(166,581)	(171,579)	(176,726)	(182,028)	(187,489)	(193,113)	(198,907)
Effective Gross Income	<u>\$ 2,386,684</u>	<u>\$ 2,983,355</u>	<u>\$ 3,072,856</u>	<u>\$ 3,165,042</u>	<u>\$ 3,259,993</u>	<u>\$ 3,357,793</u>	<u>\$ 3,458,526</u>	<u>\$ 3,562,282</u>	<u>\$ 3,669,151</u>	<u>\$ 3,779,225</u>
Less: Operating Expenses	(1,891,538)	(1,948,284)	(2,006,733)	(2,066,935)	(2,128,943)	(2,192,811)	(2,258,595)	(2,326,353)	(2,396,144)	(2,468,028)
Net Operating Income (NOI)	<u>\$ 495,146</u>	<u>\$ 1,035,071</u>	<u>\$ 1,066,123</u>	<u>\$ 1,098,107</u>	<u>\$ 1,131,050</u>	<u>\$ 1,164,982</u>	<u>\$ 1,199,931</u>	<u>\$ 1,235,929</u>	<u>\$ 1,273,007</u>	<u>\$ 1,311,197</u>
Less: Annual Debt Service	(288,359)	(288,359)	(288,359)	(288,359)	(288,359)	(288,359)	(288,359)	(288,359)	(288,359)	(288,359)
CASH FLOW Before Taxes	<u>\$ 206,787</u>	<u>\$ 746,712</u>	<u>\$ 777,764</u>	<u>\$ 809,748</u>	<u>\$ 842,691</u>	<u>\$ 876,623</u>	<u>\$ 911,572</u>	<u>\$ 947,570</u>	<u>\$ 984,648</u>	<u>\$ 1,022,838</u>

Property Resale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Sales Price	\$ 6,273,159	\$ 6,461,353	\$ 6,655,194	\$ 6,854,850	\$ 7,060,495	\$ 7,272,310	\$ 7,490,479	\$ 7,715,194	\$ 7,946,650	\$ 8,185,049
Less: Selling Expenses	(188,195)	(193,841)	(199,656)	(205,645)	(211,815)	(218,169)	(224,714)	(231,456)	(238,399)	(245,551)
Adjusted Projected Sales Price	<u>\$ 6,084,964</u>	<u>\$ 6,267,513</u>	<u>\$ 6,455,538</u>	<u>\$ 6,649,204</u>	<u>\$ 6,848,680</u>	<u>\$ 7,054,141</u>	<u>\$ 7,265,765</u>	<u>\$ 7,483,738</u>	<u>\$ 7,708,250</u>	<u>\$ 7,939,498</u>
Less: Mortgage(s) Balance Payoff	(4,677,691)	(4,551,032)	(4,419,868)	(4,284,039)	(4,143,379)	(3,997,717)	(3,846,873)	(3,690,664)	(3,528,900)	(3,361,382)
SALE PROCEEDS Before Taxes	<u>\$ 1,407,273</u>	<u>\$ 1,716,480</u>	<u>\$ 2,035,670</u>	<u>\$ 2,365,165</u>	<u>\$ 2,705,301</u>	<u>\$ 3,056,424</u>	<u>\$ 3,418,892</u>	<u>\$ 3,793,074</u>	<u>\$ 4,179,350</u>	<u>\$ 4,578,116</u>

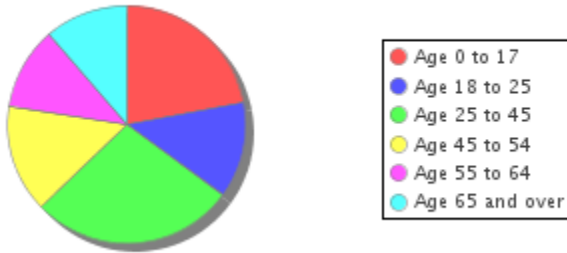
Cash Position	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Generated in Current Year	\$ 206,787	\$ 746,712	\$ 777,764	\$ 809,748	\$ 842,691	\$ 876,623	\$ 911,572	\$ 947,570	\$ 984,648	\$ 1,022,838
Cash Generated in Previous Years	n/a	206,787	953,499	1,731,263	2,541,011	3,383,702	4,260,324	5,171,896	6,119,466	7,104,114
Cash Generated from Property Sale	1,407,273	1,716,480	2,035,670	2,365,165	2,705,301	3,056,424	3,418,892	3,793,074	4,179,350	4,578,116
Original Initial Investment	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)	(1,200,000)
Total Potential CASH Generated	<u>\$ 414,059</u>	<u>\$ 1,469,979</u>	<u>\$ 2,566,933</u>	<u>\$ 3,706,176</u>	<u>\$ 4,889,003</u>	<u>\$ 6,116,748</u>	<u>\$ 7,390,788</u>	<u>\$ 8,712,540</u>	<u>\$ 10,083,464</u>	<u>\$ 11,505,068</u>

Financial Measurements	<input type="button" value="FMV EOY - Debt EOY"/> <input type="button" value="Hide/Unhide Ratios"/>									
Debt Coverage Ratio (DCR)	1.72	3.59	3.70	3.81	3.92	4.04	4.16	4.29	4.41	4.55
Loan-to-Value Ratio (LVR)	74.6%	70.4%	66.4%	62.5%	58.7%	55.0%	51.4%	47.8%	44.4%	41.1%
Capitalization Rate Based on Cost	8.25%	17.25%	17.77%	18.30%	18.85%	19.42%	20.00%	20.60%	21.22%	21.85%
Capitalization Rate Based on Resale Price	16.50%	16.50%	16.50%	16.50%	16.50%	16.50%	16.50%	16.50%	16.50%	16.50%
Break-Even Ratio	86.77%	71.22%	70.95%	70.70%	70.44%	70.20%	69.96%	69.73%	69.51%	69.29%
Operating Expense Ratio	79.25%	65.31%	65.31%	65.31%	65.31%	65.31%	65.31%	65.31%	65.31%	65.31%
Cash-on-Cash Return with Equity	34.50%	75.03%	63.91%	55.96%	50.01%	45.38%	41.68%	38.66%	36.14%	34.01%
Cash-on-Cash Return - Before Taxes	17.23%	62.23%	64.81%	67.48%	70.22%	73.05%	75.96%	78.96%	82.05%	85.24%

Demographic Overview For A 10 Mile Radius from Subject Property*

Persons	800,164	Families	194,022
Households	311,424	Persons Per Household	2.6
Percent Children	22.55 %		

Age Distribution



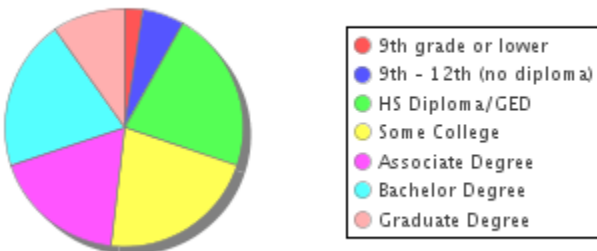
Occupancy - Rent vs Own



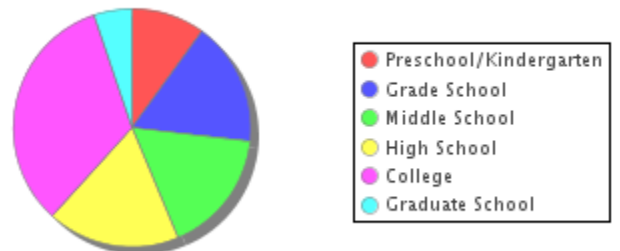
Source: [2010 Census / US Census Bureau](#)

House Median Year Built	1970	Per Capita Income	\$35,327
Average Home Value	\$236,482	Average Household Income	\$68,003
Average Rent	\$1,247		

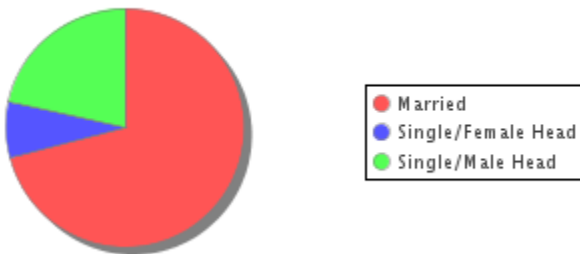
Education Attained



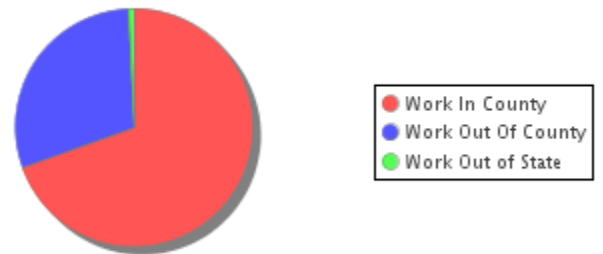
Education - Current Enrollment



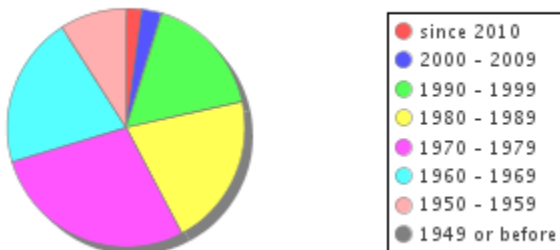
Family Type



Place Of Employment



Year Built Distribution



Occupation





3. Cottages of Port Richey ALF-Memory Care

Property Introduction

Location: 5911 Pine Hill Rd, Port Richey, FL 34668

The Cottages of Port Richey is a combined ALF-Memory Care Facility with two buildings dedicated to Memory Care. This facility is licensed for 100 Beds but can go up to 190 beds.

The Cottages of Port Richey includes:

- **100-Licensed Beds**
- **53,079 SF**
- **60% Occupancy**
- **4.86-Acres**
- **7-Buildings**
- **Under refurbishment - Almost 100% Completed**
- **Possible Expansion up to 190 Beds**

Development Opportunity: This property includes structures that are under refurbishment. Current occupancy is 60%. One of the buildings is completed and will be taking in up to 32 Residents. The new owner may consider taking advantage of the increased bed licensing this facility offers.

Hospitals: Morton Plant Northbay Hospital is located 1.5 Miles from this facility.

Competition: There is only one other ALF's located within the zip code area of this facility – Jasmine Retirement Home (48 Beds).







Financial Projections

These projections are based on a full price purchase price of \$6,000,000. Year 1 of the below projections is **Actual (2019), at 60% occupancy**. Future years (2-10) project 95% Occupancy, a 3% annual increase in Gross Revenue and 3% increase in annual expenses. Factored into the projection is an initial Seller Financing, that may be offered to a Qualified Purchaser, 75% LTV loan that includes a 4% Interest Only Rate, with 1 year deferred payment (accrued interest), 3-year balloon. From year 4 includes a new loan, 4% Interest, amortized over 25-years on a \$4,680,000 loan balance.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	\$ 2,147,910	\$ 3,360,000	\$ 3,460,800	\$ 3,564,624	\$ 3,671,563	\$ 3,781,710	\$ 3,895,161	\$ 4,012,016	\$ 4,132,376	\$ 4,256,347
Less: Vacancy & Credit Losses	(107,396)	(168,000)	(173,040)	(178,231)	(183,578)	(189,085)	(194,758)	(200,601)	(206,619)	(212,817)
Effective Gross Income	\$ 2,040,515	\$ 3,192,000	\$ 3,287,760	\$ 3,386,393	\$ 3,487,985	\$ 3,592,624	\$ 3,700,403	\$ 3,811,415	\$ 3,925,757	\$ 4,043,530
Less: Operating Expenses	(1,989,311)	(2,048,990)	(2,110,460)	(2,173,774)	(2,238,987)	(2,306,157)	(2,375,341)	(2,446,602)	(2,520,000)	(2,595,600)
Net Operating Income (NOI)	\$ 51,204	\$ 1,143,010	\$ 1,177,300	\$ 1,212,619	\$ 1,248,998	\$ 1,286,467	\$ 1,325,061	\$ 1,364,813	\$ 1,405,758	\$ 1,447,930
Less: Annual Debt Service		(187,200)	(187,200)	(286,624)	(286,624)	(286,624)	(286,624)	(286,624)	(286,624)	(286,624)
CASH FLOW Before Taxes	\$ 51,204	\$ 955,810	\$ 990,100	\$ 925,995	\$ 962,374	\$ 999,843	\$ 1,038,437	\$ 1,078,189	\$ 1,119,134	\$ 1,161,306

Property Resale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Sales Price	\$ 6,531,484	\$ 6,727,428	\$ 6,929,251	\$ 7,137,129	\$ 7,351,243	\$ 7,571,780	\$ 7,798,933	\$ 8,032,901	\$ 8,273,888	\$ 8,522,105
Less: Selling Expenses	(195,945)	(201,823)	(207,878)	(214,114)	(220,537)	(227,153)	(233,968)	(240,987)	(248,217)	(255,663)
Adjusted Projected Sales Price	\$ 6,335,539	\$ 6,525,605	\$ 6,721,374	\$ 6,923,015	\$ 7,130,705	\$ 7,344,626	\$ 7,564,965	\$ 7,791,914	\$ 8,025,672	\$ 8,266,442
Less: Mortgage(s) Balance Payoff	(4,680,000)	(4,492,800)	(4,305,600)	(4,189,079)	(4,067,811)	(3,941,602)	(3,810,252)	(3,673,550)	(3,531,278)	(3,383,210)
SALE PROCEEDS Before Taxes	\$ 1,655,539	\$ 2,032,805	\$ 2,415,774	\$ 2,733,936	\$ 3,062,894	\$ 3,403,024	\$ 3,754,714	\$ 4,118,365	\$ 4,494,394	\$ 4,883,232

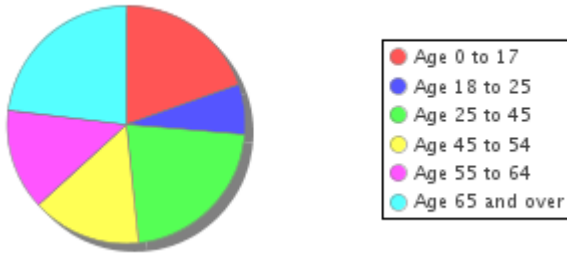
Cash Position	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Generated in Current Year	\$ 51,204	\$ 955,810	\$ 990,100	\$ 925,995	\$ 962,374	\$ 999,843	\$ 1,038,437	\$ 1,078,189	\$ 1,119,134	\$ 1,161,306
Cash Generated in Previous Years	n/a	51,204	1,007,013	1,997,113	2,923,108	3,885,482	4,885,325	5,923,762	7,001,952	8,121,085
Cash Generated from Property Sale	1,655,539	2,032,805	2,415,774	2,733,936	3,062,894	3,403,024	3,754,714	4,118,365	4,494,394	4,883,232
Original Initial Investment	(1,320,000)	(1,320,000)	(1,320,000)	(1,320,000)	(1,320,000)	(1,320,000)	(1,320,000)	(1,320,000)	(1,320,000)	(1,320,000)
Total Potential CASH Generated	\$ 386,743	\$ 1,719,819	\$ 3,092,887	\$ 4,337,044	\$ 5,628,376	\$ 6,968,349	\$ 8,358,476	\$ 9,800,316	\$ 11,295,479	\$ 12,845,624

Financial Measurements	FMV EOY - Debt EOY									
Debt Coverage Ratio (DCR)	-	6.11	6.29	4.23	4.36	4.49	4.62	4.76	4.90	5.05
Loan-to-Value Ratio (LVR)	71.7%	66.8%	62.1%	58.7%	55.3%	52.1%	48.9%	45.7%	42.7%	39.7%
Capitalization Rate Based on Cost	0.85%	19.05%	19.62%	20.21%	20.82%	21.44%	22.08%	22.75%	23.43%	24.13%
Capitalization Rate Based on Resale Price	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
Break-Even Ratio	92.62%	66.55%	66.39%	69.02%	68.79%	68.56%	68.34%	68.13%	67.92%	67.72%
Operating Expense Ratio	97.49%	64.19%	64.19%	64.19%	64.19%	64.19%	64.19%	64.19%	64.19%	64.19%
Cash-on-Cash Return with Equity	29.30%	80.52%	67.55%	51.50%	47.23%	43.75%	40.85%	38.40%	36.30%	34.49%
Cash-on-Cash Return - Before Taxes	3.88%	72.41%	75.01%	70.15%	72.91%	75.75%	78.67%	81.68%	84.78%	87.98%

Demographic Overview For A 10 Mile Radius from Subject Property*

Persons	278,706	Families	75,902
Households	120,002	Persons Per Household	2.3
Percent Children	19.73 %		

Age Distribution



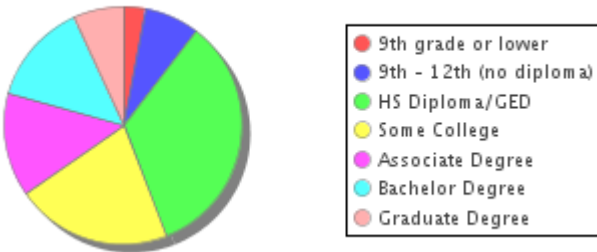
Occupancy - Rent vs Own



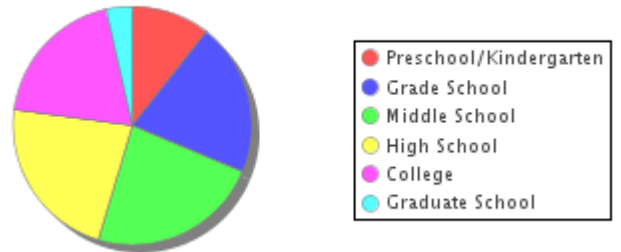
Source: [2010 Census / US Census Bureau](#)

House Median Year Built	1983	Per Capita Income	\$27,308
Average Home Value	\$137,391	Average Household Income	\$48,448
Average Rent	\$1,049		

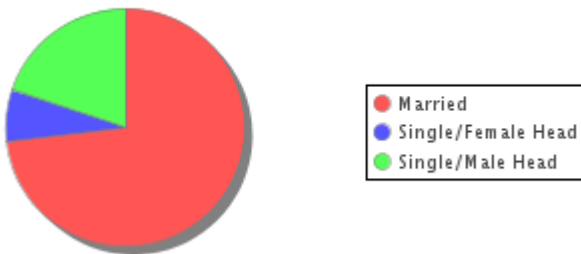
Education Attained



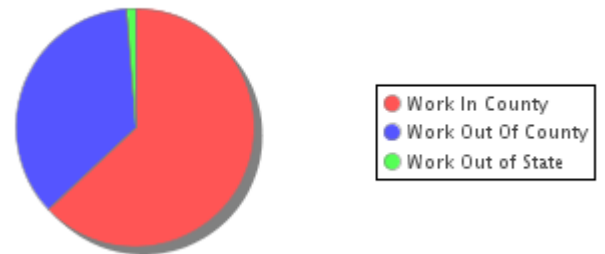
Education - Current Enrollment



Family Type



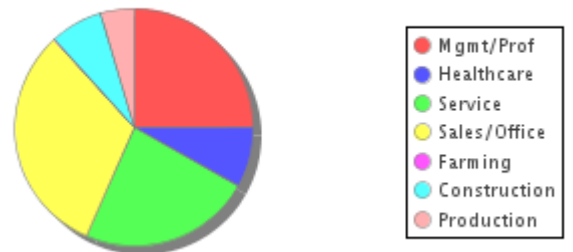
Place Of Employment

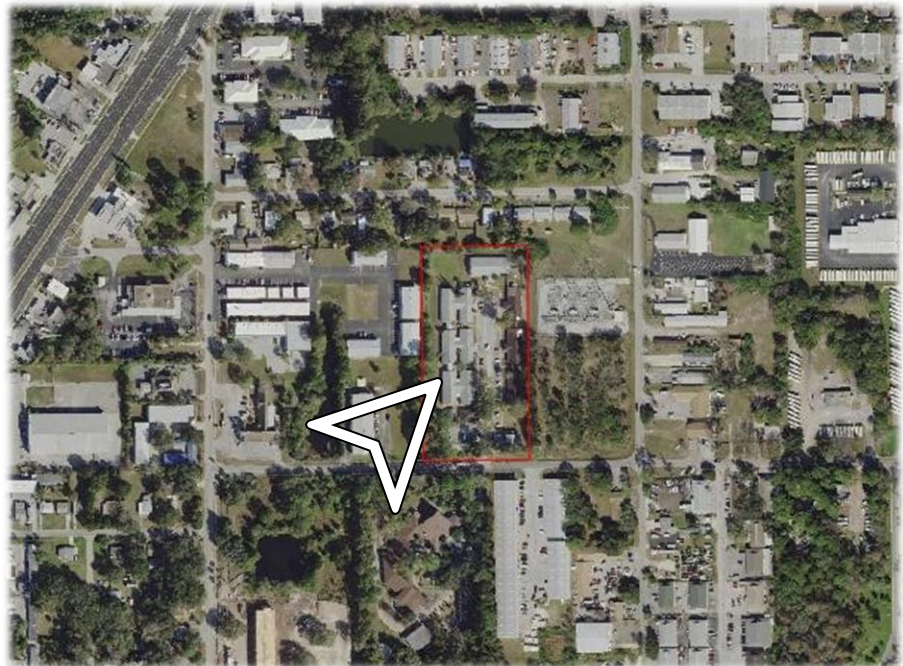


Year Built Distribution



Occupation





THE PATH INTO THE HEALTHCARE INDUSTRY

ASSISTED LIVING - INDEPENDENT LIVING - MEMORY CARE



A.I.M. provides all the necessary services to assist our Clients seeking to purchase, or develop, a healthcare or medical facility. From conception to operation, A.I.M. can help:

- REAL ESTATE
- CONSULTING
- FINANCING
- DEVELOPMENT
- MANAGEMENT
- ADMINISTRATIVE
- MARKETING & BRANDING

Contact Benny Spensieri - 813-391-1545 or Benny@CRESCorpLLC.com.



CRES Corp International

PREFERRED INVESTOR PROGRAM

For those who are interested in “**Off-Market**” property, we offer our “**Preferred Investor Program**” (PIP)!

CRES Corp International is one of the few commercial companies specializing in “**Off-Market**” properties; properties available for sale but not offered to the public. Owners of these properties choose to keep the sale discreet and, therefore, they do not list their property with any real estate company.

The problem most sellers have trying to sell their property “**Off-Market**” is locating legitimate Investors, who are financially capable and who will make reasonable offers. Our Company has had tremendous success assisting our sellers by introducing them to our Investors, who are Members of our “Preferred Investor Program”.

Our **Preferred Investor Program Members** are Investor and Investment organizations, prequalified through CRES Corp International, so the seller is confident the Investor we introduce not only has the **financial ability** to purchase their property but also has a successful investment history and will make a **serious offer**.

A property not disclosed to the public provides our PIP Members the luxury of limited competition, a comfortable examination of the property, and ample time to work with the seller structuring a deal. Our Investors usually end up with a very good to great deal.

Investor? For further information on our Preferred Investor Program and our available “Off-Market” properties, feel free to call or send an email.

Selling a Commercial Property? Don't want to list? Send an email or call. Our Investors are ready to make an offer on your property.

Benny Spensieri – 813-391-1545 or Benny@CRESCorpLLC.com.



From this...



to this...



...to this!

After you sell your property you have two choices - Pay Yourself or Pay the Government?

Capital Gains Taxes will have to be paid – Unless...

1031-Exchange

Did you know you can defer paying your Capital Gains taxes on the money you earn from the sale of your Property by simply buying another Property through a 1031-Exchange?

CRES Corp International has successfully assisted our Clients who have gone from owning duplexes and quadraplexes to owning:

- **Apartment Complexes**
- **Hotels/Resorts**
- **Retail Strip Centers**
- **Office Complexes**
- **Medical Centers and more!**

UP YOUR GAME WITH A 1031-EXCHANGE!!!



Commercial Financing Arrangement

CRES Corp International assists our Clients with the provision of project funding:

- Acquisition Funding
 - Multi-Family
 - Hotels
 - Retail
 - Healthcare
 - Medical
- Development Funding

Our Company strives to beat the current loan products offered by financial institutions, private capital and other lending resources. We bring the best loan scenarios to our Clients:

- Lower Interest Rates
- Higher Leverage
- Longer Terms
- Non-Recourse
- No Prepayment

For further information on financing contact

Brian Hartman, Director, Financing Division – 561-633-8971 or Brian.Hartman@CRESCorpINTL.com



pharus group

Business Brokering – Management/Leasing - Consulting

For our Clients seeking professional management and consulting for their businesses, CRES Corp International has teamed with the Pharus Group (www.pharusgroup.com) to provide the following:

- Leasing & Management
- Billing, Collections
- Record Keeping/Budgeting, Cash Management
- Account Report Preparation – Monthly-Quarterly-Annual
- Human Resource/Employee Hiring
- Business Enhancement & Branding
- Exit Strategy Consulting
- Web Design/Social Media Management

For the following types of business:

- Retail/Office
- Medical/Health Care (www.pharuspractice.com)
- Apartments
- Hotels
- MHP/RV

Christopher Morhardt, Pharus Group, President - 772-223-3344 or chris@PharusGroup.com



Commercial Real Estate & Financial Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our Clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on "Off-Market" Property
- Receive information on "Pre-Listed" Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or Benny@CRESCorpLLC.com.