

**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

<b>Price:</b>	<b>Auction**</b>
Building Size:	33,552 ± SF
Rooms:	77
Beds:	112
Parking Spaces:	28
Lot Size:	1.62 ± Acres
Year Built:	1965
Zoning:	MDR*
Taxes:	\$53,879.82 (2023)
APN:	3120305AU00006800
Video:	<a href="#">View Here</a>

## 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.

## AUCTION

The property will be available for auction on RI Marketplace on September 12th. Bidding opens on October 28th at 12:00 PM and ends on October 30th at 1:00 PM, site to auction linked below.

\*\*<https://rimarketplace.com/auction/2142>

# 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

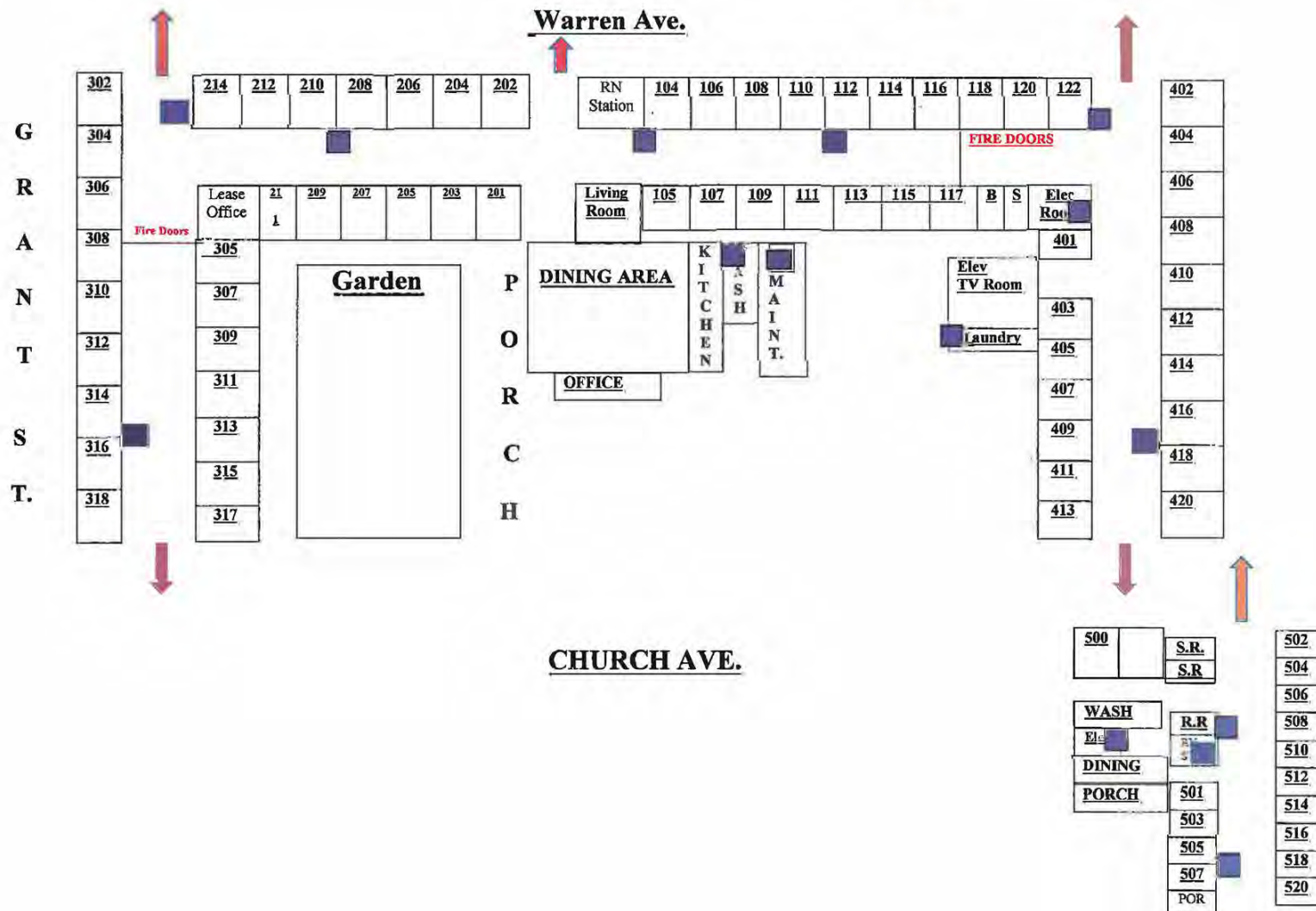
	NO. OF UNITS	SET-UP BEDS
Assisted Living	61	81
Memory Care	16	31
<b>Total</b>	<b>77</b>	<b>112</b>



# Additional Photos



# Floor Plan



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

## ALTA/ACSM LAND TITLE SURVEY

**PROPERTY ADDRESS:**  
480 EAST CHURCH AVENUE  
LONGWOOD, FL

FLOOD ZONE: X  
COMMUNITY NUMBER: 120292  
PANEL: 0155  
SUFFIX: F

SURVEY NUMBER: 211759

**CERTIFIED TO:**  
ALTITUDE HEALTH SERVICES, INC., AN ILLINOIS CORPORATION;  
COMPLETE TITLE SERVICES, INC.;  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

**LOT CONTAINS:**  
- 71,185 SQUARE FEET OR 1.63 ACRES MORE OR LESS  
- NO EVIDENCE OF CURRENT EASTY MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
- NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

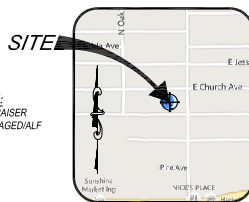
NEW REPUBLIC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANIES			
Commitment for Title Insurance			
14	Number: 1002000000	Agent File #: 1412000	
15	Comm. Date: JULY 20, 2012 12:00 PM		
16	All other items shown herein have been obtained and all that apply are shown herein.		
17	ITEMS SUBJECT TO	CONVEYANCE	STATUS
1	PLAN OF LONGWOOD	SHOW PERSON	
7	111 - 205 - RESERVATIONS	NOT OBTAINABLE	
8	100 - 100 - RESERVATIONS	NOT OBTAINABLE	
18	ITEMS SUBJECT TO	CONVEYANCE	STATUS
9	1447 - 1006 - LANDSCAPE ASSESSMENT	BLANKET	

### LEGAL DESCRIPTION:

LOTS 680 THROUGH 695, PLAN OF LONGWOOD, AS RECORDED IN PLAT BOOK 1, PAGES 18 THROUGH 21, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 00°09'41" WEST 200.00 FEET ALONG THE WEST LINE OF LOTS 695 AND 694 TO THE SOUTHWEST CORNER OF LOT 694 OF SAID PLAT OF LONGWOOD, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF WARREN AVENUE (A 50' RIGHT OF WAY); THENCE SOUTH 88°47'41" EAST 355.55 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF WARREN AVENUE TO THE SOUTHEAST CORNER OF LOT 680 OF SAID PLAN OF LONGWOOD, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID WARREN AVENUE AND THE WESTERLY RIGHT OF WAY OF GRANT STREET (A 50' RIGHT OF WAY); THENCE NORTH 00°00'00" EAST 200.00 FEET ALONG THE EAST LINE OF LOTS 680 AND 681, OF SAID PLAN OF LONGWOOD, AND THE WESTERLY RIGHT OF WAY LINE OF GRANT STREET TO THE NORTHEAST CORNER OF LOT 681 OF SAID PLAN OF LONGWOOD, SAID POINT BEING AT THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF GRANT STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH STREET (A 50' RIGHT OF WAY); THENCE NORTH 88°47'41" WEST 354.98 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH STREET TO THE POINT OF BEGINNING.

BEGIN AT THE NORTHWEST CORNER OF LOT 695, PLAN OF LONGWOOD, AS RECORDED IN PLAT BOOK 1, PAGES 18 THROUGH 21, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 00°09'41" WEST 200 FEET ALONG THE WEST LINE OF LOTS 695 AND 694 TO THE SOUTHWEST CORNER OF LOT 694 OF SAID PLAT OF LONGWOOD, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF WARREN AVENUE (A 50' RIGHT OF WAY); THENCE SOUTH 88°47'41" EAST 355.55 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF WARREN AVENUE TO THE SOUTHEAST CORNER OF LOT 680 OF SAID PLAN OF LONGWOOD, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID WARREN AVENUE AND THE WESTERLY RIGHT OF WAY OF GRANT STREET (A 50' RIGHT OF WAY); THENCE NORTH 00°00'00" EAST 200.00 FEET ALONG THE EAST LINE OF LOTS 680 AND 681, OF SAID PLAN OF LONGWOOD, AND THE WESTERLY RIGHT OF WAY LINE OF GRANT STREET TO THE NORTHEAST CORNER OF LOT 681 OF SAID PLAN OF LONGWOOD, SAID POINT BEING AT THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF GRANT STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH STREET (A 50' RIGHT OF WAY); THENCE NORTH 88°47'41" WEST 354.98 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH STREET TO THE POINT OF BEGINNING.

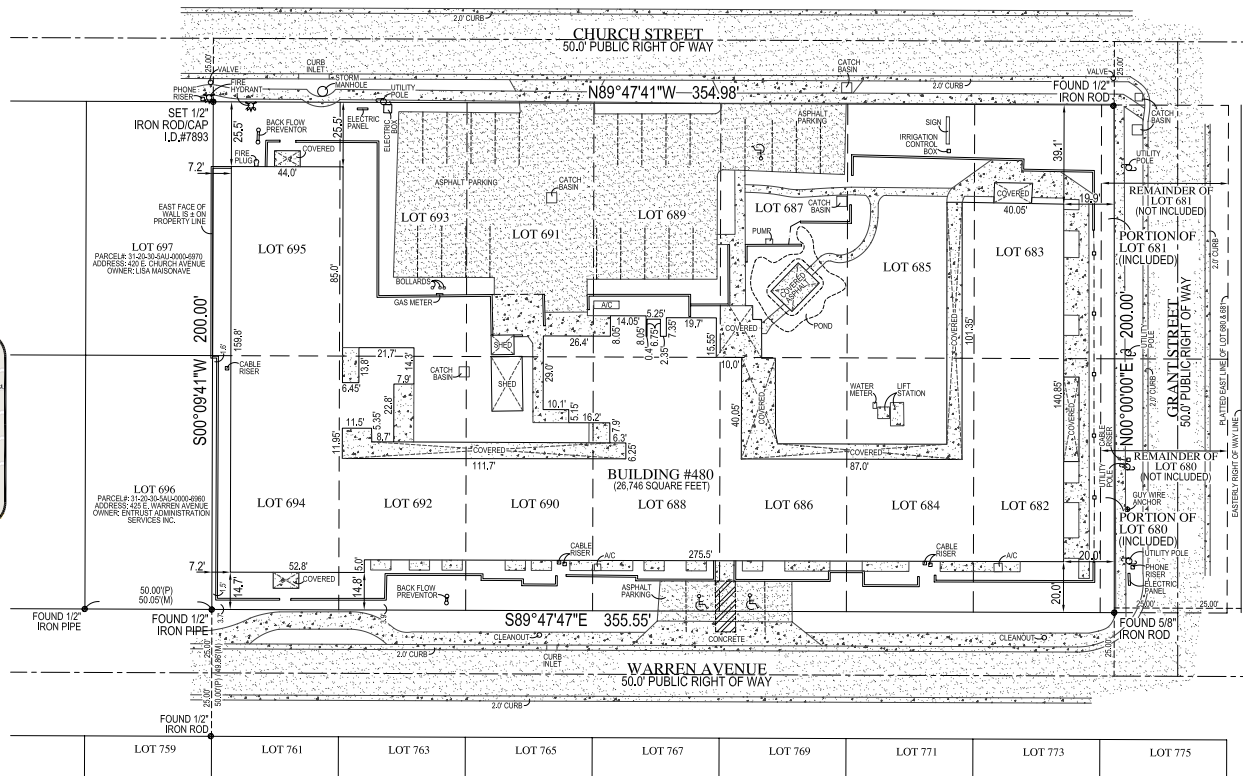
**ZONING CLASSIFICATION:**  
PER SEMINOLE COUNTY PROPERTY APPRAISER  
PROPERTY ZONED AS: 74-HOMES FOR THE AGED/ALF



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE (In Feet)  
1 inch = 20 ft.



THE PARCELS ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES UNLESS OTHERWISE SHOWN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 10(B), 11(A), 13, 14, 16, 17, 18, 19, 20(A) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/27/2014. DATE OF MAP: 08/28/2014



**TARGET SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407

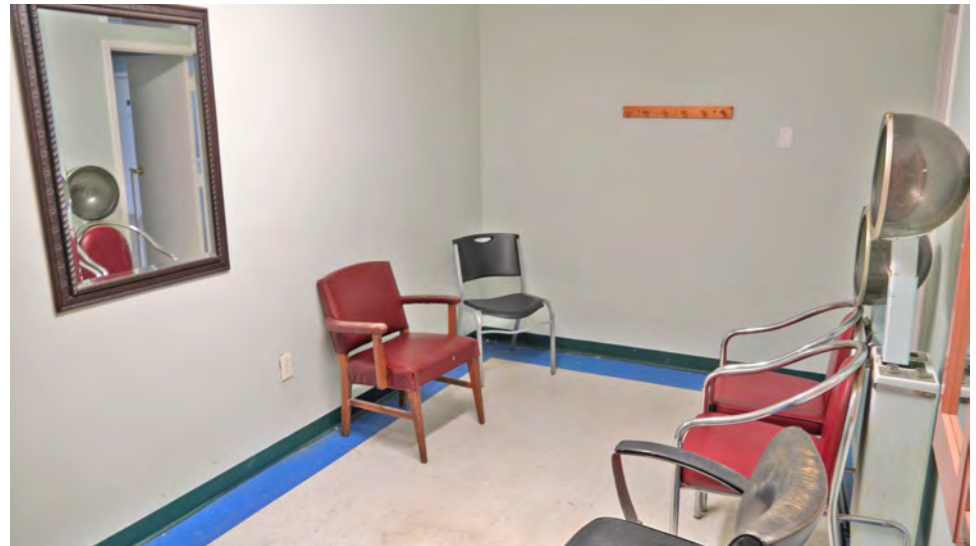
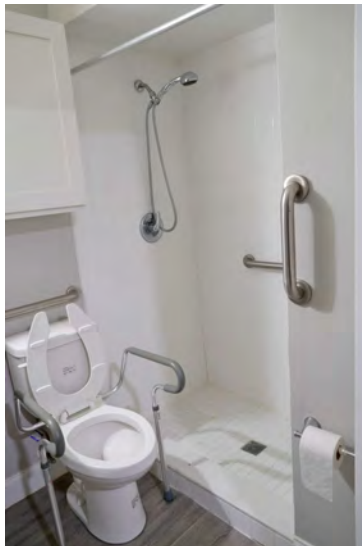
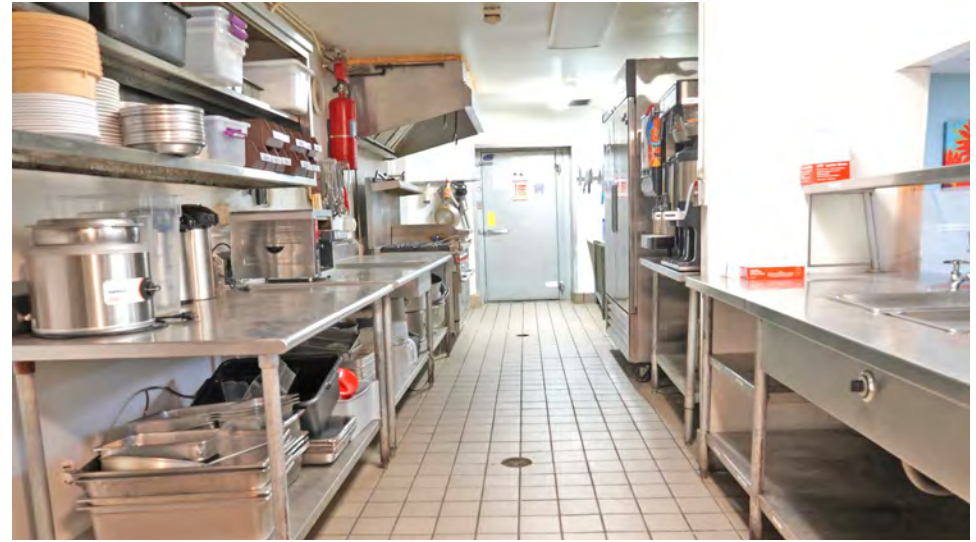
### GENERAL NOTES

- 1) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 2) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY.
- 3) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 4) DIMENSIONS SHOWN ARE FLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 5) FENCE OWNERSHIP NOT DETERMINED.

### LEGEND

AC	AIR CONDITIONER	DN	DRAINWAY	EX	EXISTING ELEVATION	L	LENGTH	OR/B	OFFICIAL RECORDS BOOK	P.R.C.	POINT OF REVERSE CURVE
AL	ALUMINUM	EA	EAST ANGLE/DETA	FF	FINISHED FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY
BR	BRICK	FR	FOUNDATION	FR	FOUND FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY
CM	CONCRETE	GR	GRASS	FR	FOUND FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY
CL	CORNER	IR	IRON ROD	FR	FOUND FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY
CS	CEMENT	IR	IRON ROD	FR	FOUND FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY
CA	CALCULATED	IR	IRON ROD	FR	FOUND FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY
ED	EASEMENT	IR	IRON ROD	FR	FOUND FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY
W.C.	WITNESS CORNER	IR	IRON ROD	FR	FOUND FLOOR	L.A.E.	LIMITED ACCESS EASEMENT	USE	UTILITY EASEMENT	P.O.T.	POINT OF TANGENCY

# Additional Photos





ORLANDO  
HEALTH

THE  
ADDISON  
LONGWOOD

WESTON PARK  
Longwood Station



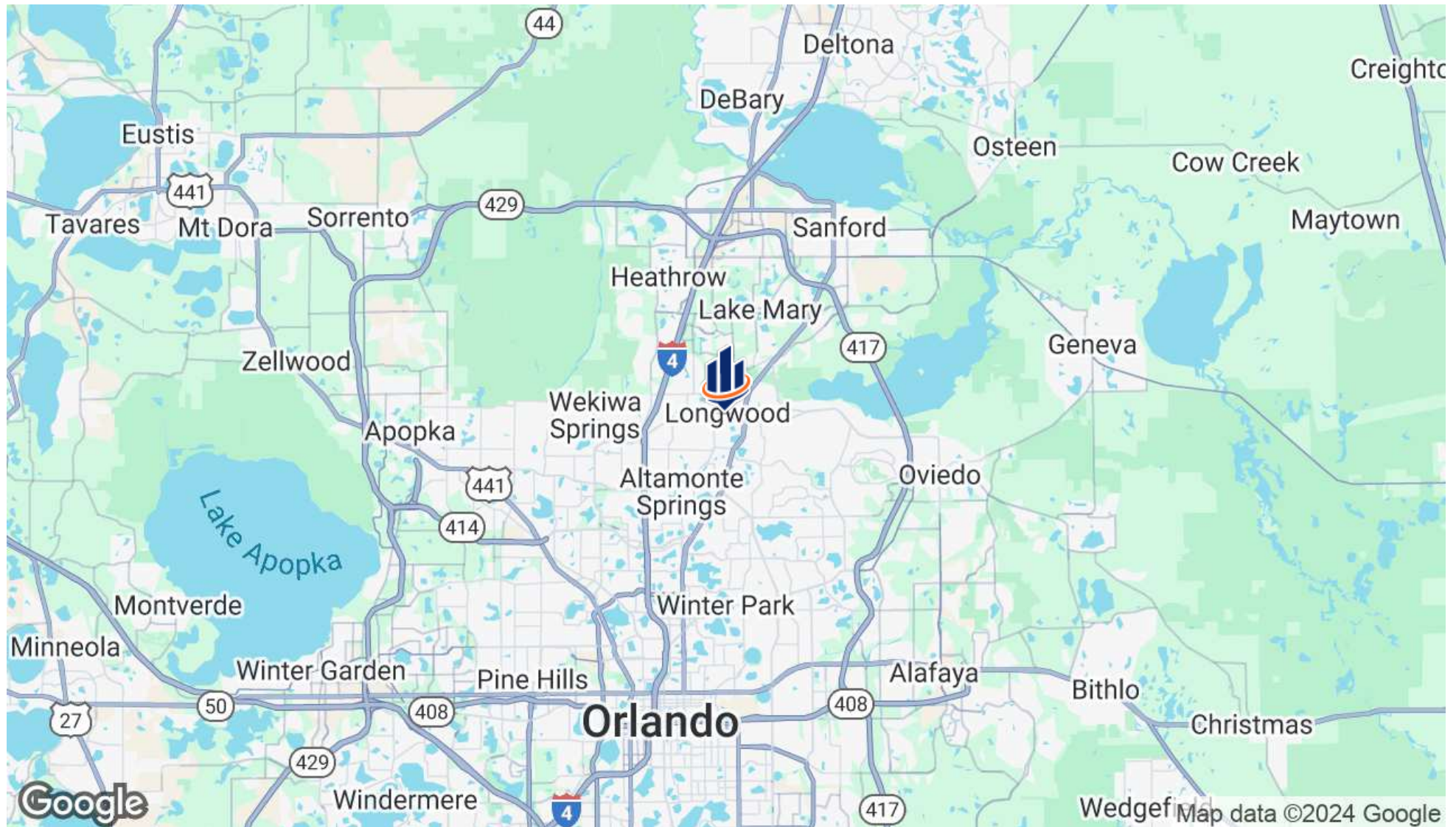
*N Ronald Reagan Blvd*

SUBJECT

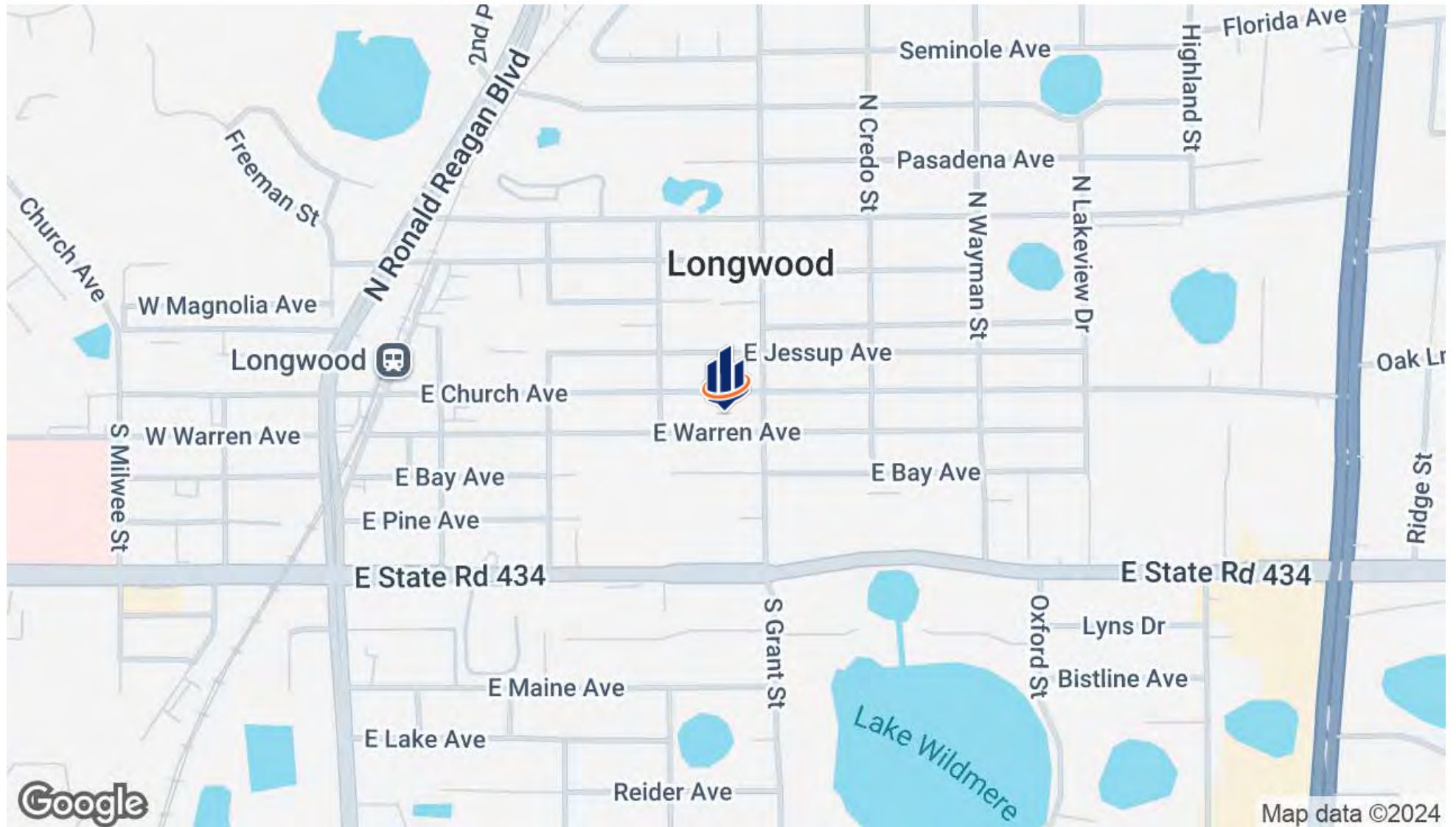
## 2 LOCATION INFORMATION

480 E Church Avenue  
Longwood, FL 32750

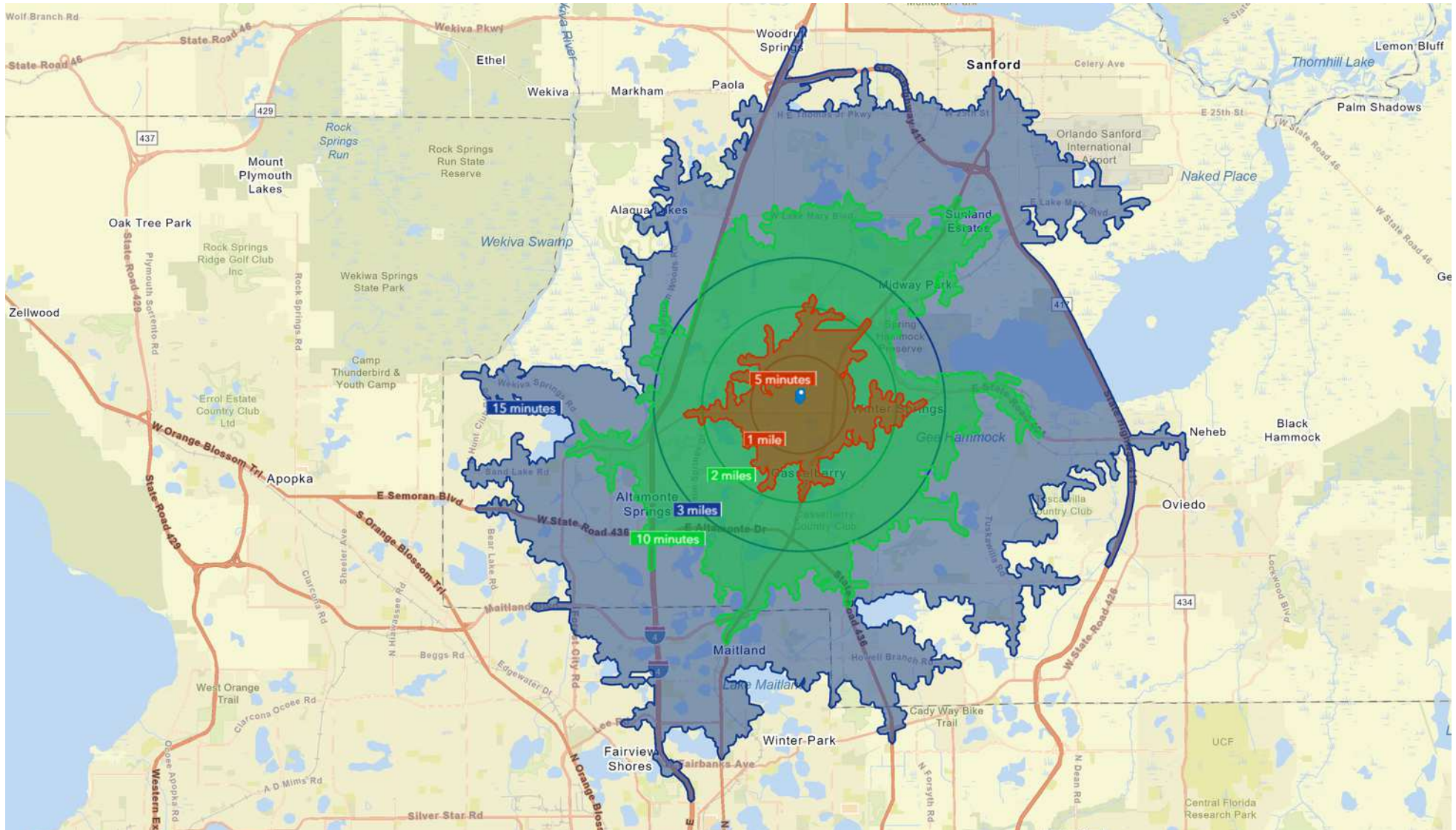
# Regional Map



# 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
<b><i>Income</i></b>									
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
<b><i>Trends: 2021 - 2026 Annual Growth Rate</i></b>									
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

Income Range	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Seminole	FL	US
<\$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%

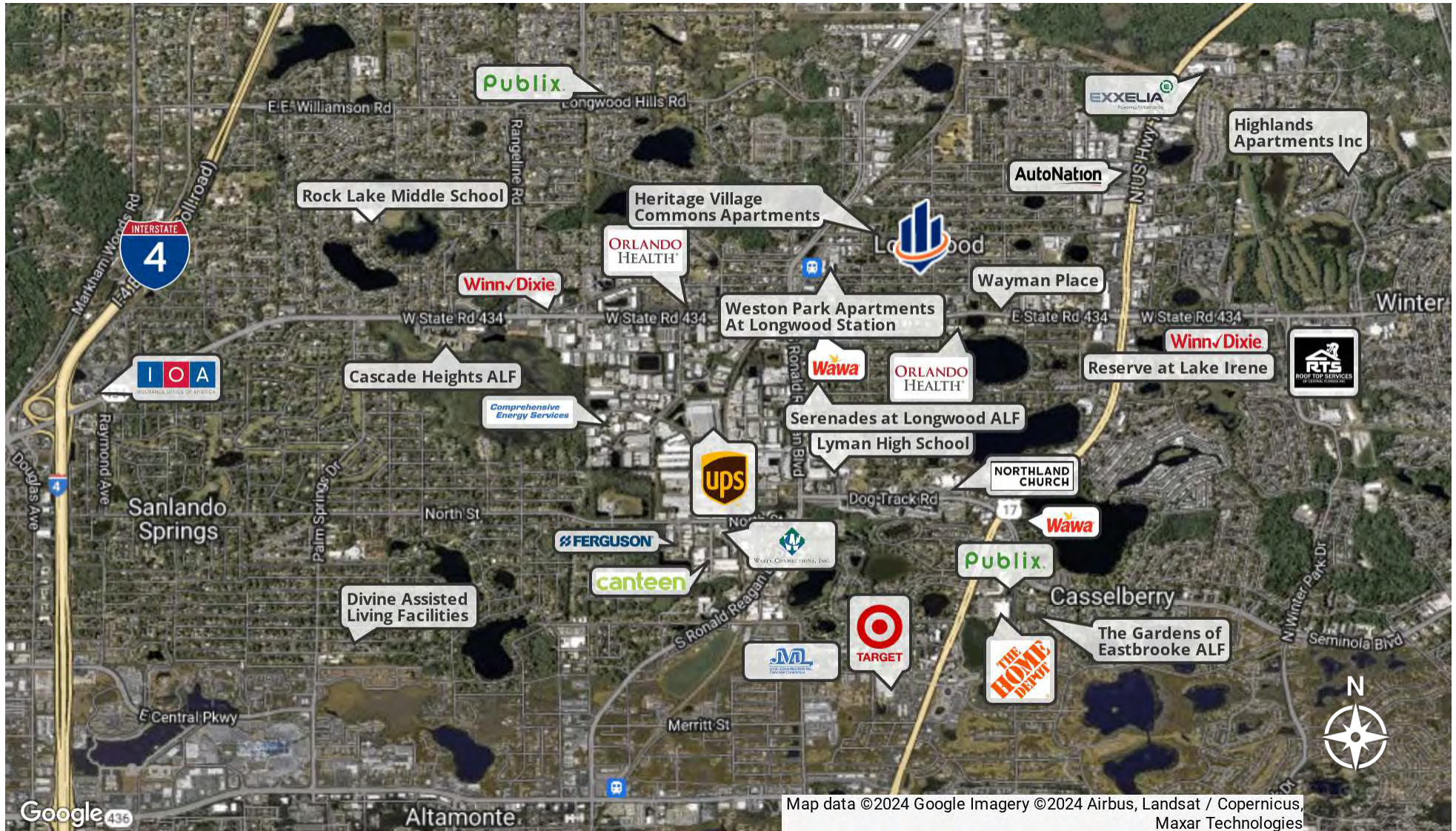
## Population by Age

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

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

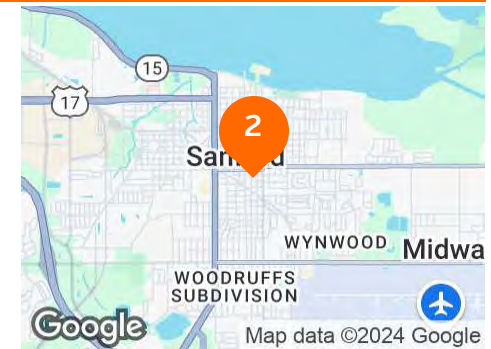
8207 Forest City Rd, Orlando, FL 32810



2

## GRACIOUS AGE

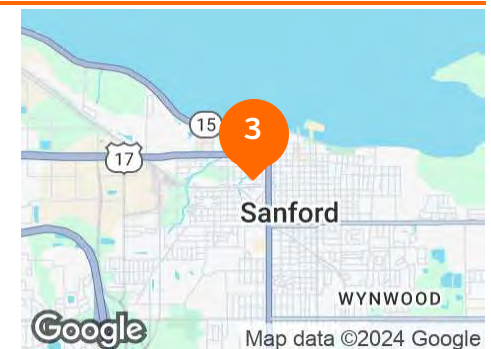
1401 Magnolia Ave, Sanford, FL 32771



3

## CONGREGATE SENIOR HOUSING (VACANT)

500 S Holly Ave, Sanford, FL 32771

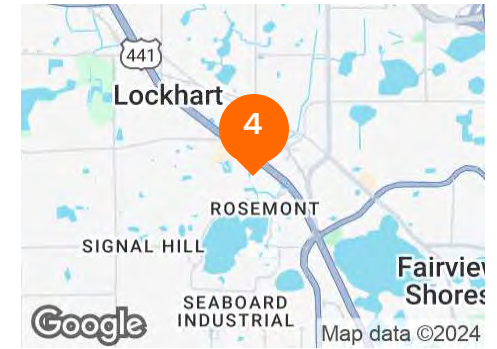


4



## 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

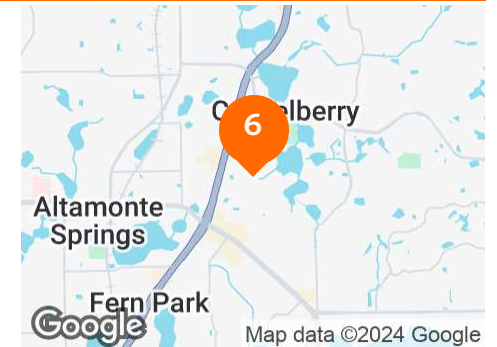


6



## EASTBROOKE GARDENS

201 N Sunset Dr, Casselberry, FL 32707





7

## CONSULATE HEALTH CARE AT WEST ALTAMONTE

1099 West Town Pkwy, Altamonte Springs, FL 32714

112 Parking Spaces



8

## ISLAND LAKE CENTER

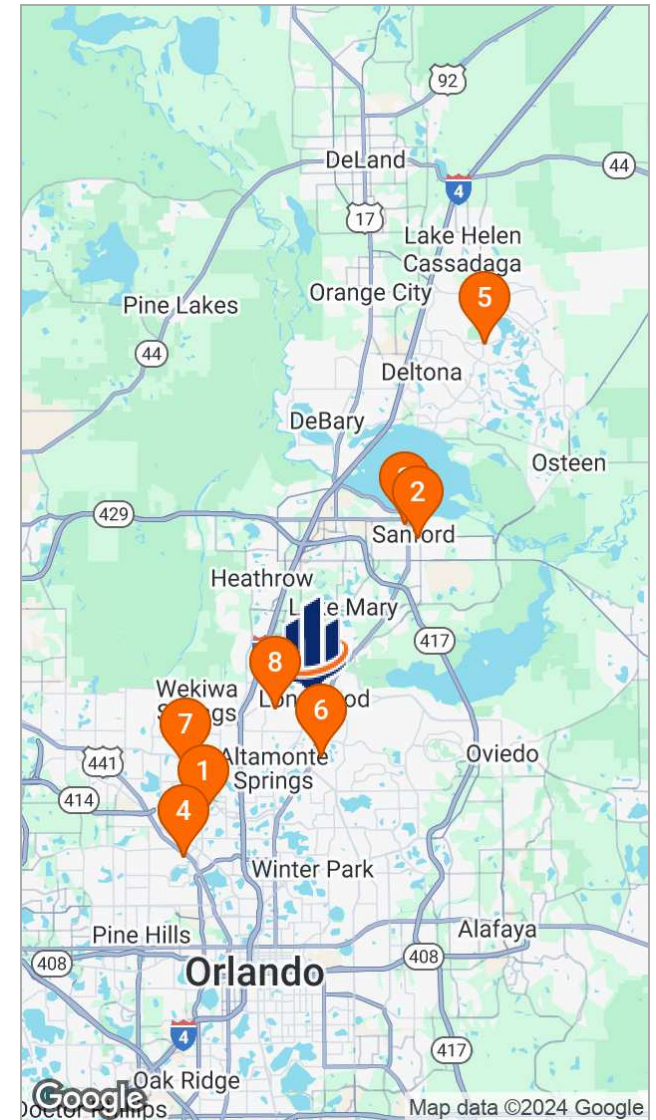
155 Landover Pl, Longwood, FL 32750

2-story facility  
40 parking spaces

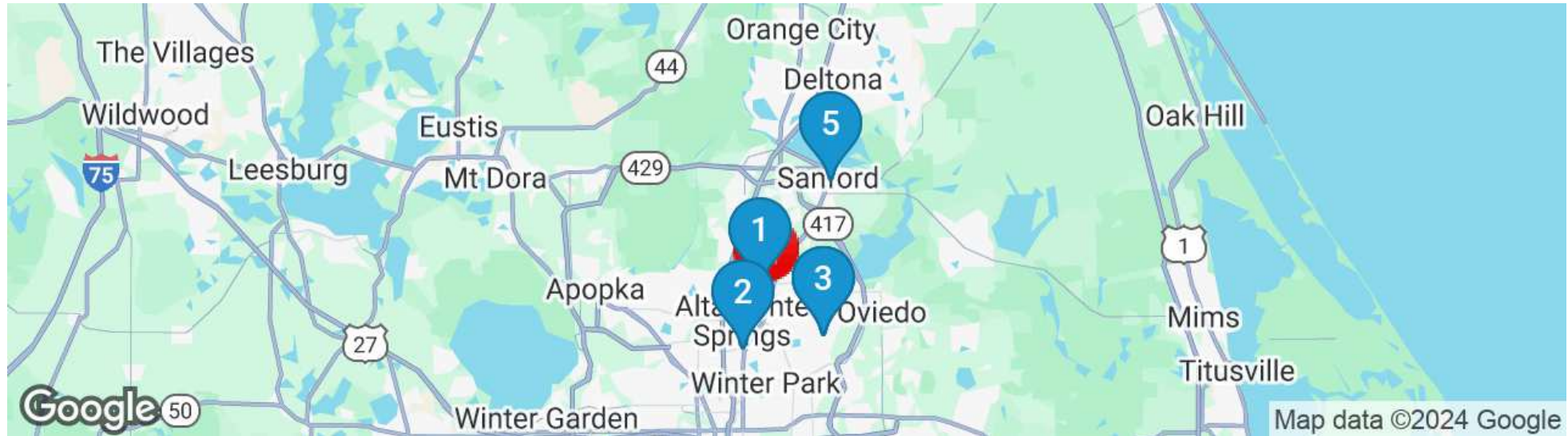


# Sale Comps Map & Summary

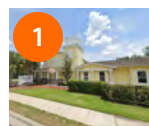
	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	DEAL STATUS	PRICE/SF
★	<b>Vacant Orlando Assisted Living Facility</b> 480 E Church Avenue Longwood, FL	Auction	33,552 SF	77	Subject Property	-
1	<b>Ann-way Assisted Living</b> 8207 Forest City Rd Orlando, FL	\$12,800,000	20,076 SF	46	On Market	\$637.58
2	<b>Gracious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



# Rent Comps Map



**SUBJECT PROPERTY**  
 480 E Church Avenue | Longwood, FL 32750



**SERENADES AT LONGWOOD - MEMORY CARE**  
 425 S Ronald Reagan Blvd  
 Longwood, FL 32750



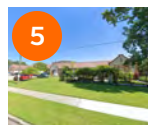
**PROVIDENCE LIVING AT MAITLAND - MEMORY CARE**  
 700 N Maitland Ave  
 Maitland, FL 32751



**PALMETTO LANDING - ASSISTED LIVING**  
 1016 Willa Springs Dr  
 Winter Springs, FL 32708



**PALMETTO LANDING - MEMORY CARE**  
 1016 Willa Springs Dr  
 Winter Springs, FL 32708



**GRACIOUS AGE - ASSISTED LIVING**  
 1401 Magnolia Ave  
 Sanford, FL 32771

# Rent Comps Summary

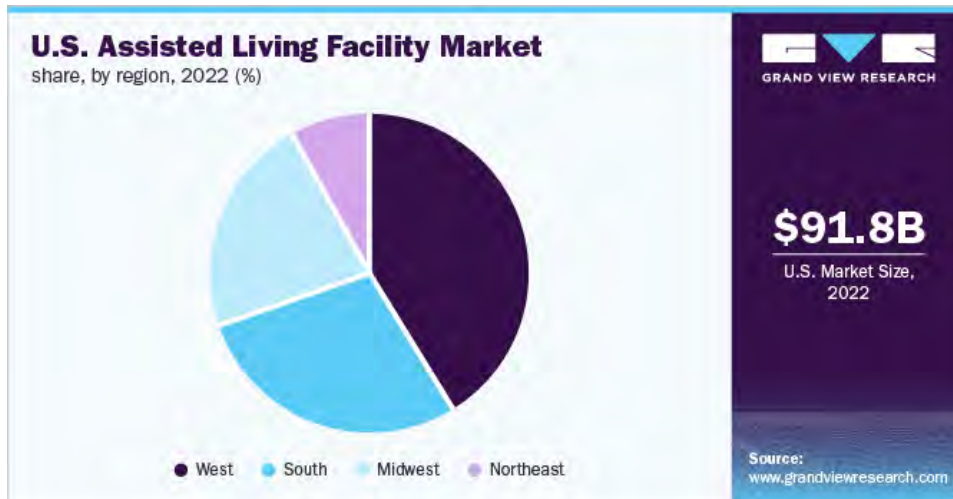


SUBJECT PROPERTY	PRICE/MONTH	BLDG SF
<b>Vacant Orlando Assisted Living Facility</b> 480 E Church Avenue Longwood, FL 32750	-	33,552 SF
<b>RENT COMPS</b>	<b>PRICE/MONTH</b>	<b>BLDG SF</b>
<b>Serenades at Longwood - Memory Care</b> 1 425 S Ronald Reagan Blvd Longwood, FL 32750	\$6,375	35,610 SF
<b>Providence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



## 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



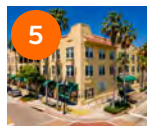
### 1 GREAT AMERICAN ASSISTED LIVING - UP FOR AUCTION

11722 N 17th St  
Tampa, FL 33612



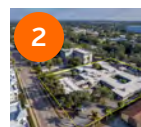
### 3 ANN-WAY ASSISTED LIVING

8207 Forest City Rd  
Orlando, FL 32810



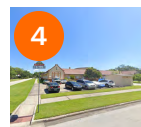
### 5 HARBOR HOUSE

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

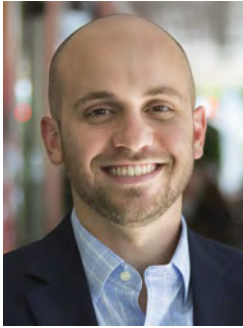
# Additional Financial Data



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

# 4 AGENT AND COMPANY INFO

480 E Church Avenue  
Longwood, FL 32750



## DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

david.hungerford@svn.com

**Direct:** 877.518.5263 x347 | **Cell:** 863.660.3138

## 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**

President/ Advisor

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FL #SL3444746

## PROFESSIONAL BACKGROUND

Tyler Davis, ALC serves as the President of SVN | Saunders Ralston Dantzler Real Estate, where he is responsible for company strategy, growth, financial oversight, and operational management.

Tyler joined the company in 2019, initially working in property management before transitioning to an advisory role and eventually assuming the position of Chief Financial Officer. In 2022, he was honored with SVN's Partners Circle Award for his exceptional brokerage production, the highest sales accolade at SVN. In the same year, he earned his Accredited Land Consultant accreditation.

Before his tenure at SVN Saunders Ralston Dantzler Real Estate, Tyler spent five years as a CPA at PricewaterhouseCoopers in Birmingham, Alabama, where he served as a tax manager for multinational insurance companies. He graduated summa cum laude from Samford University and obtained his Master's in Tax Accounting from The University of Alabama.

A proud native of Carrollton, Georgia, Tyler currently resides in Lakeland, Florida, with his wife, Caroline, and their daughter, Mary Caroline. Outside of his professional commitments, Tyler enjoys spending time with his family, playing golf, and passionately supporting his beloved Alabama Crimson Tide and Atlanta sports teams. He is an active member of Trinity Presbyterian Church, the Lakeland Rotary Club, and serves as Vice President of the Florida Chapter of the Realtors Land Institute.



**BILL NGUYEN**

Associate Advisor

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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 Properties
- Office Properties

- Value-Add Properties
- NNN Leases

## MEMBERSHIPS

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- Central Florida Commercial Real Estate Association (CFCREA)
- International Council of Shopping Centers (ICSC)



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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