



## **Assisted Living Facility Business with real estate**



- Location: Lehigh Acres, Florida in Lee County





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## Executive Summary



As developers of affordable assisted living facilities throughout the state of Florida, Melrich Asset management is proud to offer this outstanding opportunity to foreign investors to purchase a business in a financially robust healthcare industry and qualify for the United States Immigration EB-5 visa program. Melrich Asset Management provides the business investment model to meet the EB-5 investment requirements by providing for Applicants turnkey investments in Florida Long-Term Care Facilities and Agencies, as outlined in the subsequent pages hereof.

**This Package describes a comprehensive service with the best business investment model for EB-5 Applicants to get their visas.**



## **Investing in Long-Term Care Facilities and Agencies in Florida**

Florida's long-term care facilities and agencies are integral parts of the State's health and wellness solution, to meet the needs of its growing elderly population. After consulting, elderly services is the fastest growing industry in Florida, specifically, and the U.S., generally. The elderly services industry has grown 74% from 2008 to the present and is expected to continue, as more and more "baby-boomers" transition into the elderly class.

Providing care and services for the elderly is a very high priority in Florida. Accordingly, the State has defined a set of facilities, agencies and the services that they can offer to elderly residents and other qualified persons. A list of these facilities and agencies are outlined on the next page.

Florida's long-term care facilities and agencies are the most excellent business models for meeting the EB-5 visa investment requirements, because:

- (1) They are defined by the Florida Statutes.
- (2) They are administered by either the Florida Department of Health, Department of Elder Affairs, or Department of Children and Families all which are government agencies.
- (3) They are licensed and regulated by Florida Agency for Health Care Administration.
- (4) They fit within the EB-5 investment requirements.
- (5) The minimum number of employees, certifications and compliance standards are set forth either in the Florida Statutes or Administrative Codes, automatically complying with EB-5 visa requirement.



# U.S. IMMIGRATION EB-5 VISA OPPORTUNITY PROGRAM



The advantages of the EB-5 Visa Program are that the Applicant-Investor does not need to work in the business, can relocate his or her family to and live anywhere in the U.S., and can travel internationally as desired.

The EB-5 Visa Program which is set to expire September 2012, allows foreign nationals to get U.S. Permanent Green Cards for themselves, their spouses, and unmarried children under age 21, by investing \$1,000,000.00 into a new or existing business that creates at least 10 new full-time job for employees in the U.S. However, in Targeted Employment Areas or rural areas the investment requirement is reduced to \$500,000.00.

It is the fastest way for investors to get an American Green Card, if they have the right business model. There are currently 10,000 EB-5 visas authorized for issuance annually and applicants who qualify can get their visas in about 6 months.

This Turn-Key business includes the real estate and because of its strategic location qualifies satisfies the EB-5 visa requirements of only \$500,000 as opposed to \$1 million dollars. All appropriate state licenses and permits in place to operate at time of closing. Loving Care Living Facility Assisted Living is located in Lee county Florida where the elderly population is ever increasing and therefore a demand for assisted living services is also in high demand with low competition.



# A Direct Ownership Model and Full Turnkey Business

*EB-5 Applicant-Investor is 100% Business Owner*

Our team provides a complete turnkey long-term care business that is guaranteed to meet the requirements of the U.S. Citizenship and Immigration Services for the EB-5 Visa. The EB-5 Applicant-Investor will at all times be the 100% owner of the established business.

This declaration is important, because the EB-5 Visa Program also allows Applicants-Investors to invest in government-approved Regional Centers, as an alternative way to qualify for an EB-5 visa, where the Applicant-Investors become fractional shareholders in the Regional-Centers and do not have full authority to influence or direct the management or operations of the business.

Our Long-Term Care Investment Model creates businesses for Applicant-Investors that gives them 100% ownership, gives them full authority to decide how the business should be managed, and let them hire or appoint managers of their choice if they choose not to run the businesses themselves.

Our Team together with top U.S. immigration attorneys, assist EB-5 applicants in complying with the business documentation required by the United States Citizenship and Immigration Services (USCIS) including, licensing, management and operation of long-term care facilities and agencies in Florida.

We have an exceptional track record of success and provide all of the State of Florida required training and certification for the administrators and employees of said facilities and agencies

## **+U.S. Immigration requirements to qualify and be approved for EB-5 Visa**

<b>USCIS Requirements for EB5 Visa</b>	<b>USCIS Compliant</b>
• Required Investment \$500,000 USD	Yes
• Business located in rural area area	Yes
• Business employs 10 or more people	Yes
• Capital is at risk with no guaranteed	Yes
• return on investment	
• EB5 program deadline September 2012	Yes



# Offering details



- **Price** \$500,000 USD
- **Total Bedrooms** 12
- **Total Beds** 16
- **Total Bathrooms** 8
- **Real Estate included** Yes
- **Building Size** 4,850 square feet
- **Number of Buildings** 2
- **Number of Floors** 1
- **Year Built** 2007
- **Year Renovated** 2011
- **Lot size** .33/acre
- **Type of Ownership** Fee Simple
- **Standard Assisted Living Facility license from the Agency for Health Care Administration.**
- **Speicalty License-Limited Nursing License which allows for billing of additional funds for qualified residents to state programs as well as residents with additional care to stay in place which otherwise would not be permitted under a Standard ALF License.**



# Property Location and Description:



Lee County is a very attractive and economically as well as socially diverse area with a population of over 624,000 as indicated in the *University of Florida 2009 Bureau of Economic and Business Research, Florida Population Studies, Bulletin 154*. The county is located just 125 miles south of Tampa and 115 miles west of Fort Lauderdale. Interstate highway access to the region is provided by i-75 which extends from joins with I-95 from the Miami-Ft. Lauderdale area and continues across the west coast of Florida. There are many daily non-stop flights from major cities such as New York, Detroit, Washington DC and more.

The subject property is located in Lehigh Acres, Florida just outside of Fort Myers and Bonita Springs, near Naples. Located in a quiet residential neighborhood near major commercial thoroughway, makes it ideal for the "home like setting" the State of Florida looks for in an affordable assisted living facility.

New high efficiency construction together with very low property taxes as well as insurance fees together with its strategic quiet residential neighborhood near major commercial thoroughway, where new residential and commercial construction has taken place over the last several years make its location extremely desirable.

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Area map





# DEMOGRAPHICS



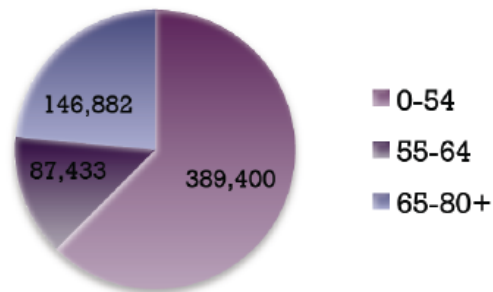
Lee County hosts 6 hospitals making health care and social assistance among LeeCounty’s top growth industries asmeasure by employment growth. Lee Memorial Health Systems is among the top employers in the county and is comprised of 14major medical and hospitals listed below.

- |                                |                             |
|--------------------------------|-----------------------------|
| Lee Memorial Hospital          | Cape Coral Hospital         |
| Bonita Community Health Center | Children's Hospital of SWFL |
| Gulf Coast Medical Center      | Lee Convenient Care         |
| HealthPark Care & Rehab Center |                             |
| HealthPark Medical Center      | Outpatient Centers          |
| Lee Memorial Hospital          | Lee Physician Group Office  |
| The Rehabilitation Hospital    | Regional Cancer Center      |
| Riverwalk Professional Center  | Wellness Centers            |

Lee County Population by Age (2008 Estimate)

## Total Population by Age

With a 39% increase in population Growth since 2000, Lee County provides robust client base for Assisted Living Facilities of elderly population as indicated in the chart to the left.





# Financial Projections



Although all of the capital invested is at risk as required by USCIS, this business model and structure provides for excellent income revenue potential in a target industry.

*NOTE: Financial projections are based on 16 beds at a conservative average monthly bed rate of \$2500 dollars. Fees can range up to \$3000 per bed per month. Additional services may also be billed to residents. However, they are not included in the analysis. Salaries and Wages projections include a full time Administrator and 9 full time employees to cover 24 hour care, 7 days per week.*

## **PROJECTED SUMMARY OF REVENUES AND EXPENSES**

		<b>Yearly</b>	<b>TOTALS</b>
<b>NET OPERATING REVENUE</b>			
1	<b>Net Revenue for 16 beds</b>	<b>480,000</b>	<b>480,000</b>
<b>EXPENSES:</b>			
<b>ADMINISTRATION &amp; OVERHEAD</b>			
2	Salaries and Wages	197,000	187,000
3	Dietary	13,000	13,000
4	Medical Supplies	500	500
5	Utilities and Maintenance	800	800
6	License	1,400	1,400
7	Cleaning supplies	1,200	1,200
8	Insurance, Liability & Other	5,800	5,800
9	Education and Training	1,500	1,500
10	Professional Fees	1,000	1,000
11	Telephone, cable, internet	1,400	1,400
12	Repair & Maintenance	1,200	1,200
13	Bad Debts	600	600
14	Other Ancillary	4,600	4,600
15	Other	3,000	3,000
16	Other	-	-
17	<b>TOTAL ADMIN. AND OVERHEAD</b>	<b>\$233,000</b>	<b>\$223,000</b>
<b>OPERATING INCOME BEFORE TAXES</b>		<b>\$247,000</b>	<b>\$247,000</b>