

# Emerald City Lodge Senior Living

103 Terrace Drive, Dublin, GA 31021



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 10,700+ SF senior housing facility
- Built in 2010
- 24 beds / 22 units
- Popular retiree area centrally located
- Well established ALF business well respected within the community
- Upside opportunity with rent rate increases and development of the additional acreage
- Constructing another 28-unit similar facility on the same parcel and utilizing the common utilities would result in a new development cost expectation of \$91 psf. Factoring a 90% occupancy rate of the newly developed site at today's rent rates would proforma out to additional gross revenues of over \$750,000 annually in addition to the existing income for a combined gross revenue exceeding \$1.4-million annually.

### PROPERTY DESCRIPTION

Emerald City Lodge is a 22-unit (24-bed) senior living facility in Dublin, GA specializing in assisted living care. The property was built in 2010 and is maintained in pristine condition with lush landscaping and gardens. Featured amenities include private and semi-private room accommodations, full-service dining, 24-hour open kitchen, scheduled onsite and offsite activities, fully furnished rooms, onsite beauty salon and many other personalized services.

### OFFERING SUMMARY

Sale Price:	\$2,150,000
Lot Size:	4.44 Acres
Building Size:	10,700 SF

Rob Keeler

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7575 Dr. Phillips Blvd, Ste 390

www.eisre.com

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## INTERIOR PHOTOS



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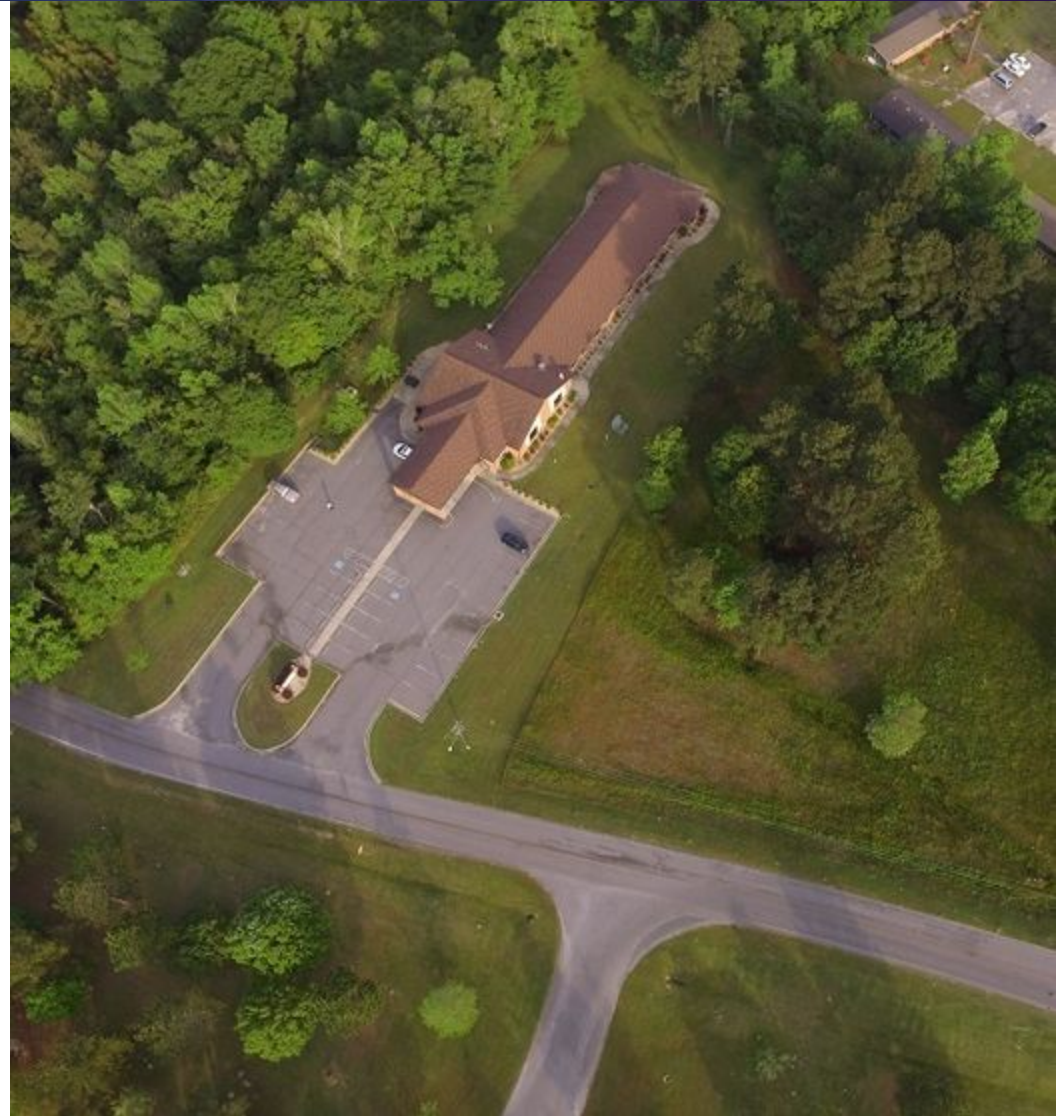
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## AERIALS



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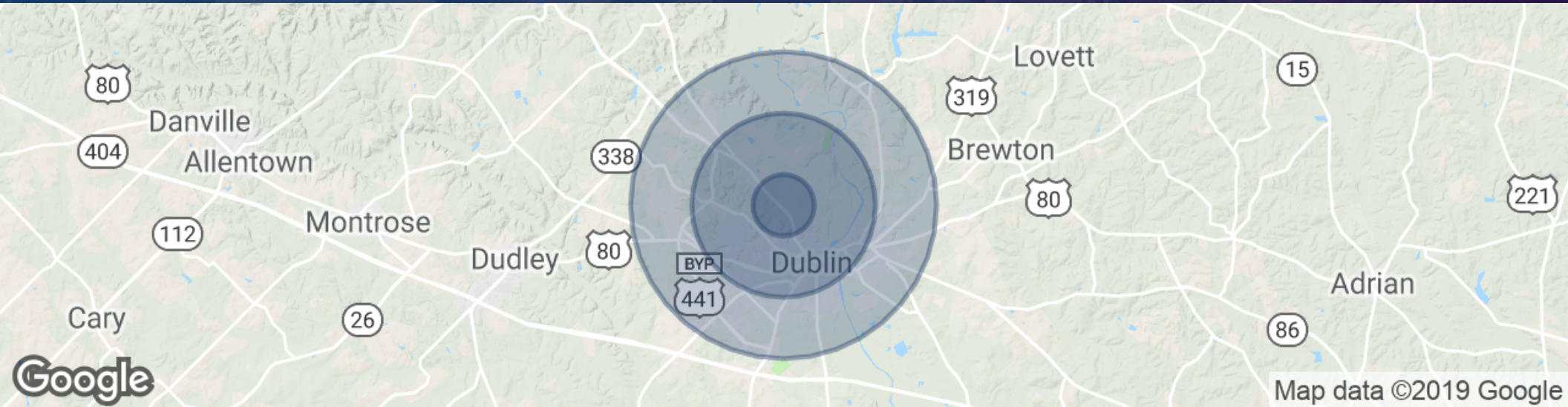
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,354	14,885	20,988
Median age	37.9	35.8	35.9
Median age (Male)	36.2	33.8	34.2
Median age (Female)	38.0	36.2	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	938	5,900	8,151
# of persons per HH	2.5	2.5	2.6
Average HH income	\$65,114	\$54,043	\$50,688
Average house value	\$137,434	\$122,080	\$115,101

\* Demographic data derived from 2010 US Census

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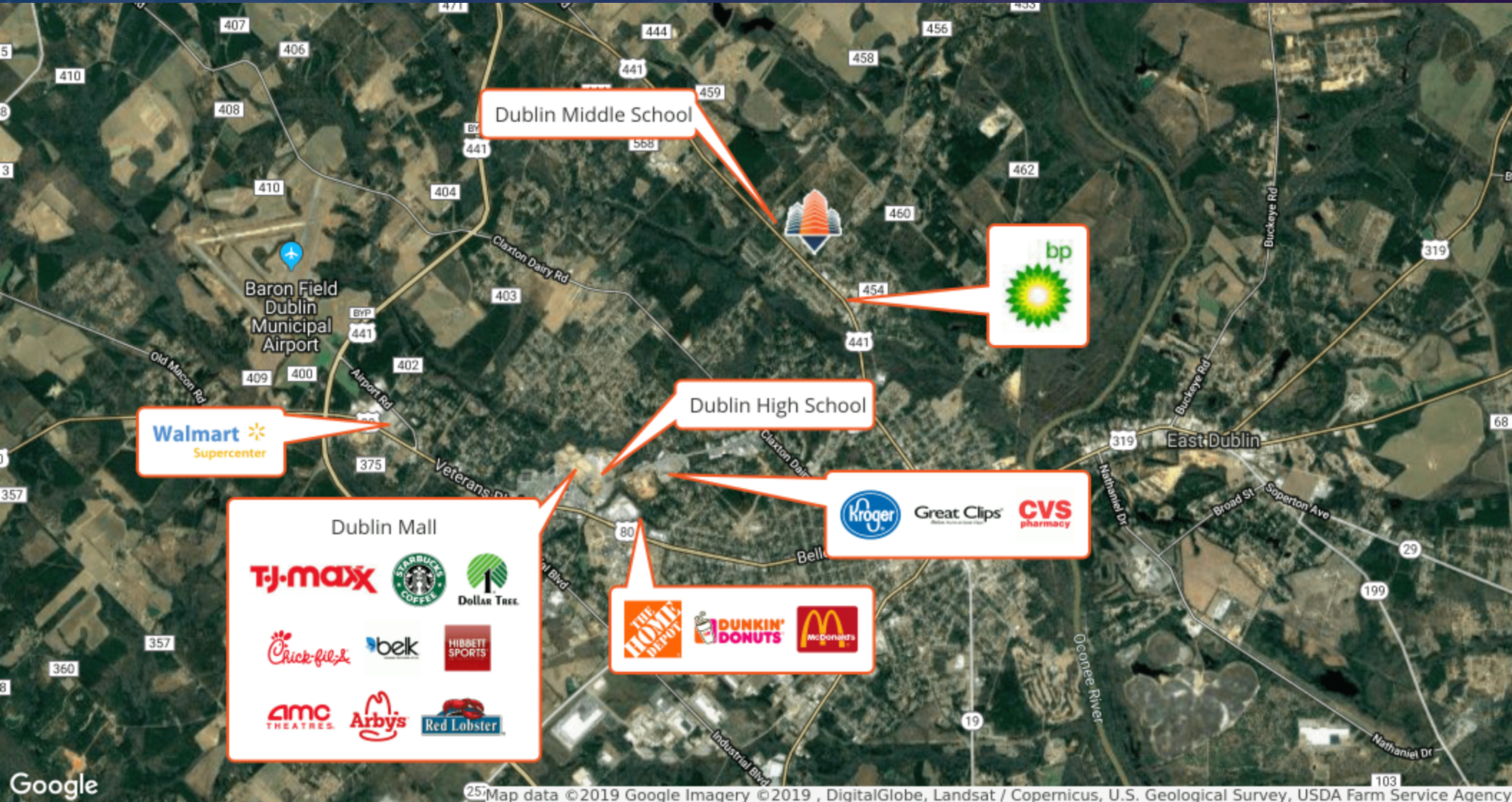
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## AREA MAP



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