MEISER
COMMERCIAL REAL ESTATE

STANFORD LODGE OF SUNFIELD

241 W GRAND LEDGE HWY, SUNFIELD, MI 48890

OFFERING MEMORANDUM

20 UNITS / 20 BEDS OF ADULT FOSTER CARE

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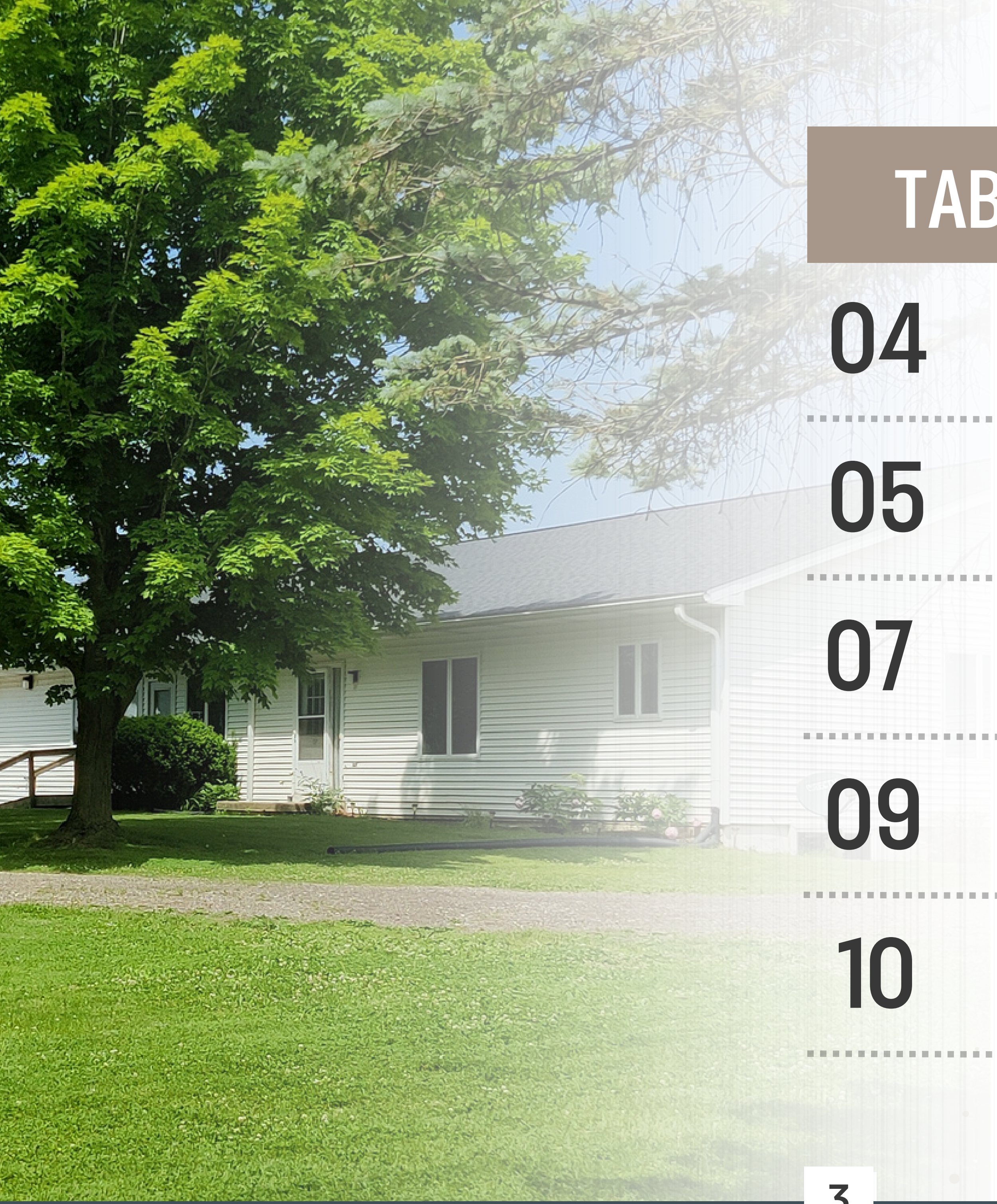

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STANFORD LODGE OF SUNFIELD

Stanford Lodge of Sunfield is a 7,890-square-foot adult foster care facility situated on 4.01 acres in Sunfield, Michigan – an area that offers a quiet, rural setting with a close-knit community, making it an ideal location for adult foster care services. Listed at $800,000, this facility has a projected year-end 2025 EBITDAR of $85,521 and a current occupancy rate of 55%, presenting an opportunity for revenue growth through increased occupancy.

PRICE
$800,000

EBITDAR
$85,521

SPACE
7,890 SF

CARE TYPE
AFC

DATE BUILT/RENOVATED
1986 / NA

PROPERTY PHOTOS

INVESTMENT HIGHLIGHTS

3 Leasable Apartments

Stanford Lodge of Sunfield is more than just an adult foster care facility — it also includes three leasable apartments as part of the sale, providing additional revenue opportunities. These units offer flexibility for potential buyers, whether as independent rentals, staff housing, or extended care accommodations. With built-in leasing potential, the property presents an attractive investment in both senior care and real estate income.

Value-Add Opportunities

Stanford Lodge of Sunfield's low occupancy rate of 55% presents a significant value-add opportunity for potential investors. By increasing occupancy, new ownership can unlock additional revenue streams and improve overall profitability. This underutilization offers room for operational growth, making it an attractive investment opportunity. With strategic management, filling vacant units could significantly boost revenue and overall operational efficiency.

Public & Private Pay

Having both private and publicly funded tenants at Stanford Lodge of Sunfield ensures financial stability and a diversified revenue stream. Private-pay residents often bring higher rates, while publicly funded tenants provide consistent occupancy through government programs. This balanced mix can help mitigate financial risks, enhance cash flow, and ensure long-term sustainability for the facility.

INVESTMENT OVERVIEW

LIST PRICE	$800,000
NOI	$13,345
EBITDAR	$28,507
CAP RATE	N/A

FACILITY OVERVIEW

FACILITY NAME	Stanford Lodge of Sunfield
ADDRESS	Sunfield, Michigan
OWNERSHIP	Land, Real Estate, Business
CARE TYPE	Adult Foster Care
LAND AREA	4.01 Acres
FACILITY SF	7,890 SF
YEAR BUILT/RENOVATED	1986 / N/A
UNITS / BEDS	20 / 20
OCCUPANCY	55%
PRICE PER BED	$40,000
AVERAGE RENT PER UNIT	$3,100

FINANCIAL OVERVIEW

JANUARY - APRIL 2025

REVENUE	**$139,551**
EXPENSES	**$126,205**
NOI	**$13,345**
INTEREST	**N/A**
TAXES	**$10,161**
DEPRECIATION	**N/A**
AMORTIZATION	**N/A**
RENT	**$5,000**
ADD-BACKS	**N/A**
EBITDAR / YE	**$28,507 / $85,521**

OCCUPANCY OVERVIEW

AVAILABLE BEDS	**20**
OCCUPIED BEDS	**11**
OCCUPANCY %	**55%**
MONTHLY RENT	**$34,888**
ANNUAL RENT	**$418,653**

Detailed financial and census information available upon request

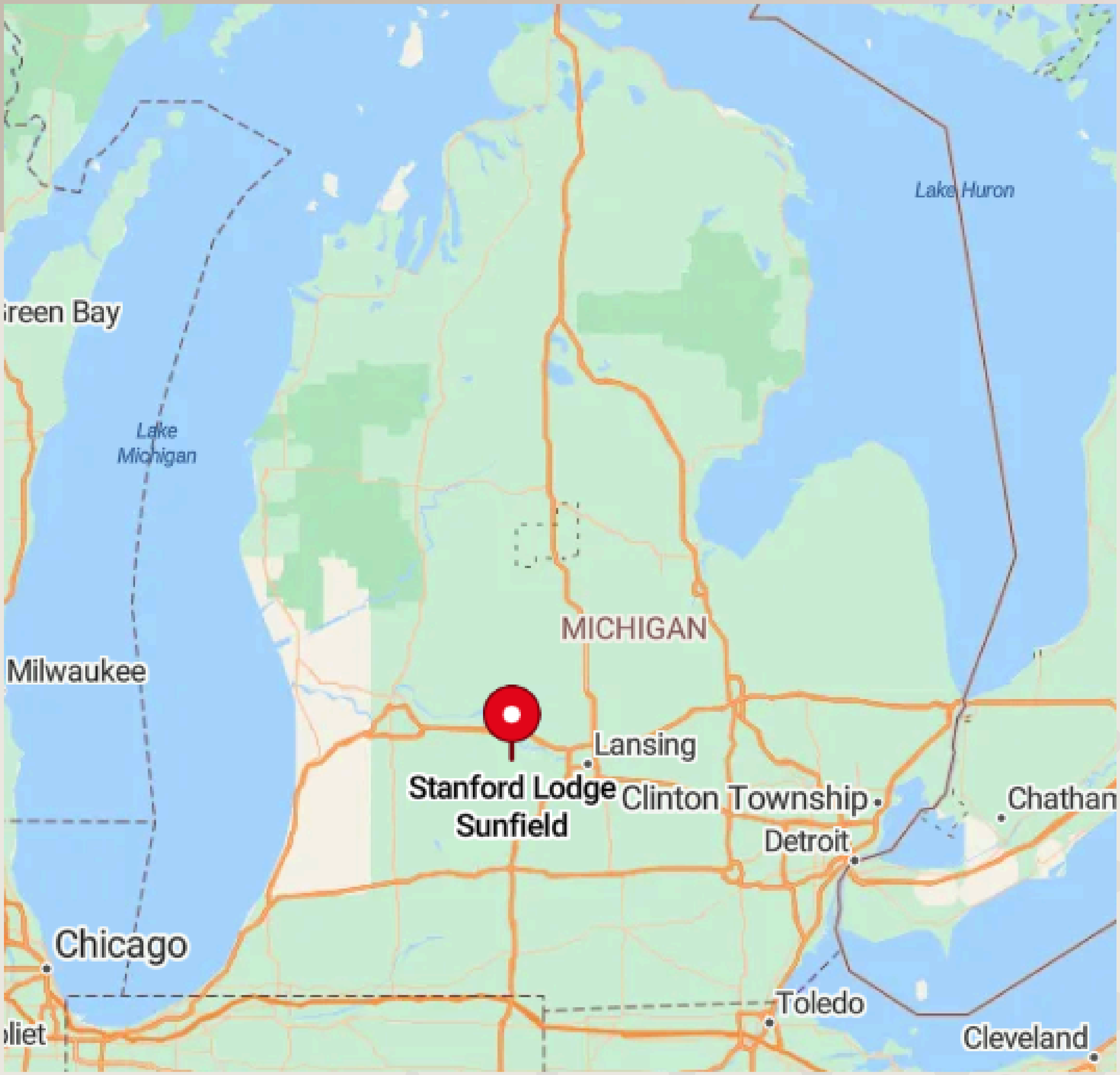
SUNFIELD, MICHIGAN

Sunfield has a population of approximately 539 residents, with a median age of 40.8 years. The median household income is $66,406, and about 15.72% of residents live below the poverty line. Stanford Lodge of Sunfield faces nearby competition from River Inn Adult Foster Care which is 5 miles away. The closest hospital is Sparrow Ionia Hospital, located 13 miles away in Ionia, MI

DEMOGRAPHICS	
Total Population	539
65+ Population	59
Average Age	40.8 Years
Household Income	$66,406
Nearest Competition	5 Miles
Nearest Hospital	13 Miles

LOCATION MAP

SUNFIELD, MI
MIDWEST



PROCESS OVERVIEW

Meiser CRE establishes the following process overview for the offering of Care Cardinal Belmont. 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@meisercre.com
- Madison Meiser: madison@meisercre.com
- Administration: info@meisercre.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.

Prospective bidders are required to incorporate the following elements into their offer submissions:

- A company bio or business background including an overview of relevant transactional experience in senior living and/or healthcare real estate investments and other related assets under management, as well as financial qualifications in both debt and equity.
- Encouragement for interested parties to include key assumptions and valuation basis, along with strategies for securing debt and equity financing to close the transaction.
- Overview of proposed transaction structure and estimated timeframes for negotiating a definitive purchase agreement, conducting due diligence, and completing the transaction.
- Summary of capital structure required in offers, including anticipated financing sources (e.g., lending institutions) and potential equity sources, with evidence of available equity funds for immediate deployment encouraged.
- Inclusion of additional conditions or contingencies necessary for completing the transaction, such as required review levels by senior professionals or investment committees, and timing for further review and approvals.
- Coordination and facilitation of all information exchanges through Meiser Commercial Real Estate, with interested parties prohibited from contacting the Company, community, or associated personnel without express written approval, unauthorized contact or tours will result in elimination from the bidding process.

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