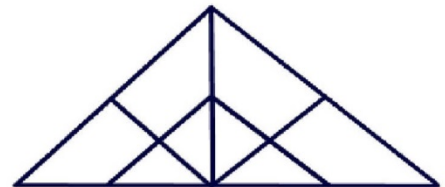


FOR SALE

ASSISTED LIVING FACILITY



PORT ST LUCIE, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

Building Florida's Real Estate Future Today

3500 SW Corporate Pkwy, Suite 202

Palm City, FL 34990

772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	NW Airoso Boulevard & NW St. James Drive Port St Lucie, FL 34983
LAND:	2.37 Acres
IMPROVEMENTS:	10,337 square foot CBS building constructed in 1996 and presently used as an Assisted Living Facility. Number of Rooms- 12 Semi-Private 6 Private 3 Deluxe Private Number of Beds- 33 Beds Each room has its own bathroom. In addition, there is a Dining Hall, Library, TV Rooms and Hair Salon. Approved Expansion.
ZONING:	I- Institutional (City of Port St Lucie)
LAND USE:	CL- Commercial Limited (City of Port St Lucie)
UTILITIES:	Water & Sewer (Port St Lucie Utilities)
TAXES:	\$16,962.06 (2011)
PRICE:	\$2,325,000.00
COMMENTS:	In 2005 owner received approval from the City of Port St Lucie for an expansion. It included an atrium connecting the old and new buildings along with 6 cubicles. Each cubicle had common area and bathroom with 3 private bedrooms.

SERVICES PROVIDED

Housekeeping

All Utilities

Maintenance

24 Hour Staffing

Assistance with Medication

Games & Activities

Cable

Three Daily Meals

Transportation to and from Doctor

The current owner started and built this beautiful facility in 1997. It has been managed continuously with extreme care for the residents. Because of the excellent service and reputation it has enjoyed a 92-100% occupancy year after year.

FULLY LICENSED WITH PROFESSIONAL STAFF

GENERAL BUILDING EXPENSES

Insurance:

General Liability	\$17,000.00	
Fire & Casualty	<u>3,200.00</u>	
		\$ 20,200.00

Contract Labor:

(A/C upkeep, grease trap pumping, lift station, maintenance, landscaping & pest control)		9,472.83
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Repairs & Maintenance:

Capital (new flooring approx.)	\$18,000.00	
General Repairs	<u>14,413.00</u>	
		32,413.00

Real Estate Taxes (paid 11/24/10)	18,843.48
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Utilities	<u>36,305.00</u>
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TOTAL EXPENSES	\$117,234.31
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Owner's Compensation	\$220,000.00/year
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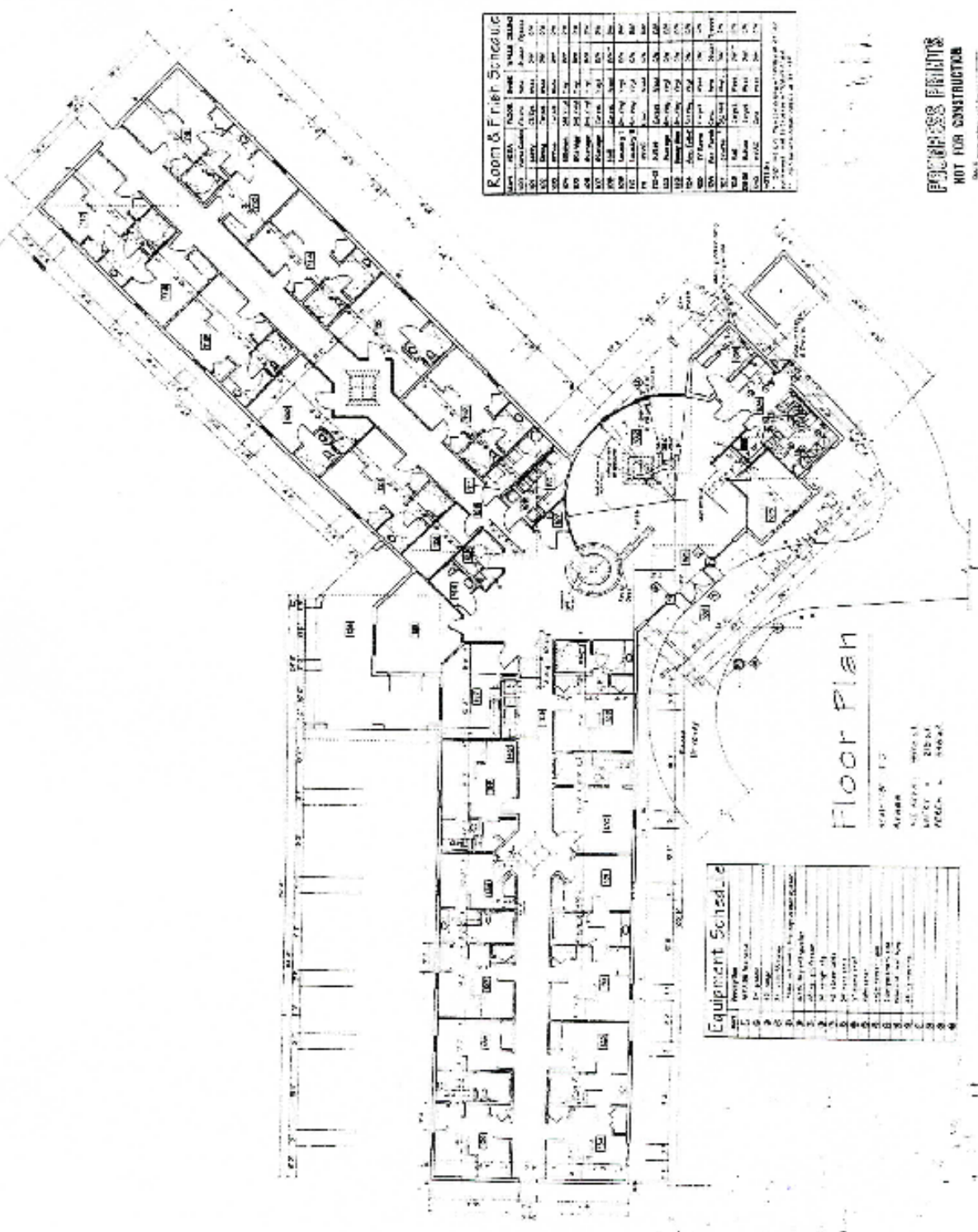
The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal or change in price or terms and conditions without notice.





FLOOR PLAN

JOHN M. FOSTER - ARCHITECT - P.A.
 1000 MARKET STREET
 PHILADELPHIA, PA. 19102
 JOHN M. FOSTER - ARCHITECT - P.A.
 1000 MARKET STREET
 PHILADELPHIA, PA. 19102
 JOHN M. FOSTER - ARCHITECT - P.A.
 1000 MARKET STREET
 PHILADELPHIA, PA. 19102



Room & Finish Schedule

Room No.	Room Name	Room No.	Room Name
101	RECEIVING	101	RECEIVING
102	RECEIVING	102	RECEIVING
103	RECEIVING	103	RECEIVING
104	RECEIVING	104	RECEIVING
105	RECEIVING	105	RECEIVING
106	RECEIVING	106	RECEIVING
107	RECEIVING	107	RECEIVING
108	RECEIVING	108	RECEIVING
109	RECEIVING	109	RECEIVING
110	RECEIVING	110	RECEIVING
111	RECEIVING	111	RECEIVING
112	RECEIVING	112	RECEIVING
113	RECEIVING	113	RECEIVING
114	RECEIVING	114	RECEIVING
115	RECEIVING	115	RECEIVING
116	RECEIVING	116	RECEIVING
117	RECEIVING	117	RECEIVING
118	RECEIVING	118	RECEIVING
119	RECEIVING	119	RECEIVING
120	RECEIVING	120	RECEIVING
121	RECEIVING	121	RECEIVING
122	RECEIVING	122	RECEIVING
123	RECEIVING	123	RECEIVING
124	RECEIVING	124	RECEIVING
125	RECEIVING	125	RECEIVING
126	RECEIVING	126	RECEIVING
127	RECEIVING	127	RECEIVING
128	RECEIVING	128	RECEIVING
129	RECEIVING	129	RECEIVING
130	RECEIVING	130	RECEIVING
131	RECEIVING	131	RECEIVING
132	RECEIVING	132	RECEIVING
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138	RECEIVING	138	RECEIVING
139	RECEIVING	139	RECEIVING
140	RECEIVING	140	RECEIVING
141	RECEIVING	141	RECEIVING
142	RECEIVING	142	RECEIVING
143	RECEIVING	143	RECEIVING
144	RECEIVING	144	RECEIVING
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146	RECEIVING	146	RECEIVING
147	RECEIVING	147	RECEIVING
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168	RECEIVING	168	RECEIVING
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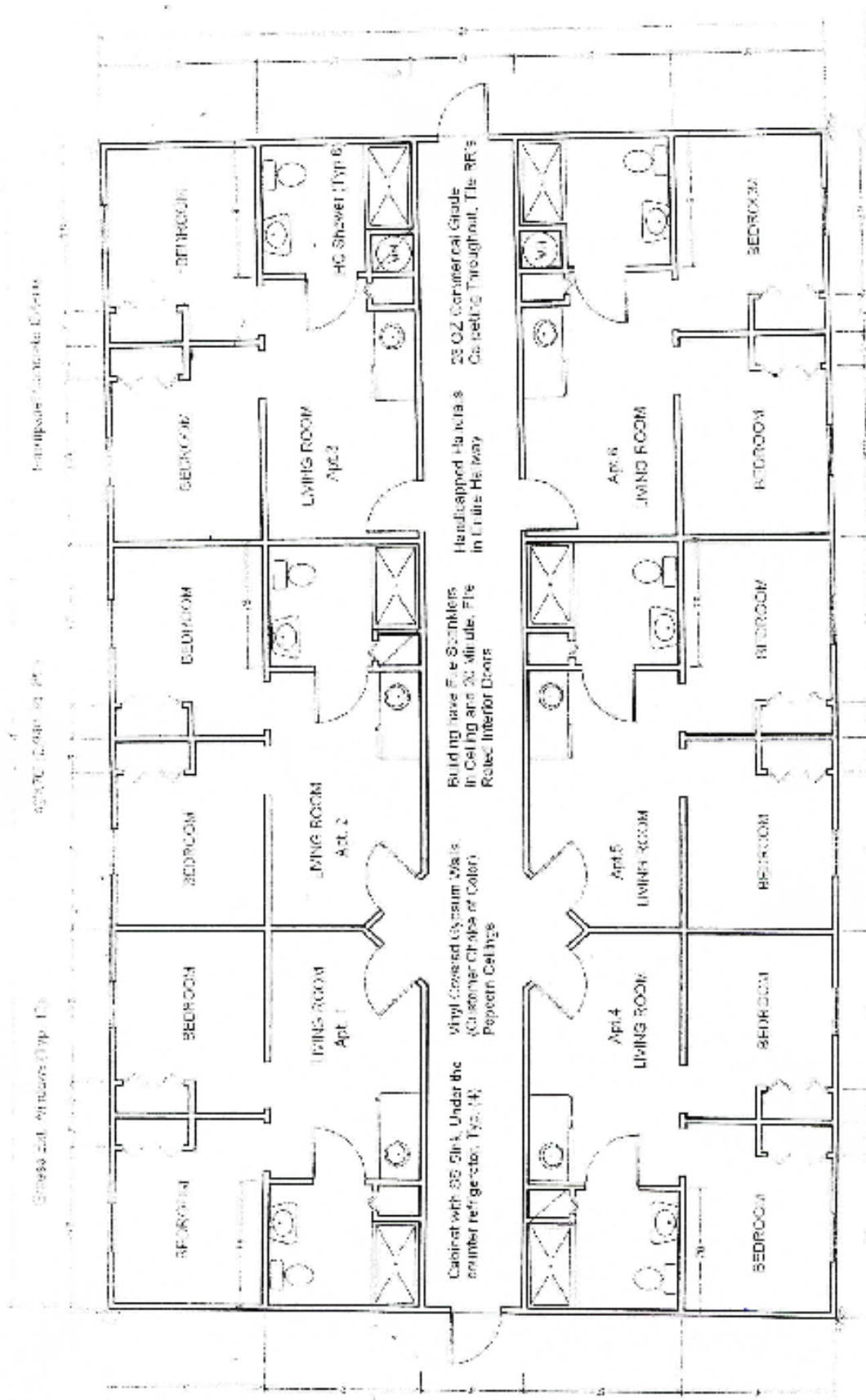
Floor Plan

Equipment Schedule

Equipment	Quantity	Notes
1. Air Conditioning	1	See specification for details.
2. Heating	1	See specification for details.
3. Elevators	1	See specification for details.
4. Stairs	1	See specification for details.
5. Entrances	1	See specification for details.
6. Windows	1	See specification for details.
7. Doors	1	See specification for details.
8. Locks	1	See specification for details.
9. Hardware	1	See specification for details.
10. Paint	1	See specification for details.
11. Flooring	1	See specification for details.
12. Ceiling	1	See specification for details.
13. Walls	1	See specification for details.
14. Foundation	1	See specification for details.
15. Structural	1	See specification for details.
16. Mechanical	1	See specification for details.
17. Electrical	1	See specification for details.
18. Plumbing	1	See specification for details.
19. Fire Protection	1	See specification for details.
20. Security	1	See specification for details.

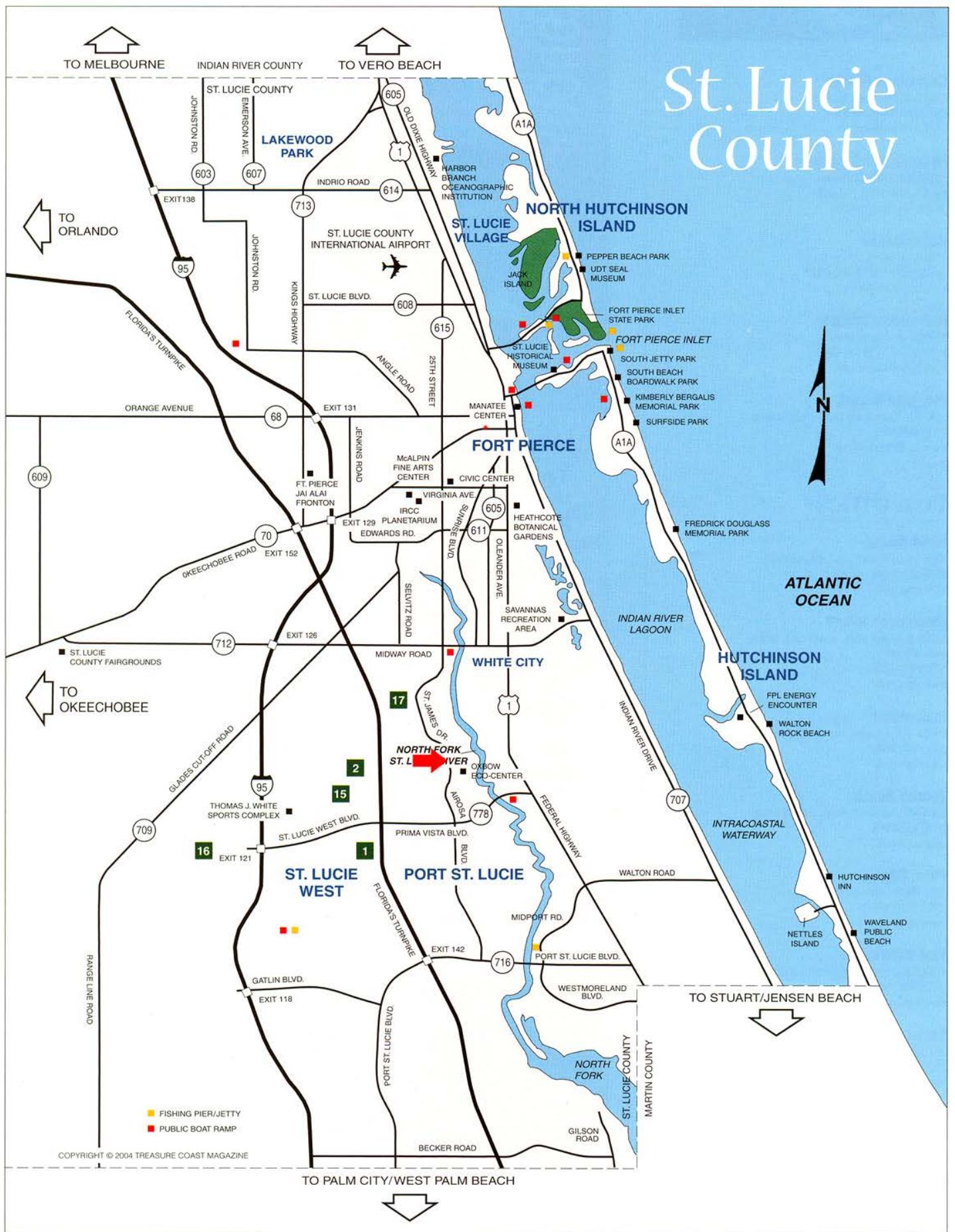
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 DATE:

APPROVED EXPANSION





St. Lucie County



Sec. 158.110. - Institutional Zoning District (I).

- (A) Purpose.** The purpose of the institutional zoning district (I) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of uses of an institutional nature to serve the residents of the City; to designate those uses and services deemed appropriate and proper for location and development within that development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and functioning of uses within that zoning district.
- (B) Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

 - (1) Cemetery, including mausoleum;
 - (2) Church or other place of worship;
 - (3) Club or lodge (private), with or without an alcoholic beverage license for sales of alcoholic beverages to members and guests of the club or lodge in accordance with chapter 110;
 - (4) Day care center;
 - (5) Park or playground, or other public recreation or cultural facility (public);
 - (6) Civic, or cultural facility (private);
 - (7) School (public), kindergarten and grades 1 through 12;
 - (8) Service club;
 - (9) Youth organization or club (nonprofit);
 - (10) Congregate living facility, as set forth in section 158.224;
 - (11) Group care home, as set forth in section 158.224.
 - (12) Funeral homes, with or without a crematory.
- (C) Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

 - (1) Business or trade organization (nonprofit);
 - (2) Clinic (medical);
 - (3) College or technical school, including dormitories;
 - (4) Hospital;
 - (5) Nursing or convalescent home;
 - (6) Publicly-owned or operated building or use;
 - (7) Public utility facility, including water pumping plant, reservoir, electrical substation, sewage treatment plant, and wireless communication antennas and towers, as set forth in section 158.213.
 - (8) School (private or parochial), meeting the requirements of the State board of education.
- (D) Accessory Uses.** As set forth in section 158.217. A caretaker's office or residence shall be considered to be an accessory use within this district.
- (E) Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, provided that properties located within conversion areas as defined by this chapter shall meet the requirements contained within the "City of Port St. Lucie Land Use Conversion Manual." More than one (1) permitted or special exception use may be located upon the lot as part of a totally designated development to be maintained under single ownership.

- (F) **Maximum Building Coverage.** Thirty (30%) percent; provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.
- (G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story.
- (H) **Minimum Living Area.** Caretaker's residence: Six hundred (600) square feet.
- (I) **Yard Requirements and Buffering.**
 - (1) **Front Yard.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
 - (2) **Side Yard.** Each lot shall have two (2) side yards, each of which shall have a building setback line of twenty (20) feet.
 - (3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of twenty-five (25) feet.
 - (4) **Buffering.** Where applicable, buffering shall be provided in accordance with the landscaping requirements of subsection 153.04(G). All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.
- (J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Am. Ord. 03-31, § 1(Exh. A), 3-10-03)

Secs. 158.111—158.119. - Reserved.

FUTURE LAND USE

A large undeveloped tract of land is located near existing commercially developed Darwin Square (Port St. Lucie Boulevard) and provides opportunity for an expanded community commercial center. Existing commercial land uses at the Becker Road and Port St. Lucie Boulevard area is expected to be a future commercial node when this road is bridged over the C-23 canal connecting the City to Martin County. Another change in this plan is at the Gatlin Boulevard and Savona Boulevard intersection to allow for a community commercial center.

In the southwest corner of the City is the River Trace area which contains a land use designation to allow a mixed use commercial center which would be developed at some time in the future. In addition, the future land use map provides for numerous neighborhood commercial centers. See existing and adjacent land use maps (Figures 3,4) .

The following are the Future Land Use Categories for Commercial Development:

- CL - Commercial Limited. Commercial Sites on major thoroughfares near residential neighborhoods. Intended for essential household services in high visibility residential areas. It restricts development with high impact on residential neighborhoods - such as gasoline service stations and fast food. It is not intended for large scale retail.
- CG - Commercial General. To provide general retail sales and services adjacent to major or minor arterials including shopping centers, but not intended for wholesale, warehousing or extensive outside storage.
- CS - Commercial Service. This is intended to accommodate the most intensive commercial development within the City. It includes wholesaling, warehousing, vehicle sales and rentals. Attention to buffering, fencing and screening should be considered in site development. It is often mixed with light industrial land use areas of the City.
- CH - Commercial Highway. This land use is reserved for strategically located sites adjacent to major arterials with sufficient size, area and depth and with adequate vehicle circulation. It permits highway oriented service stations which exclude auto body repair. It allows for hotels, motels and restaurants to serve the traveling public. It is primarily located at major interchanges.
- ROI Residential, Office, Institutional. The ROI land use designation is a mixed use land use designed to accommodate residential, offices and institutional uses. It is located along major transportation corridors and helps separate and buffer more intensive commercial areas.