

**VALUE-ADD OWNER/USER
INVESTMENT OPPORTUNITY**

VACANT ORLANDO SENIOR HOUSING FACILITY

**480 E CHURCH AVENUE
LONGWOOD, FL 32750**

**1.62 ± Acres • 33,552 ± SF • 77 Units
• Orange County**



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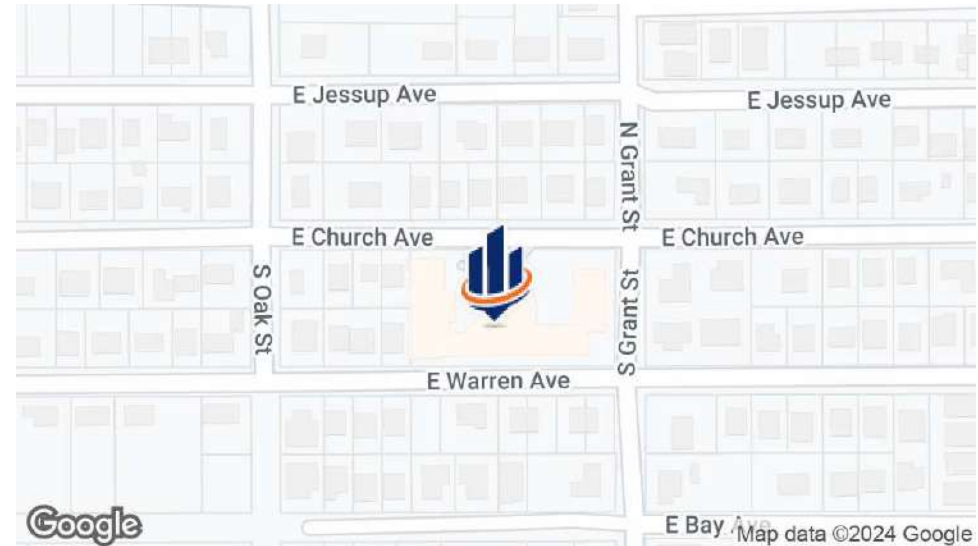




1 PROPERTY
INFORMATION

480 E Church Avenue
Longwood, FL 32750

Property Summary



OFFERING SUMMARY

Price:	Subject to Offer
Building Size:	33,552 ± SF
Rooms:	77
Beds:	112
Parking Spaces:	28
Lot Size:	1.62 ± Acres
Zoning:	MDR*
Taxes:	\$53,879.82 (2023)
APN:	3120305AU00006800

PROPERTY OVERVIEW

Explore the untapped potential of this neighborhood property in Longwood, FL – a former senior living facility [last in operations in 2022] with 77 units and 28 parking spaces. Strategically situated in Seminole County, just north of Orlando between Hwy 17 and Interstate 4, this dynamic property presents a unique opportunity for redevelopment for uses like corporate housing or apartments. Also nearby are the Orlando Health South Seminole Hospital and the Longwood Sunrail Station.

*The site is zoned Medium Density Residential, which does not allow for senior living facilities. A conditional use site plan would be required to re-open the facility for senior living uses.

Property Highlights



DEAL POINTS

- 77 rooms & 28 parking spaces
- 3 shower rooms for memory care
- 1 Nurse station & 1 activities office
- 2 laundry rooms
- Total 4 lounges - 2 lounge in assisted living + 2 lounges in memory care (1 outside, and 1 inside)
- Roof was replaced in 2016 on the side that has 1 floor

UNIT MIX

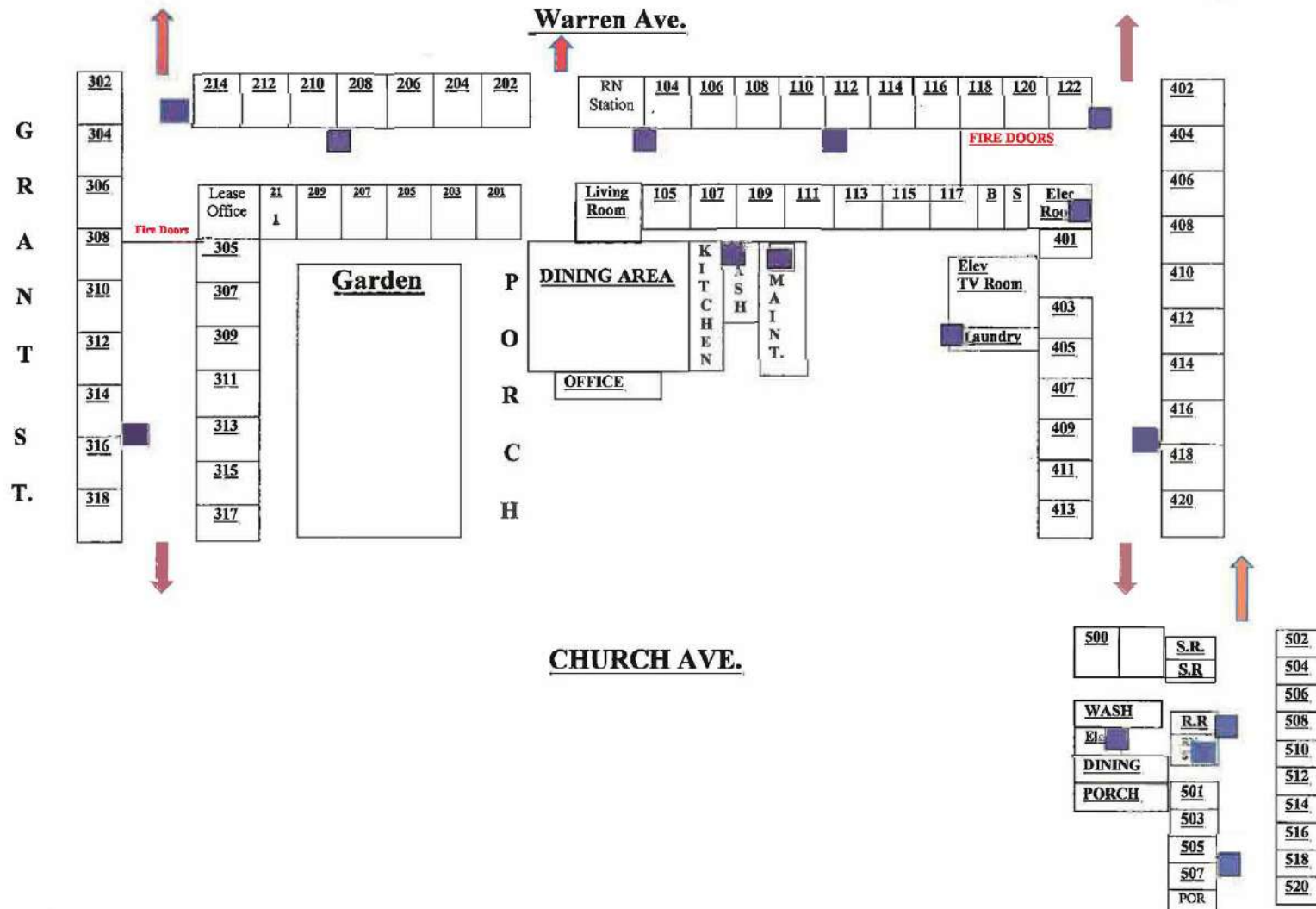
	NO. OF UNITS	SET-UP BEDS
Assisted Living	61	81
Memory Care	16	31
Total	77	112



Additional Photos



Floor Plan



Bottom right section represents the second floor on the West side of the property.

Additional Photos





ORLANDO
HEALTH



THE
ADDISON
LONGWOOD



WESTON PARK
Longwood Station



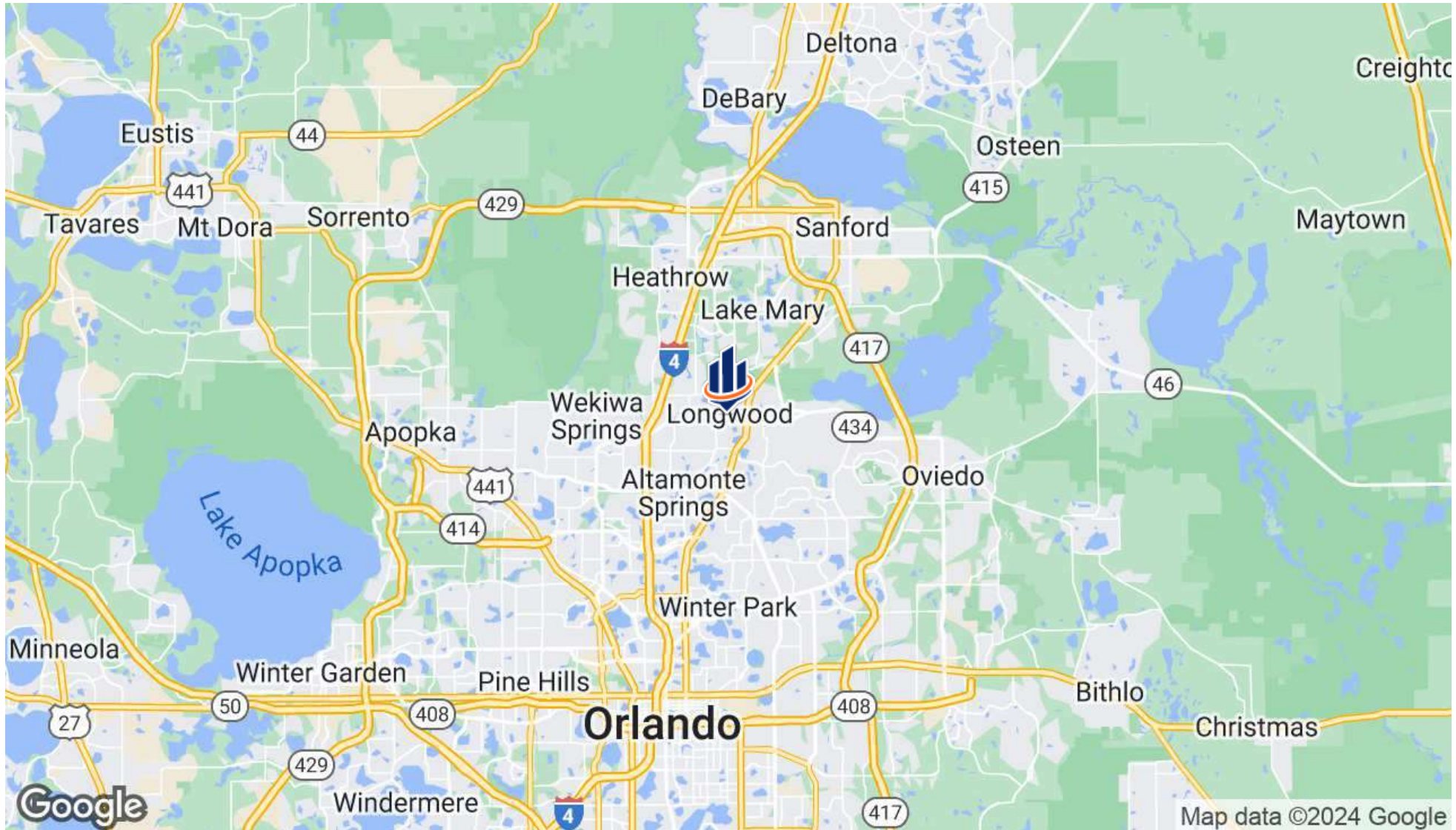
N Ronald Reagan Blvd

2 LOCATION INFORMATION

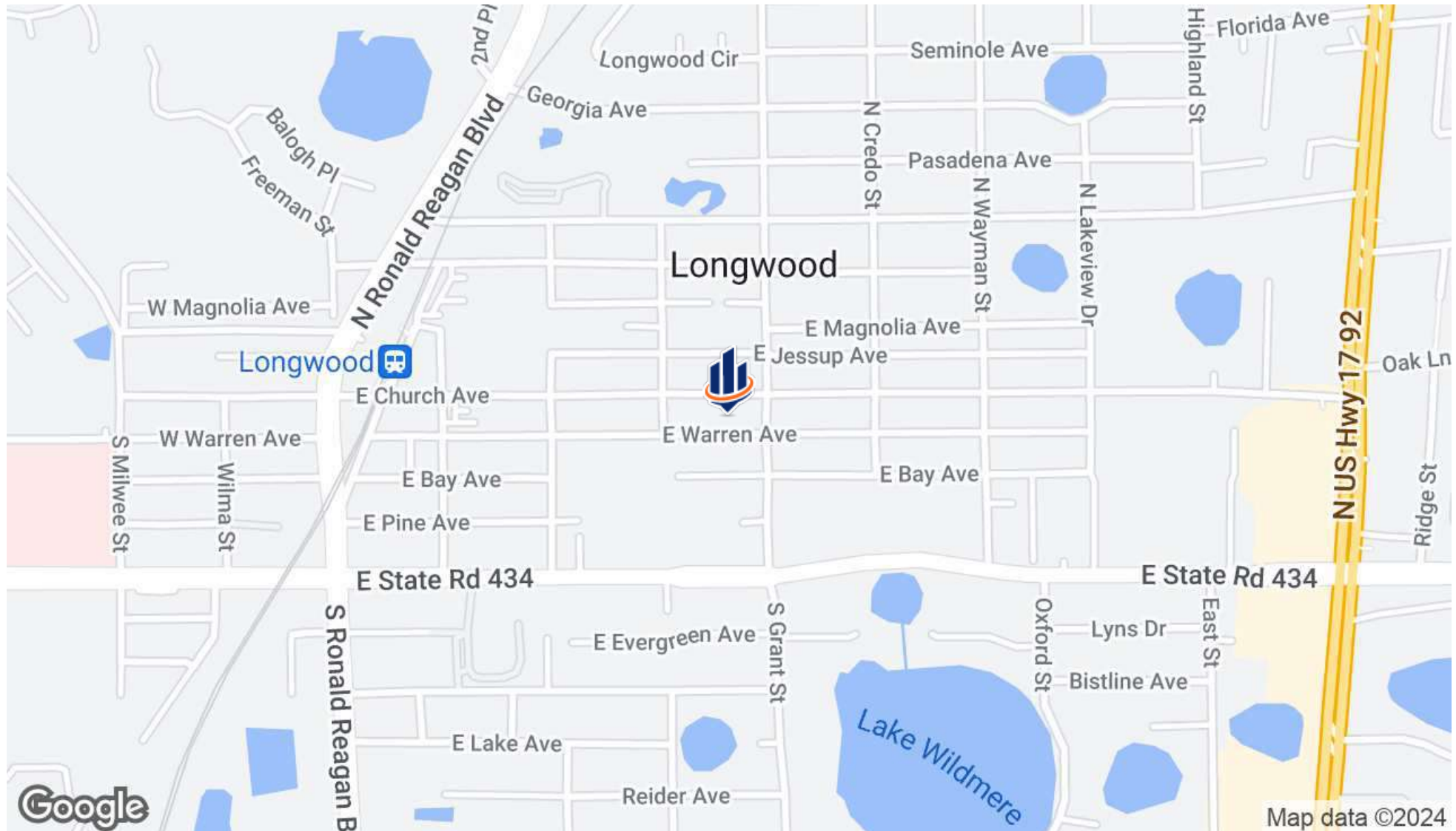


480 E Church Avenue
Longwood, FL 32750

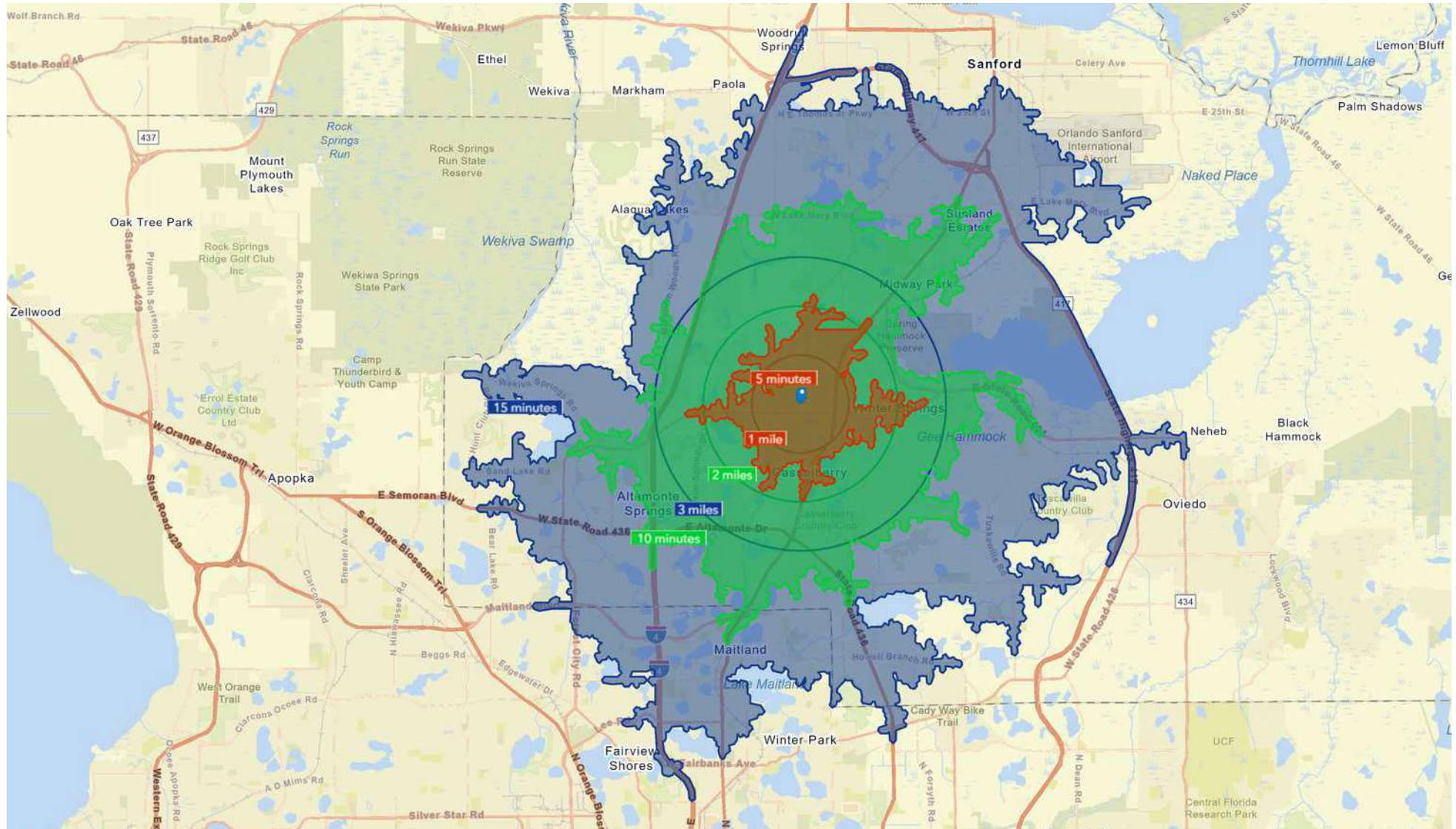
Regional Map



Location Map



Demographics Map



Benchmark Demographics

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Seminole	FL	US
Population	9,942	33,862	74,823	15,311	114,173	309,545	480,981	22,381,338	337,470,185
Households	3,905	13,394	29,654	6,119	46,765	127,085	187,582	8,909,543	129,917,449
Families	2,529	8,626	19,402	3,862	29,330	79,627	124,088	5,732,103	83,890,180
Average Household Size	2.48	2.48	2.49	2.46	2.41	2.41	2.54	2.46	2.53
Owner Occupied Housing Units	2,091	8,499	19,217	3,384	28,920	75,422	119,724	5,917,802	84,286,498
Renter Occupied Housing Units	1,814	4,895	10,437	2,735	17,845	51,663	67,858	2,991,741	45,630,951
Median Age	42.8	42.4	42.3	41.1	42.0	40.8	39.9	42.9	39.1
<i>Income</i>									
Median Household Income	\$61,772	\$63,379	\$67,565	\$58,840	\$66,950	\$68,295	\$73,482	\$65,081	\$72,603
Average Household Income	\$79,406	\$87,326	\$93,908	\$78,942	\$94,871	\$100,710	\$107,529	\$97,191	\$107,008
Per Capita Income	\$31,031	\$34,450	\$37,304	\$31,135	\$38,870	\$41,256	\$41,962	\$38,778	\$41,310
<i>Trends: 2021 - 2026 Annual Growth Rate</i>									
Population	1.19%	0.65%	0.30%	1.04%	0.30%	0.12%	0.20%	0.63%	0.30%
Households	1.43%	0.84%	0.47%	1.22%	0.50%	0.32%	0.40%	0.77%	0.49%
Families	1.43%	0.85%	0.47%	1.25%	0.48%	0.28%	0.36%	0.74%	0.44%
Owner HHs	0.66%	0.55%	0.48%	0.60%	0.52%	0.53%	0.40%	0.93%	0.66%
Median Household Income	3.37%	3.04%	2.96%	2.88%	2.94%	2.86%	2.88%	3.34%	2.57%

Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Seminole FL US

Households by Income

<\$15,000	7.70%	7.80%	7.30%	8.70%	7.10%	7.40%	7.10%	9.70%	9.50%
\$15,000 - \$24,999	7.20%	6.50%	6.20%	7.80%	6.30%	6.10%	5.30%	7.80%	7.10%
\$25,000 - \$34,999	6.70%	7.40%	6.80%	7.20%	7.50%	7.30%	6.20%	8.40%	7.40%
\$35,000 - \$49,999	15.10%	13.20%	12.80%	15.40%	12.80%	12.20%	12.20%	11.80%	10.80%
\$50,000 - \$74,999	23.00%	23.70%	21.70%	23.70%	21.50%	21.10%	20.10%	17.80%	16.50%
\$75,000 - \$99,999	17.50%	13.70%	13.70%	15.30%	13.80%	13.20%	12.80%	13.10%	12.80%
\$100,000 - \$149,999	14.80%	15.70%	16.90%	12.70%	16.10%	16.10%	17.40%	15.90%	16.90%
\$150,000 - \$199,999	4.80%	7.20%	8.40%	5.70%	8.20%	7.80%	8.70%	7.00%	8.60%
\$200,000+	3.10%	5.00%	6.20%	3.50%	6.70%	8.70%	10.20%	8.40%	10.60%

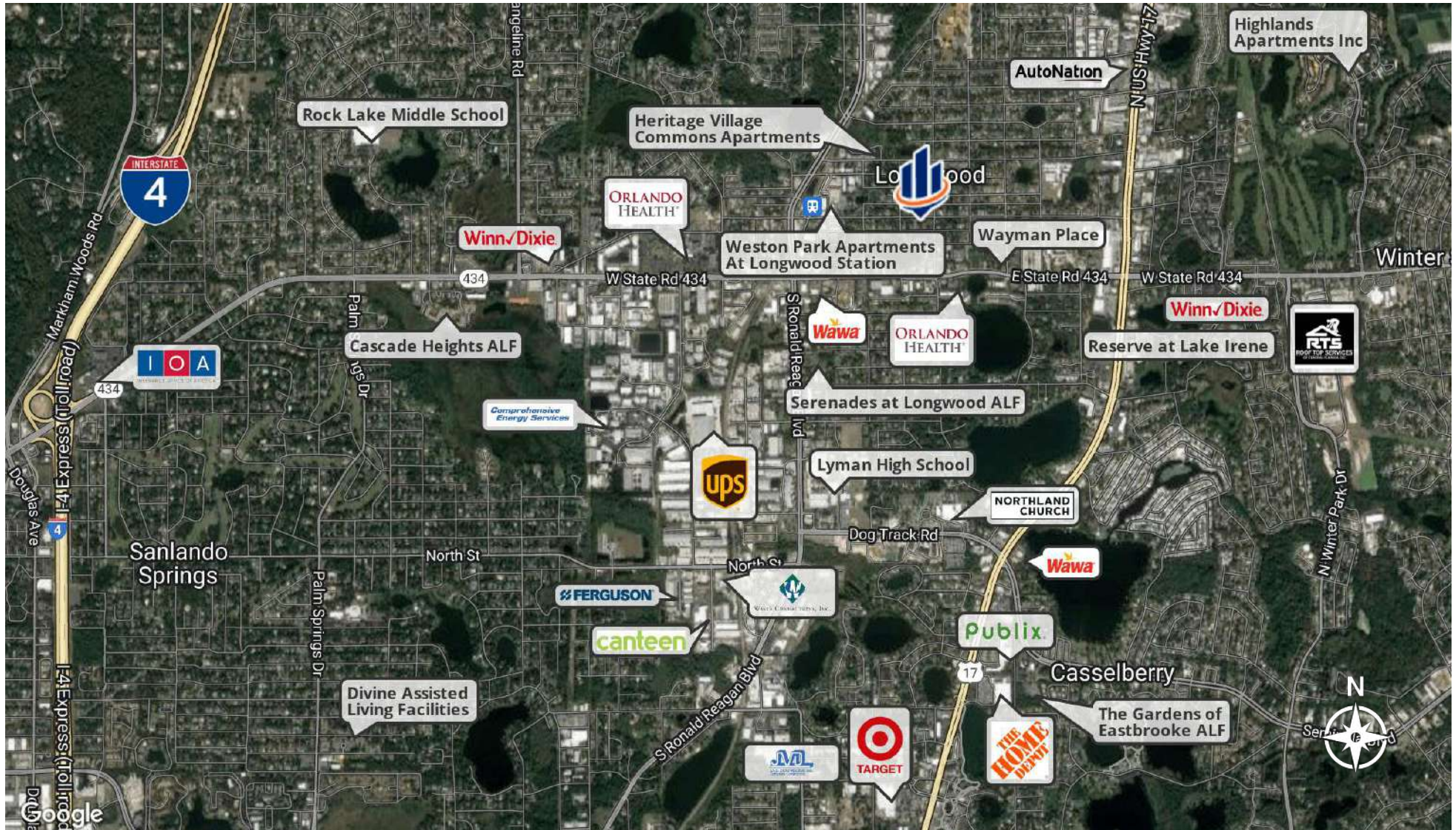
Population by Age

0 - 4	4.80%	4.70%	4.60%	5.00%	4.60%	4.80%	4.90%	5.00%	5.70%
5 - 9	5.20%	5.10%	5.00%	5.30%	4.90%	5.10%	5.40%	5.30%	6.10%
10 - 14	5.20%	5.30%	5.20%	5.30%	5.20%	5.50%	5.80%	5.50%	6.30%
15 - 19	4.80%	5.30%	5.30%	5.20%	5.30%	5.60%	5.90%	5.60%	6.30%
20 - 24	5.70%	5.90%	5.80%	6.30%	5.80%	6.20%	6.40%	5.90%	6.40%
25 - 34	14.80%	14.50%	15.00%	15.40%	14.90%	14.80%	15.10%	13.10%	13.70%
35 - 44	12.10%	12.30%	12.40%	12.40%	13.00%	13.30%	13.30%	12.10%	13.10%
45 - 54	11.80%	12.30%	12.50%	11.70%	12.60%	12.60%	12.70%	11.70%	11.90%
55 - 64	13.40%	13.50%	14.10%	12.90%	13.80%	13.40%	13.40%	13.30%	12.70%
65 - 74	11.60%	12.20%	11.90%	11.40%	11.40%	10.90%	10.40%	12.60%	10.60%
75 - 84	6.40%	6.20%	5.90%	6.10%	6.00%	5.60%	5.00%	7.30%	5.30%
85+	4.10%	2.80%	2.30%	3.20%	2.40%	2.20%	1.80%	2.70%	1.90%

Race and Ethnicity

White Alone	62.70%	62.50%	62.90%	60.00%	62.70%	60.60%	60.50%	57.10%	60.60%
Black Alone	9.00%	10.30%	10.00%	10.60%	10.00%	11.40%	11.40%	15.00%	12.50%
American Indian Alone	0.40%	0.40%	0.30%	0.40%	0.40%	0.40%	0.40%	0.50%	1.10%
Asian Alone	4.30%	4.00%	4.60%	4.10%	4.40%	4.60%	5.70%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.40%	7.90%	7.40%	9.30%	7.50%	7.60%	6.90%	7.60%	8.70%
Two or More Races	15.20%	14.90%	14.60%	15.60%	15.00%	15.30%	15.10%	16.70%	10.60%
Hispanic Origin (Any Race)	26.20%	25.70%	24.50%	28.30%	24.70%	24.80%	23.40%	27.00%	19.40%

Trade Area Map



Neighborhood Aerial



E Warren Ave

S Grant St

3 FINANCIALS AND COMPARABLES

480 E Church Avenue
Longwood, FL 32750

E Church Ave

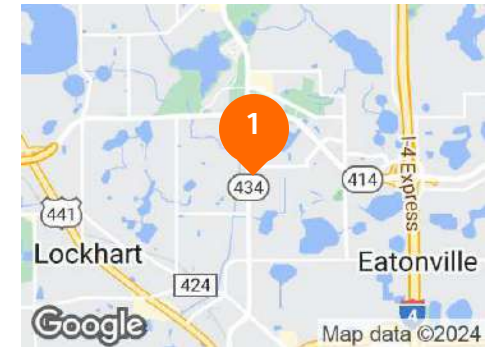
Sale Comps



1

ANN-WAY ASSISTED LIVING

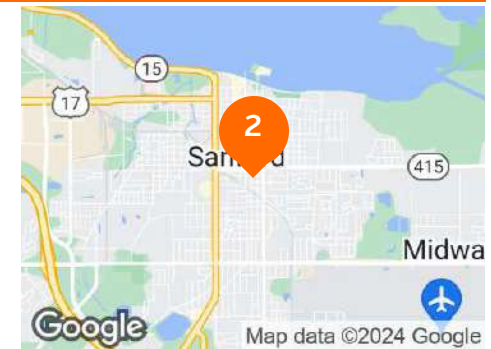
8207 Forest City Rd, Orlando, FL 32810



2

GRACIOUS AGE

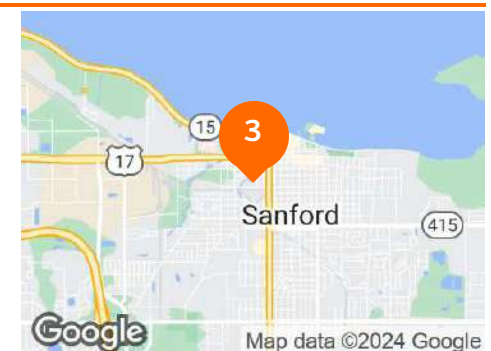
1401 Magnolia Ave, Sanford, FL 32771



3

CONGREGATE SENIOR HOUSING (VACANT)

500 S Holly Ave, Sanford, FL 32771



4



ROSEWOOD HEALTH & REHABILITATION (PART OF A PORTFOLIO)

3920 Rosewood Way, Orlando, FL 32808



5



DELTONA HEALTH CARE (PART OF A PORTFOLIO)

1851 Elkcarn Blvd, Deltona, FL 32725

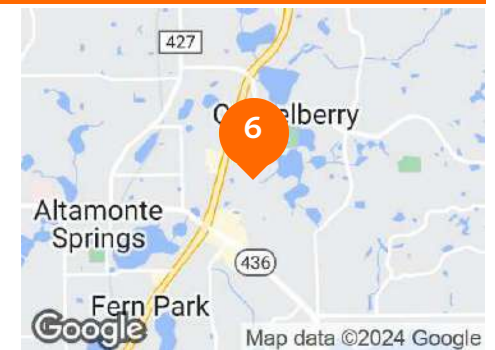


6



EASTBROOKE GARDENS

201 N Sunset Dr, Casselberry, FL 32707



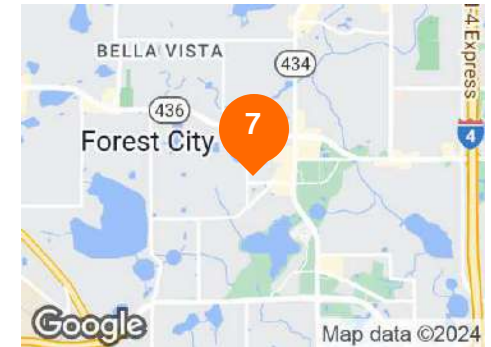
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CONSULATE HEALTH CARE AT WEST ALTAMONTE

1099 West Town Pkwy, Altamonte Springs, FL 32714

112 Parking Spaces



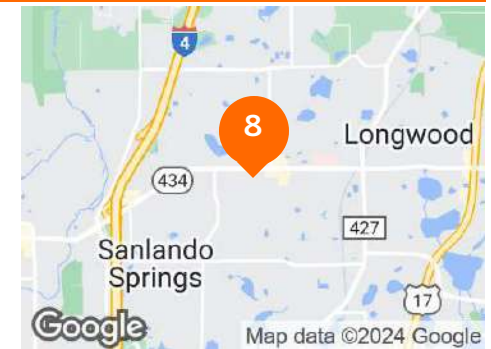
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ISLAND LAKE CENTER

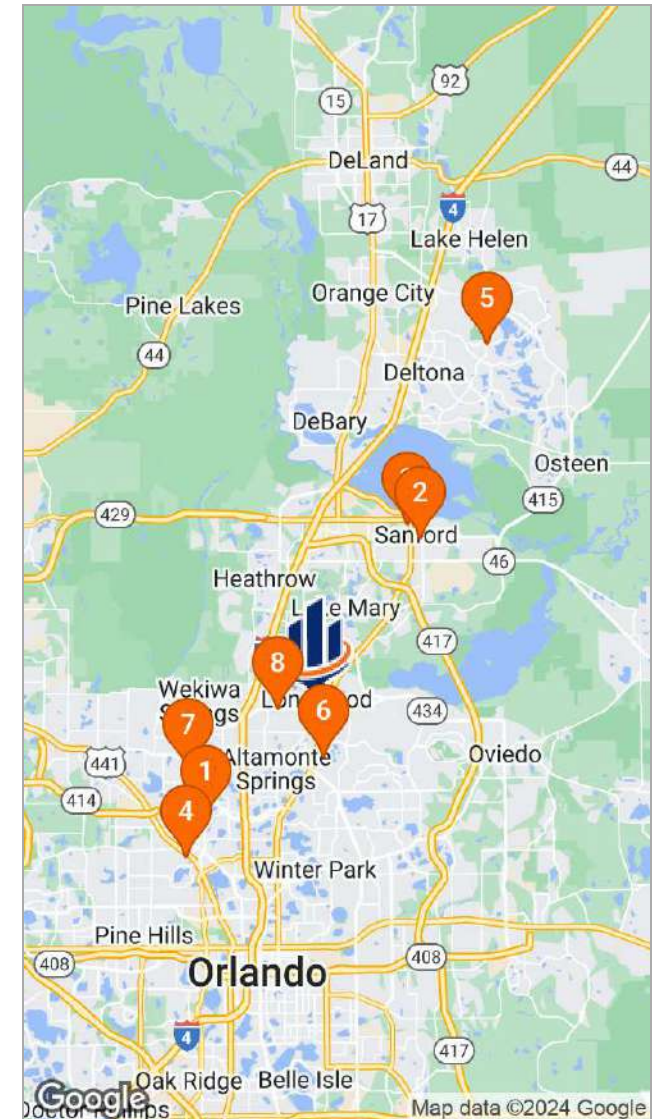
155 Landover Pl, Longwood, FL 32750

2-story facility
40 parking spaces

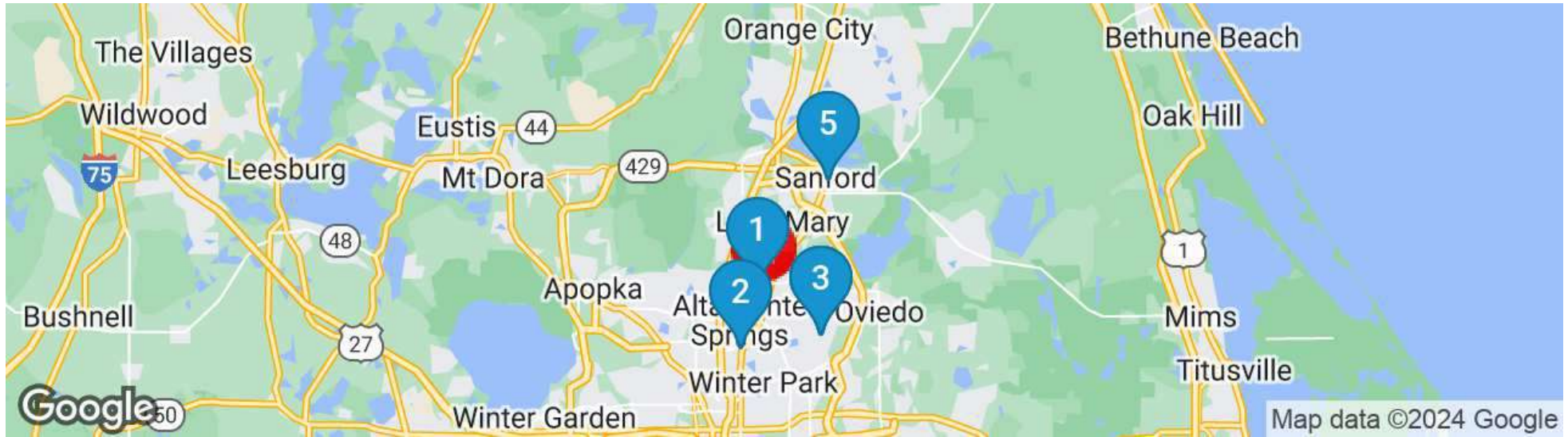


Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	DEAL STATUS	PRICE/SF
★	Vacant Orlando Assisted Living Facility 480 E Church Avenue Longwood, FL	Subject To Offer	33,552 SF	77	Subject Property	-
1	Ann-way Assisted Living 8207 Forest City Rd Orlando, FL	\$12,800,000	20,076 SF	46	On Market	\$637.58
2	Gracious Age 1401 Magnolia Ave Sanford, FL	\$10,900,000	43,395 SF	81	On Market	\$251.18
3	Congregate Senior Housing (Vacant) 500 S Holly Ave Sanford, FL	\$1,300,000	10,888 SF	-	Sold 12/18/2023	\$119.40
4	Rosewood Health & Rehabilitation (Part of a Portfolio) 3920 Rosewood Way Orlando, FL	\$13,800,000	44,329 SF	-	Sold 11/1/2023	\$311.31
5	Deltona Health Care (Part of a Portfolio) 1851 Elkcam Blvd Deltona, FL	\$12,068,200	45,845 SF	-	Sold 8/31/2023	\$263.24
6	Eastbrooke Gardens 201 N Sunset Dr Casselberry, FL	\$3,918,400	22,672 SF	-	Sold 1/1/2021	\$172.83
7	Consulate Health Care at West Altamonte 1099 West Town Pkwy Altamonte Springs, FL	\$6,612,000	41,493 SF	-	Sold 5/2/2022	\$159.35
8	Island Lake Center 155 Landover Pl Longwood, FL	\$5,850,000	41,736 SF	-	Sold 6/30/2021	\$140.17
	AVERAGES	\$8,406,075	33,804 SF	63		\$256.88

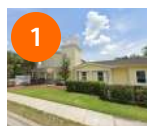


Rent Comps Map



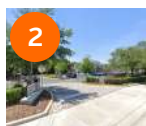
SUBJECT PROPERTY

480 E Church Avenue | Longwood, FL 32750



1 SERENADES AT LONGWOOD - MEMORY CARE

425 S Ronald Reagan Blvd
Longwood, FL 32750



2 PROVIDENCE LIVING AT MAITLAND - MEMORY CARE

700 N Maitland Ave
Maitland, FL 32751



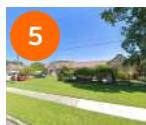
3 PALMETTO LANDING - ASSISTED LIVING

1016 Willa Springs Dr
Winter Springs, FL 32708



4 PALMETTO LANDING - MEMORY CARE

1016 Willa Springs Dr
Winter Springs, FL 32708



5 GRACIOUS AGE - ASSISTED LIVING

1401 Magnolia Ave
Sanford, FL 32771

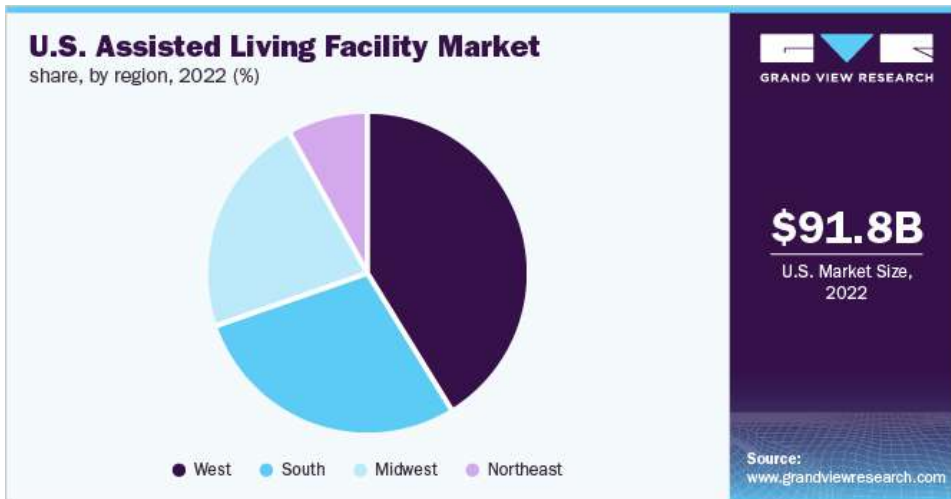
Rent Comps Summary

SUBJECT PROPERTY	PRICE/MONTH	BLDG SF
Vacant Orlando Assisted Living Facility 480 E Church Avenue Longwood, FL 32750	-	33,552 SF
RENT COMPS	PRICE/MONTH	BLDG SF
Serenades at Longwood - Memory Care 1 425 S Ronald Reagan Blvd Longwood, FL 32750	\$6,375	35,610 SF
Providence Living at Maitland - Memory Care 2 700 N Maitland Ave Maitland, FL 32751	\$6,566	39,106 SF
Palmetto Landing - Assisted Living 3 1016 Willa Springs Dr Winter Springs, FL 32708	\$2,395	41,456 SF
Palmetto Landing - Memory Care 4 1016 Willa Springs Dr Winter Springs, FL 32708	\$4,550	41,456 SF
Gracious Age - Assisted Living 5 1401 Magnolia Ave Sanford, FL 32771	\$2,500	38,481 SF
	PRICE/MONTH	BLDG SF
TOTALS/AVERAGES	\$4,477	39,222 SF



HIGHER CONCENTRATION OF RETIREES IN FLORIDA OWING NO TAX ON RETIREMENT INCOME IS EXPECTED TO DRIVE THE MARKET GROWTH

- Florida ranks 2nd after Maine for the percent of the population aged 65 years and above. The average life expectancy in Florida is 80.2 years which is higher than the national average and ranks 10th among other states.
- As per data published by Population Reference Bureau, the number of Americans aged 65 years & above is projected to reach 95 million by 2060, from 52 million in 2018.
- Florida provides a Long-Term Care Waiver that can aid people to pay for care in assisted living facilities. The waiver is provided only to people aged 65 years and above and are residents of Florida. Moreover, the Program of All-Inclusive Care (PACE) provides medical coverage to frail senior citizens in Florida who are ineligible under Medicaid.
- Key factors that are driving the U.S. assisted living facility market growth include increasing awareness and desire of consumers to age in home-based services and lower cost of assisted living facilities (ALFs) as compared to nursing homes.

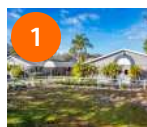


Additional Financial Data



SUBJECT PROPERTY

480 E Church Avenue | Longwood, FL 32750



1 GREAT AMERICAN ASSISTED LIVING - UP FOR AUCTION

11722 N 17th St
Tampa, FL 33612



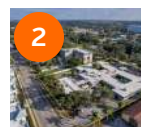
3 ANN-WAY ASSISTED LIVING

8207 Forest City Rd
Orlando, FL 32810



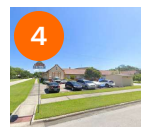
5 HARBOR HOUSE

101 Main St
Safety Harbor, FL 34695



2 BRADENTON OAKS - UP FOR AUCTION

1029 7th Ave E
Brandenton, FL 34208



4 GRACIOUS AGE

1401 Magnolia Ave
Sanford, FL 32771

Additional Financial Data



SUBJECT PROPERTY		BLDG SF	# OF UNITS				
Vacant Orlando Assisted Living Facility 480 E Church Avenue Longwood, FL 32750		33,552 SF	77				
SALE COMPS		BLDG SF	# OF UNITS	NOI	NOI/UNIT	CLOSE	NOTES
Great American Assisted Living - Up for Auction 1 11722 N 17th St Tampa, FL 33612		27,016 SF	58	\$310,000	\$5,345	On Market	Superior quality. Ample parking
Bradenton Oaks - Up for Auction 2 1029 7th Ave E Brandenton, FL 34208		84,288 SF	61	\$300,000	\$4,918	On Market	Superior quality. Ample parking
Ann-way Assisted Living 3 8207 Forest City Rd Orlando, FL 32810		20,076 SF	46	\$956,160	\$20,786	On Market	Recent renovations and increased unit count
Gracious Age 4 1401 Magnolia Ave Sanford, FL 32771		43,395 SF	81	\$1,456,162	\$17,977	On Market	Good comparable. Slightly better condition
Harbor House 5 101 Main St Safety Harbor, FL 34695		31,920 SF	56	\$616,923	\$11,016	04/21/2023	Superior location
		BLDG SF	# OF UNITS			CLOSE	
TOTALS/AVERAGES		41,339 SF	60.4	\$12,009			

4 AGENT AND COMPANY INFO

480 E Church Avenue
Longwood, FL 32750



DAVID HUNGERFORD, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM (Certified Commercial Investment Member) designee and serves on the executive board for the CCIM Florida West Coast District. He has vast experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers [ICSC]. David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



TYLER DAVIS, ALC

CFO/ Advisor

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FL #SL3444746

PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



BILL NGUYEN

Associate Advisor

bill.nguyen@svn.com

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PROFESSIONAL BACKGROUND

Vuong [Bill] Nguyen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Before joining SVN SRD, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail
- Investment Sales

MEMBERSHIPS

- Asian American Real Estate Association of America [AREAA]



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
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