



6 Bed RCFE | 17 Bradford Ave., Camarillo, CA, 93010



6 Bed RCFE

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01	Executive Summary
	Investment Summary
	Location Summary

6 BED RCFE

OFFERING SUMMARY

ADDRESS	17 Bradford Ave. Camarillo CA 93010
COUNTY	Ventura
BUILDING SF	2,277 SF
LAND SF	10,023 SF
YEAR BUILT	1964
APN	152-O-303-135

FINANCIAL SUMMARY

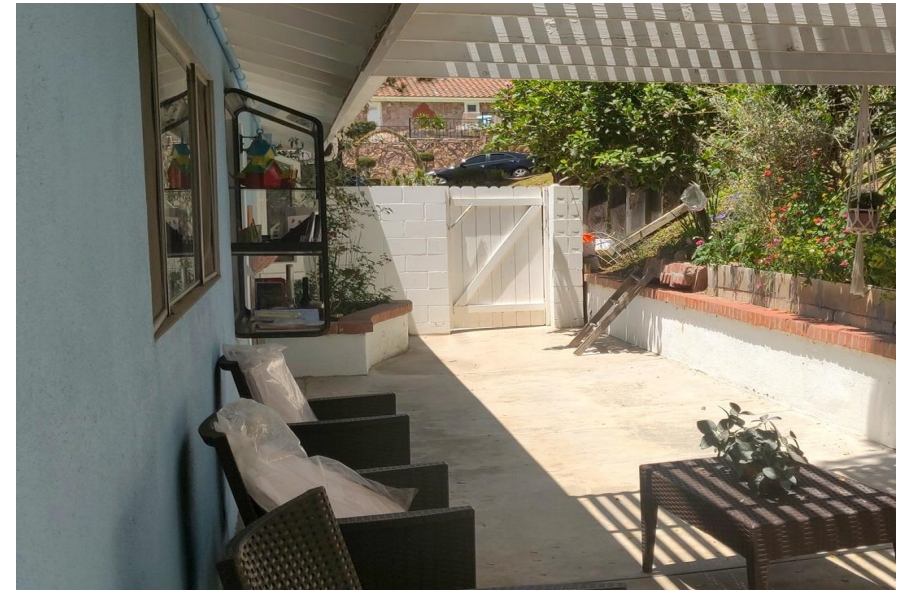
OFFERING PRICE	\$1,220,000
PRICE PSF	\$535.79
NOI (CURRENT)	\$113,808
CAP RATE (CURRENT)	9.33 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2020 Population	14,203	47,462	88,735
2020 Median HH Income	\$98,601	\$103,801	\$102,929
2020 Average HH Income	\$134,718	\$132,209	\$129,138

- Jordan Gootkin of Peak Commercial Real Estate is proud to present this established RCFE facility and business for sale. This updated interior single story facility consists of 6 total bedrooms, 1 is designated for live-in staff use and 5 others for resident use as well as 2 1/2 bathrooms. The 5th resident room is large and can be used as a shared or couples room. Shared facility space includes a common living room, recently remodeled kitchen, dining area, backyard and outdoor patio. Washer and dryer located in a separate laundry room located in the garage. Fire clearance was approved for 6 Bedridden or 6 Hospice residents.



- The facility is fully fire sprinklered. In addition, it includes solar panels and a Tesla three-battery system that have been fully paid off by the Seller. The facility features about 2,277 sf of living space and sits on a lot about 10,021 sf in size. Seller intends to sell the business assets but will retain ownership of the DBA "Ocean Breeze At Bradford" and the Sellers incorporation. All residents are private-pay. The full time caregivers are live-in staff with Seller as the current administrator.
- Asking Price for Business: \$240,000
Asking Price for Facility: \$980,000

Total Asking Price: \$1,220,000
- **Please contact Jordan for more information. Please do not disturb facility staff or residents. A 48-hour notice is required for any tours.**





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

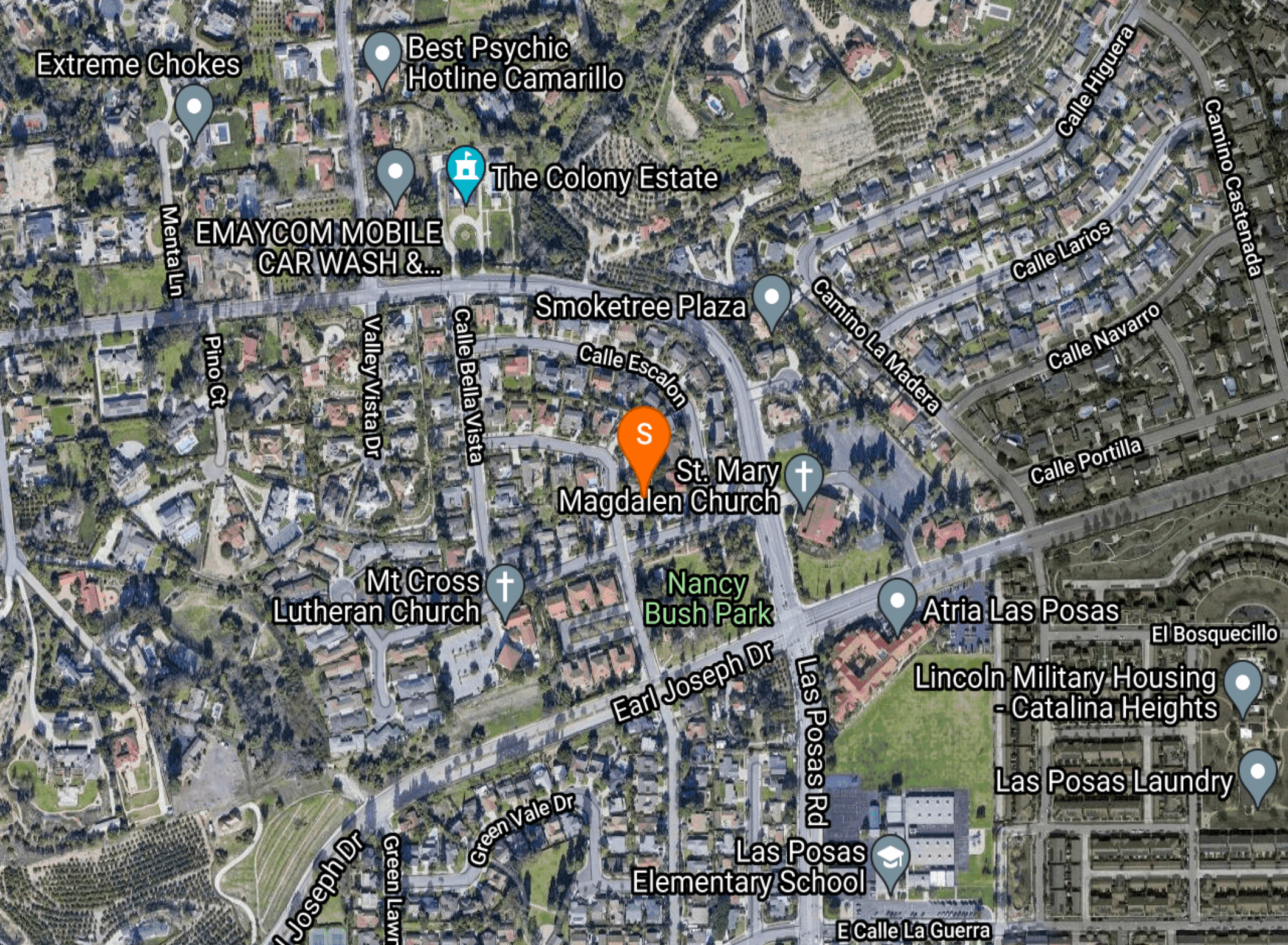
Pictures with Captions

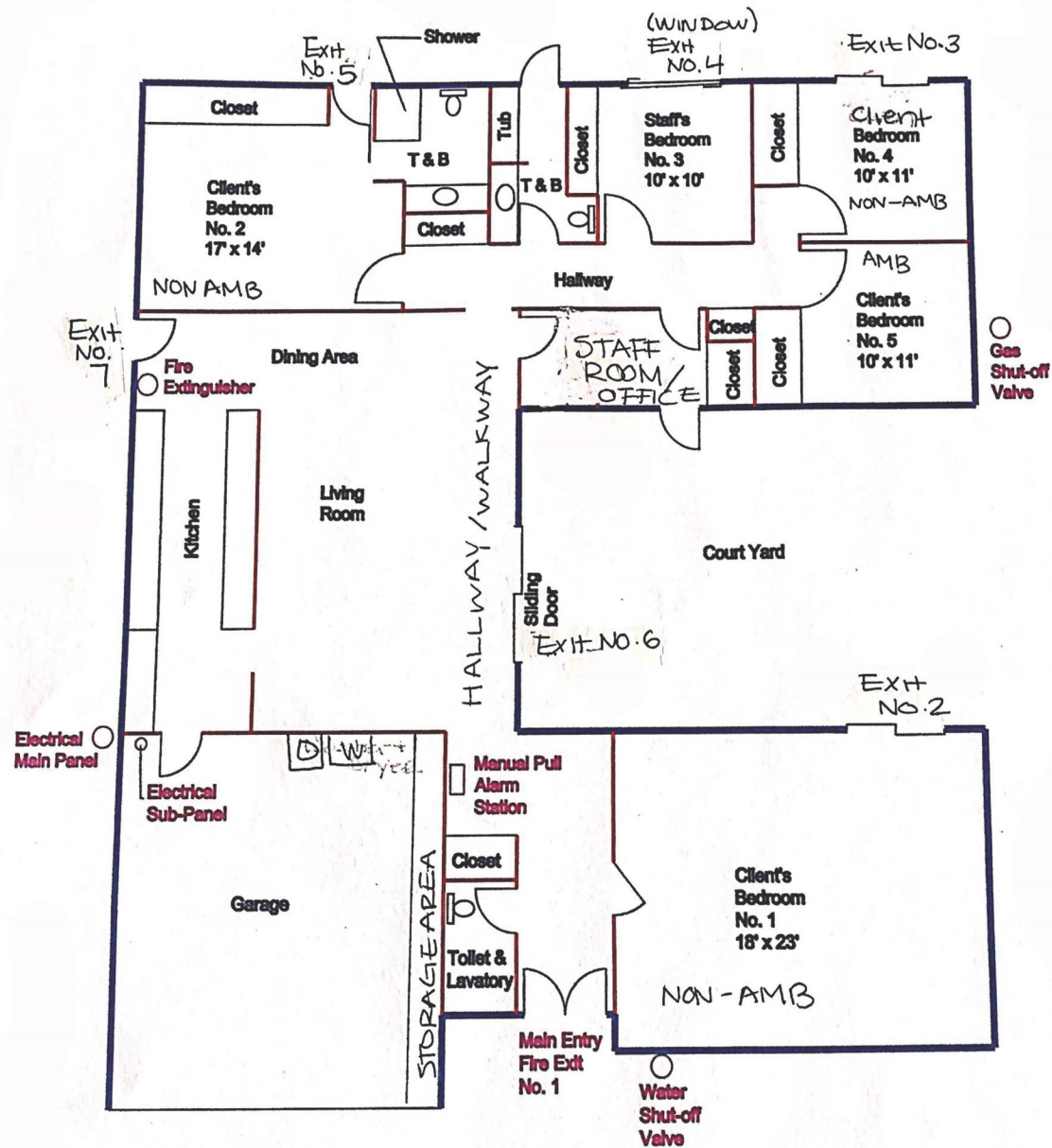
6 BED RCFE

PROPERTY FEATURES

NUMBER OF BEDS	6
BUILDING SF	2,277
LAND SF	10,023
YEAR BUILT	1964
# OF PARCELS	1
ZONING TYPE	R1-10
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1







Bedroom No. 1 & 2 = Shared Room
 Bedroom No. 3 = Staff's Room
 Bedroom No. 4 & 5 = Private Room



03

Rent Roll

Rent Roll Details

Lease Expiration Summary

Tenant Profile

6 BED RCFE

				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
1	Resident 1						\$4,625		\$55,500			Private Room
2	Resident 2						\$5,375		\$64,500			Shared Room
3	Resident 3						\$5,500		\$66,000			Private Room
4	Resident 4						\$5,200		\$62,400			Private Room
5	Resident 5											Vacant
6	Resident 6											Vacant
Totals		0					\$20,700		\$248,400			



Tenant SF Analysis





04

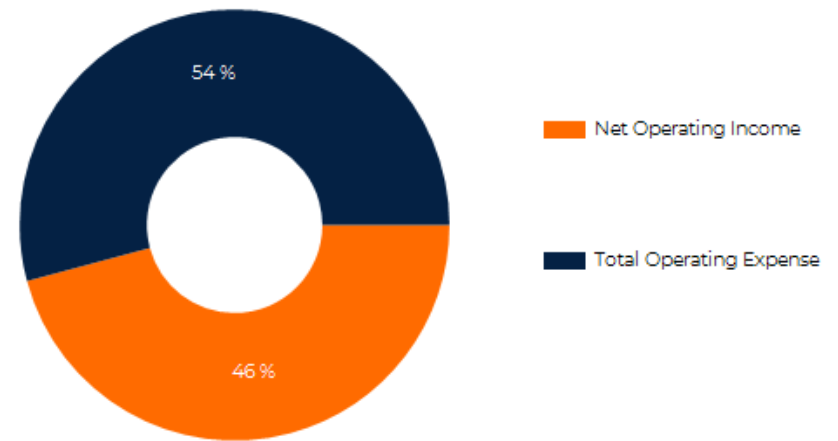
Financial Analysis

Income & Expense

6 BED RCFE

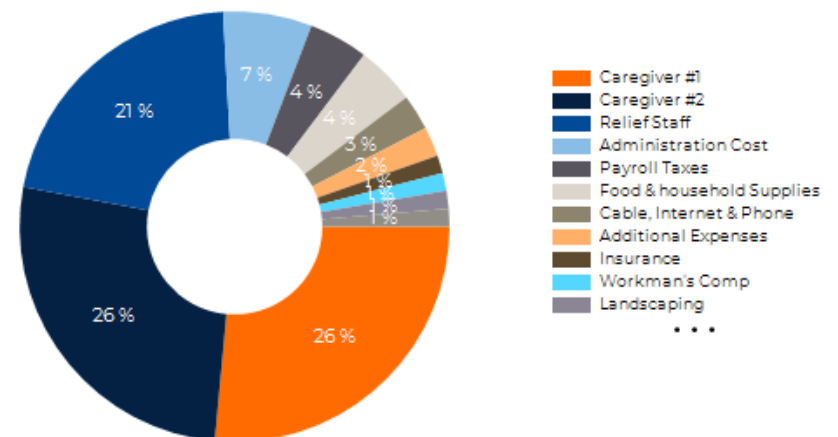
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$248,400	\$248,400
Less: Expenses	\$134,592	\$134,592
Net Operating Income	\$113,808	\$113,808

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	PRO FORMA
Insurance	\$1,800	\$1,800
Cable, Internet & Phone	\$3,600	\$3,600
Payroll Taxes	\$6,000	\$6,000
Workman's Comp	\$1,800	\$1,800
Food & household Supplies	\$6,000	\$6,000
Landscaping	\$1,800	\$1,800
Utilities	\$1,800	\$1,800
Administration Cost	\$9,000	\$9,000
Caregiver #1	\$35,640	\$35,640
Caregiver #2	\$35,640	\$35,640
Relief Staff	\$28,512	\$28,512
Misc.	\$1,200	\$1,200
First Aid & Medical Supplies	\$1,800	\$1,800
Total Operating Expense	\$134,592	\$134,592
Expense / SF	\$59.10	\$59.10
% of EGI	54.18 %	54.18 %

DISTRIBUTION OF EXPENSES CURRENT





04

Demographics

Demographic Details

Demographic Charts

6 BED RCFE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,800	41,613	69,038
2010 Population	11,859	43,189	82,515
2020 Population	14,203	47,462	88,735
2025 Population	15,024	48,990	91,232
2020 African American	447	1,117	2,108
2020 American Indian	111	398	719
2020 Asian	1,761	4,642	9,869
2020 Hispanic	3,952	14,309	31,685
2020 Other Race	1,340	4,967	12,190
2020 White	9,669	33,632	58,814
2020 Multiracial	841	2,602	4,834
2020-2025: Population: Growth Rate	5.65 %	3.20 %	2.80 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	155	747	1,361
\$15,000-\$24,999	183	702	1,272
\$25,000-\$34,999	204	742	1,319
\$35,000-\$49,999	450	1,386	2,515
\$50,000-\$74,999	913	2,340	4,020
\$75,000-\$99,999	789	2,222	4,029
\$100,000-\$149,999	1,034	3,796	6,697
\$150,000-\$199,999	630	2,344	4,216
\$200,000 or greater	962	2,883	4,821
Median HH Income	\$98,601	\$103,801	\$102,929
Average HH Income	\$134,718	\$132,209	\$129,138

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,449	15,111	24,362
2010 Total Households	4,473	15,718	28,357
2020 Total Households	5,321	17,162	30,250
2025 Total Households	5,605	17,670	31,016
2020 Average Household Size	2.65	2.74	2.89
2000 Owner Occupied Housing	2,439	10,077	16,956
2000 Renter Occupied Housing	1,887	4,671	6,759
2020 Owner Occupied Housing	2,764	10,903	19,343
2020 Renter Occupied Housing	2,557	6,259	10,907
2020 Vacant Housing	607	1,134	1,721
2020 Total Housing	5,928	18,296	31,971
2025 Owner Occupied Housing	2,997	11,369	20,014
2025 Renter Occupied Housing	2,609	6,301	11,002
2025 Vacant Housing	689	1,306	1,980
2025 Total Housing	6,294	18,976	32,996
2020-2025: Households: Growth Rate	5.25 %	2.95 %	2.50 %



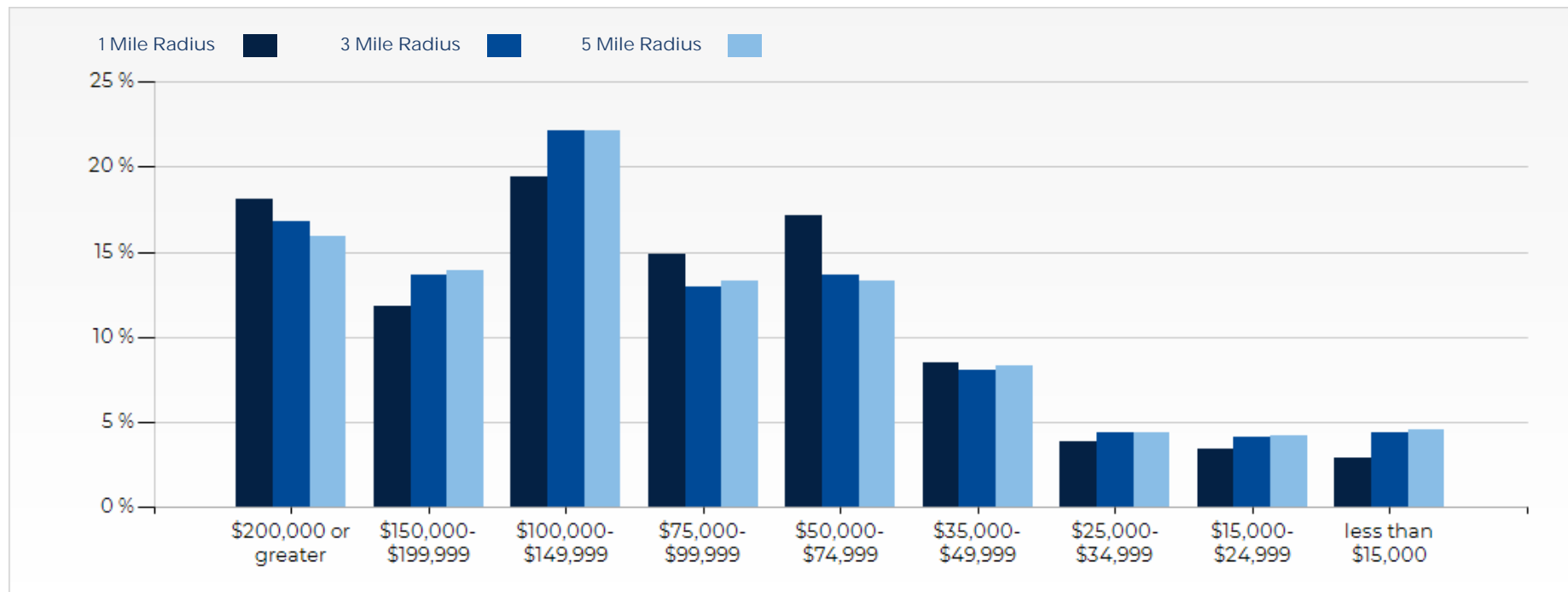
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	878	3,061	6,530
2020 Population Age 35-39	985	3,057	6,035
2020 Population Age 40-44	857	2,851	5,432
2020 Population Age 45-49	855	2,834	5,290
2020 Population Age 50-54	832	2,906	5,348
2020 Population Age 55-59	928	3,297	5,786
2020 Population Age 60-64	909	3,359	5,664
2020 Population Age 65-69	867	2,943	4,843
2020 Population Age 70-74	703	2,541	4,003
2020 Population Age 75-79	536	1,884	2,867
2020 Population Age 80-84	317	1,188	1,814
2020 Population Age 85+	399	1,333	2,242
2020 Population Age 18+	11,157	37,769	69,006
2020 Median Age	41	43	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,811	\$98,737	\$94,637
Average Household Income 25-34	\$114,537	\$119,662	\$115,000
Median Household Income 35-44	\$102,283	\$118,466	\$117,244
Average Household Income 35-44	\$134,641	\$146,038	\$143,292
Median Household Income 45-54	\$120,577	\$130,557	\$128,046
Average Household Income 45-54	\$159,448	\$160,362	\$156,870
Median Household Income 55-64	\$120,342	\$120,511	\$118,660
Average Household Income 55-64	\$164,555	\$152,909	\$148,829
Median Household Income 65-74	\$105,213	\$95,562	\$90,651
Average Household Income 65-74	\$142,274	\$127,688	\$120,118
Average Household Income 75+	\$107,348	\$88,589	\$84,384

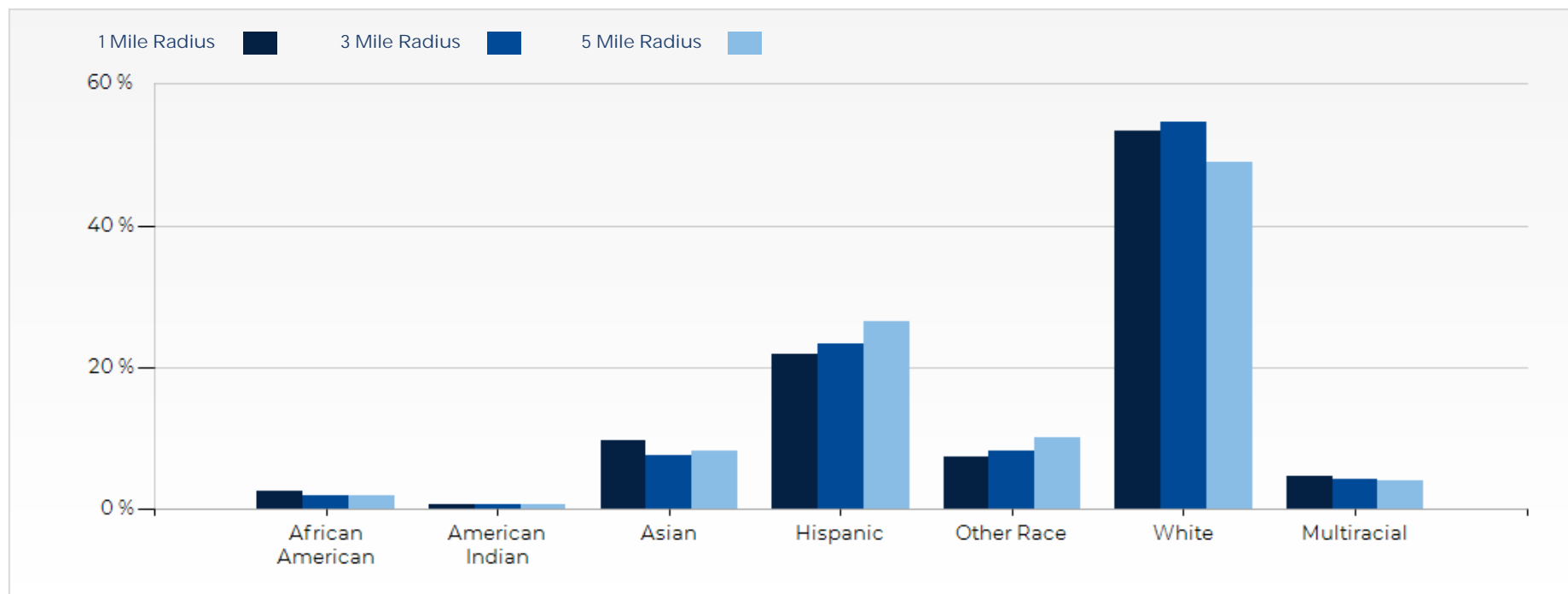
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	854	3,016	6,324
2025 Population Age 35-39	913	3,351	7,144
2025 Population Age 40-44	1,005	3,219	6,151
2025 Population Age 45-49	897	2,984	5,454
2025 Population Age 50-54	848	2,881	5,159
2025 Population Age 55-59	833	2,896	5,154
2025 Population Age 60-64	960	3,331	5,559
2025 Population Age 65-69	925	3,250	5,331
2025 Population Age 70-74	804	2,762	4,445
2025 Population Age 75-79	640	2,256	3,592
2025 Population Age 80-84	438	1,500	2,310
2025 Population Age 85+	421	1,440	2,395
2025 Population Age 18+	11,847	39,271	71,323
2025 Median Age	41	43	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,418	\$107,457	\$105,106
Average Household Income 25-34	\$130,102	\$135,139	\$132,017
Median Household Income 35-44	\$115,178	\$132,324	\$129,605
Average Household Income 35-44	\$154,216	\$163,582	\$160,479
Median Household Income 45-54	\$131,016	\$142,047	\$138,915
Average Household Income 45-54	\$173,990	\$175,761	\$172,724
Median Household Income 55-64	\$130,993	\$131,056	\$129,924
Average Household Income 55-64	\$178,441	\$168,537	\$165,870
Median Household Income 65-74	\$122,019	\$108,691	\$104,300
Average Household Income 65-74	\$162,977	\$146,797	\$138,969
Average Household Income 75+	\$131,057	\$110,375	\$104,411

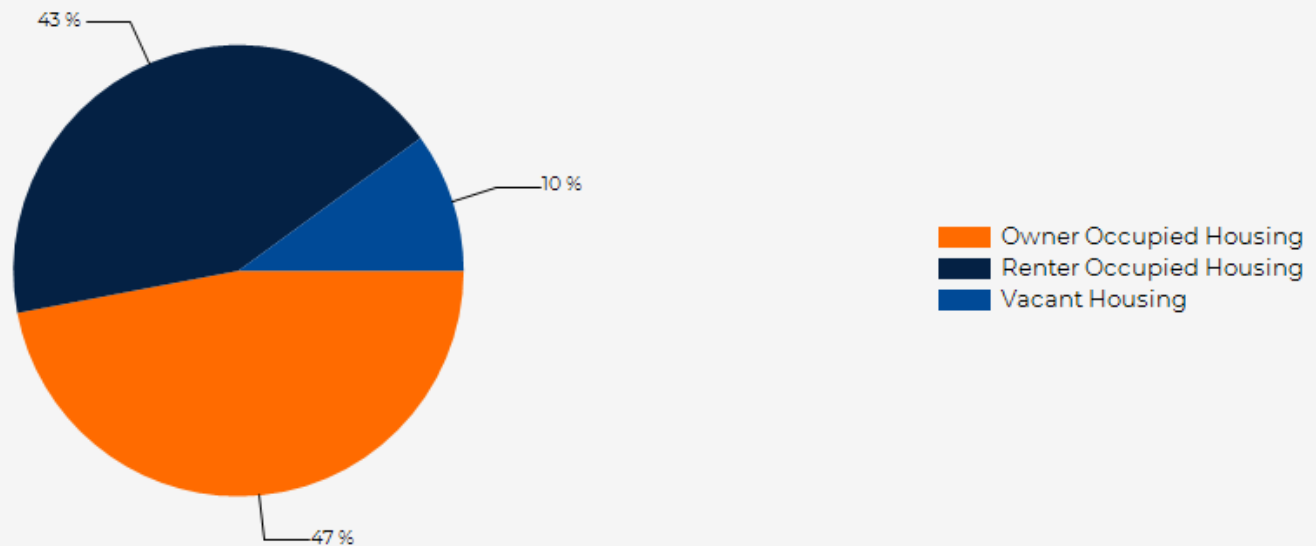
2020 Household Income



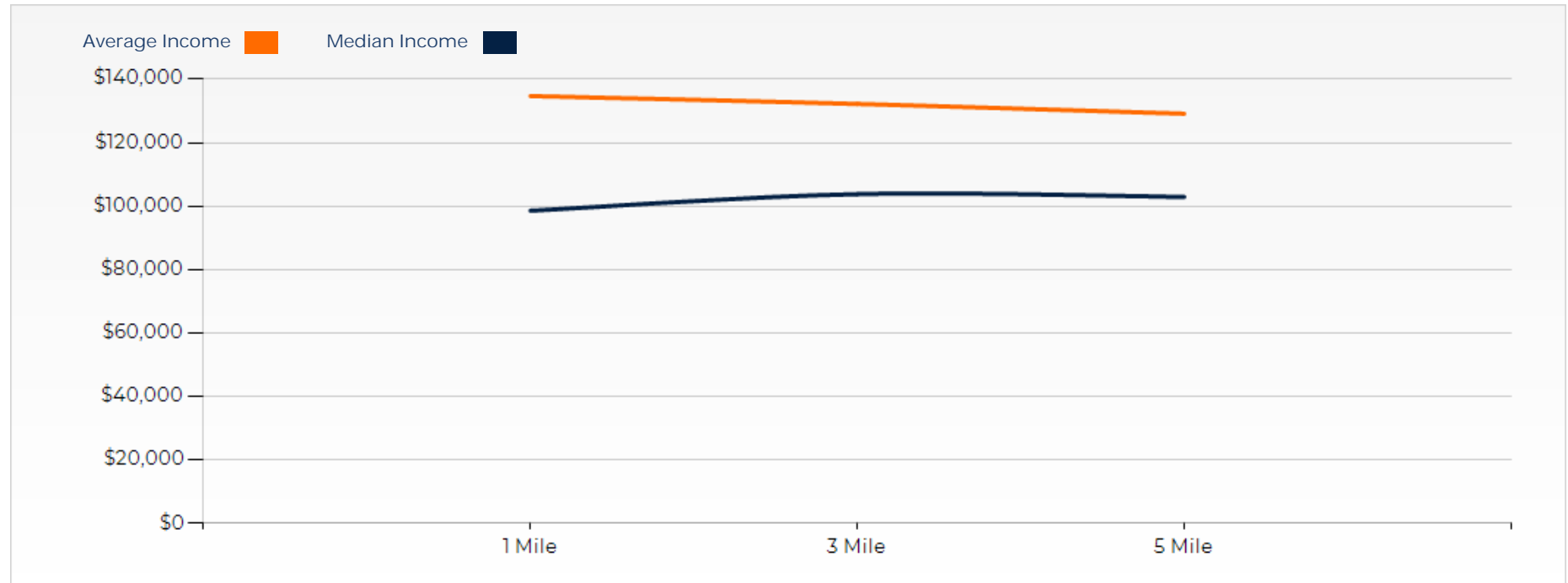
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



6 Bed RCFE

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