



HEAVENLY HOMESTEAD AFC

2246 MCCLURE CEMETERY RD. GLADWIN, MI 48624



OFFERING MEMORANDUM

20 BEDS / 20 UNITS OF ADULT FOSTER CARE

NON-END ENDORSEMENT & DISCLAIMER NOTICE

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PRESENTED BY

POINT OF CONTACT



WILLIAM MEISER

Founder

Mobile: 248.678.1700
Office: 248.625.0200
william@meisercr.com
MI License No. 6501424741



SONNY GREENWALD

Sales Agent

Mobile: 323.532.7000
Office: 248.625.0200
sonny@meisercr.com
MI License No: 6501467330



TASHA WHITEHEAD

Finance & Operations

Mobile: 248.961.5151
Office: 248.625.0200
tasha@meisercr.com
MI License No. 6501421089



A background image of a modern house with a grey gabled roof, a wooden deck, and a set of stairs leading up to the deck. The house is surrounded by green grass and a blue sky with white clouds.

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HEAVENLY HOMESTEAD AFC

Heavenly Homestead Adult Foster Care is an adult foster care community located in Gladwin. The property features 20 units across approximately 8,300 square feet on 1.36 acres and is currently 20% occupied. The low occupancy presents a compelling value-add opportunity for an investor or operator to increase census, optimize operations, and drive revenue growth. With significant room for lease-up and stabilization, the asset offers strong upside potential through targeted marketing efforts, enhanced programming, and improved operational efficiencies.



PRICE
\$699,000



2025
EBITDAR
N/A



SPACE
8,300 SF



CARE TYPE
AFC



DATE BUILT / RENOVATED
1975 / 2026



PROPERTY PHOTOS





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INVESTMENT HIGHLIGHTS

Value-add Potential

Heavenly Homestead Adult Foster Care is currently 20% occupied. The low occupancy presents a compelling value-add opportunity for an investor or operator to increase census, optimize operations, and drive revenue growth. With significant room for lease-up and stabilization, the asset offers strong upside potential through targeted marketing efforts, enhanced programming, and improved operational efficiencies.

Recent Renovations

Recent capital improvements completed in 2026 have further enhanced the property's appeal and operational readiness. Renovations included new flooring throughout the community, fresh paint in all resident rooms, the installation of two new washer and dryer sets, and updates to the kitchen. These improvements reduce near-term capital expenditure needs for a new owner while providing a refreshed environment to support future occupancy growth.

Low Competition

Gladwin and the surrounding Mid-Michigan region continue to experience growing demand for quality senior housing as the population ages and families seek local care options that allow loved ones to remain close to home. Nearly one-third of Gladwin residents are age 60 or older, creating a strong need for assisted living and adult foster care services within the community.



INVESTMENT OVERVIEW

LIST PRICE	.....	\$699,000
2025 EBITDAR	.....	N/A
CAP RATE	.....	N/A

FACILITY OVERVIEW

FACILITY NAME	.....	Heavenly Homestead AFC
ADDRESS	.....	2246 McClure Cemetery Rd. Gladwin MI
OWNERSHIP	.....	Land, Real Estate, Business
CARE TYPE	.....	Adult Foster Care
LAND AREA	.....	1.36± Acres
FACILITY SF	.....	8,300 SF
YEAR BUILT / RENOVATED	.....	1975 / 2026
UNITS / BEDS	.....	20 / 20
OCCUPANCY	.....	20%
UNIT MIX	.....	20 1-Bedrooms
RENT RANGE	.....	N/A



GLADWIN, MICHIGAN

Gladwin, Michigan offers a favorable environment for senior housing operators, with approximately 26,100 residents in Gladwin County, including an estimated 7,400 seniors aged 65 and older, representing nearly 29% of the county population — well above both state and national averages. The county has a median age of approximately 50.8 years and a median household income of roughly \$55,600, reflecting a mature and stable demographic base. The closest senior living competitor to Heavenly Homestead is The Brook of Gladwin, which is located approximately 6.0 miles away. The nearest acute care provider is MyMichigan Medical Center Gladwin, located approximately 11.4 miles from Heavenly Homestead.

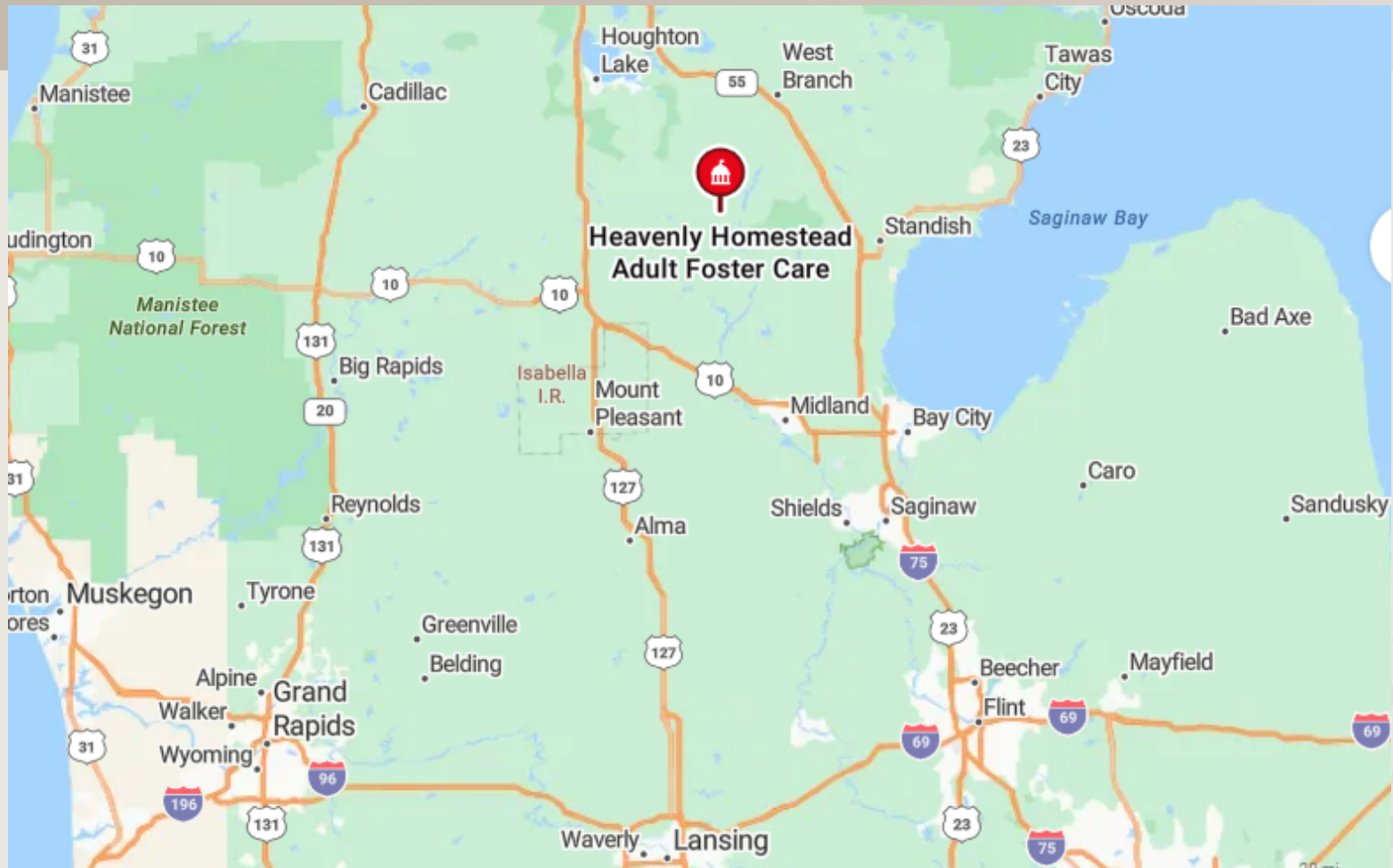
DEMOGRAPHICS

Total Population	26,100
65+ Population	7,400
Average Age	50.8 Years
Household Income	\$55,600
Nearest Competition	6.0 Miles
Nearest Hospital	11.4 Miles



LOCATION MAP

GLADWIN, MICHIGAN
MIDWEST



PROCESS OVERVIEW

Meiser CRE establishes the following process overview for the offering of this listing. Interested parties are required to adhere to the following process below. The real estate owner (“The company”) has engaged Meiser CRE as exclusive advisor to represent the Company in the divestment of the offering presented herein. All offers will be reviewed and considered by the Company as submitted via email to Meiser CRE representatives listed below:

- William Meiser: william@meisercr.com
- Administration: info@meisercr.com

Prospective bidders must include the following elements in their offer submissions:

- A company biography or business background that demonstrates qualifications, including a summary of relevant transactional experience in senior living and/or healthcare real estate investments and other managed assets, along with financial credentials encompassing both debt and equity.
- It is recommended that interested parties incorporate key assumptions and the rationale behind their valuation, accompanied by a strategy for securing debt and equity financing to facilitate the transaction.
- An outline of the proposed transaction structure, alongside estimated timelines for negotiating a definitive purchase agreement, conducting due diligence, and finalizing the transaction.
- Essential to all offers is a summary of the capital structure, encompassing anticipated sources of financing such as lending institutions, and a potential list of equity sources if applicable. Documentation of available equity funds for immediate deployment is strongly encouraged.
- Any additional terms or conditions required to finalize the transaction, including the level of scrutiny by senior professionals or investment committees necessary for approval, and the associated timing.
- Throughout the process, all exchanges of information, whether verbal or electronic, will be managed exclusively through Meiser CRE. Prospective bidders are strictly prohibited from contacting the company, community, its personnel, the lessee, or its parent company prior to submitting an offer, except with explicit written permission from the company. Unauthorized communications or site visits will result in disqualification from the bidding process.





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