

Mali's Place

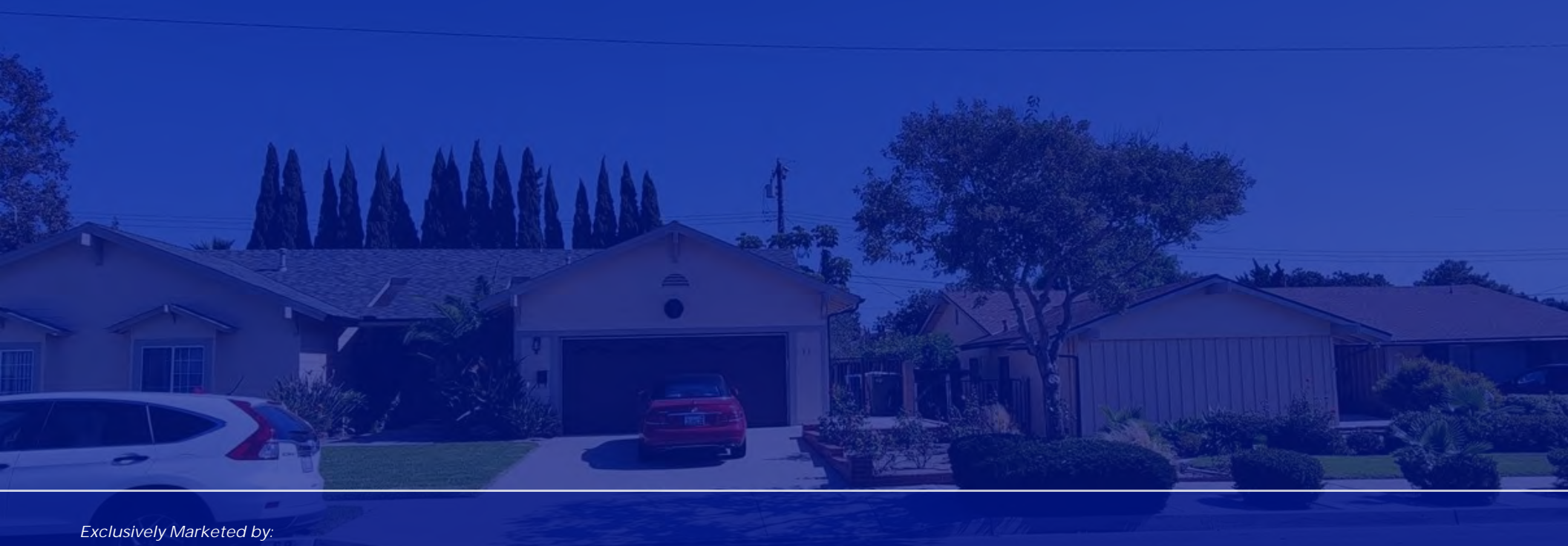
Camarillo, CA 93010



OFFERING MEMORANDUM

PEAK
COMMERCIAL

Mali's Place



Exclusively Marketed by:

Jordan Gootkin

Assisted Living Facilities Specialist
Certified RCFE Administrator
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PEAK
C O M M E R C I A L

5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

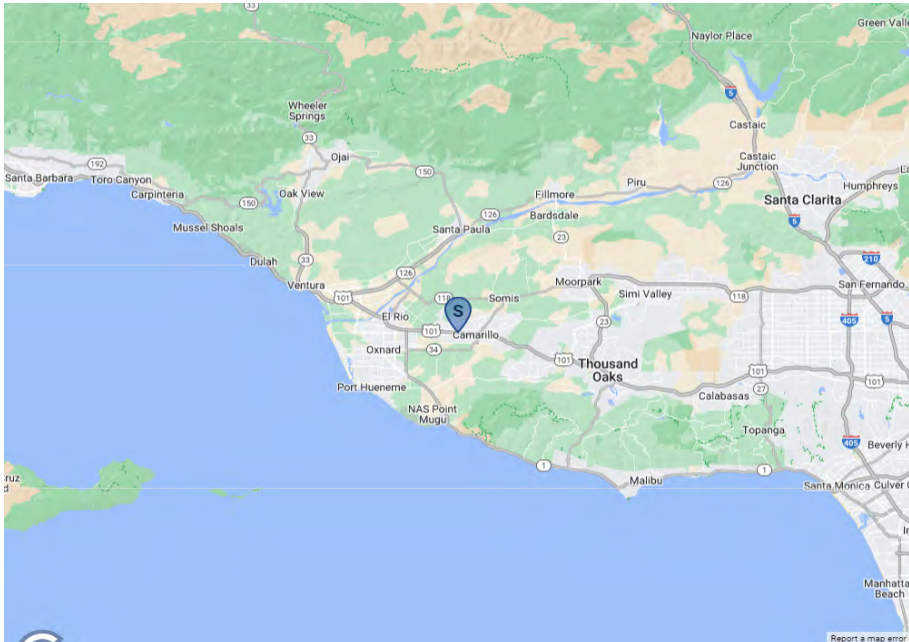
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INVESTMENT HIGHLIGHTS

BUSINESS NAME	Mali's Place
OFFERING PRICE	\$450,000
Year Built	1964

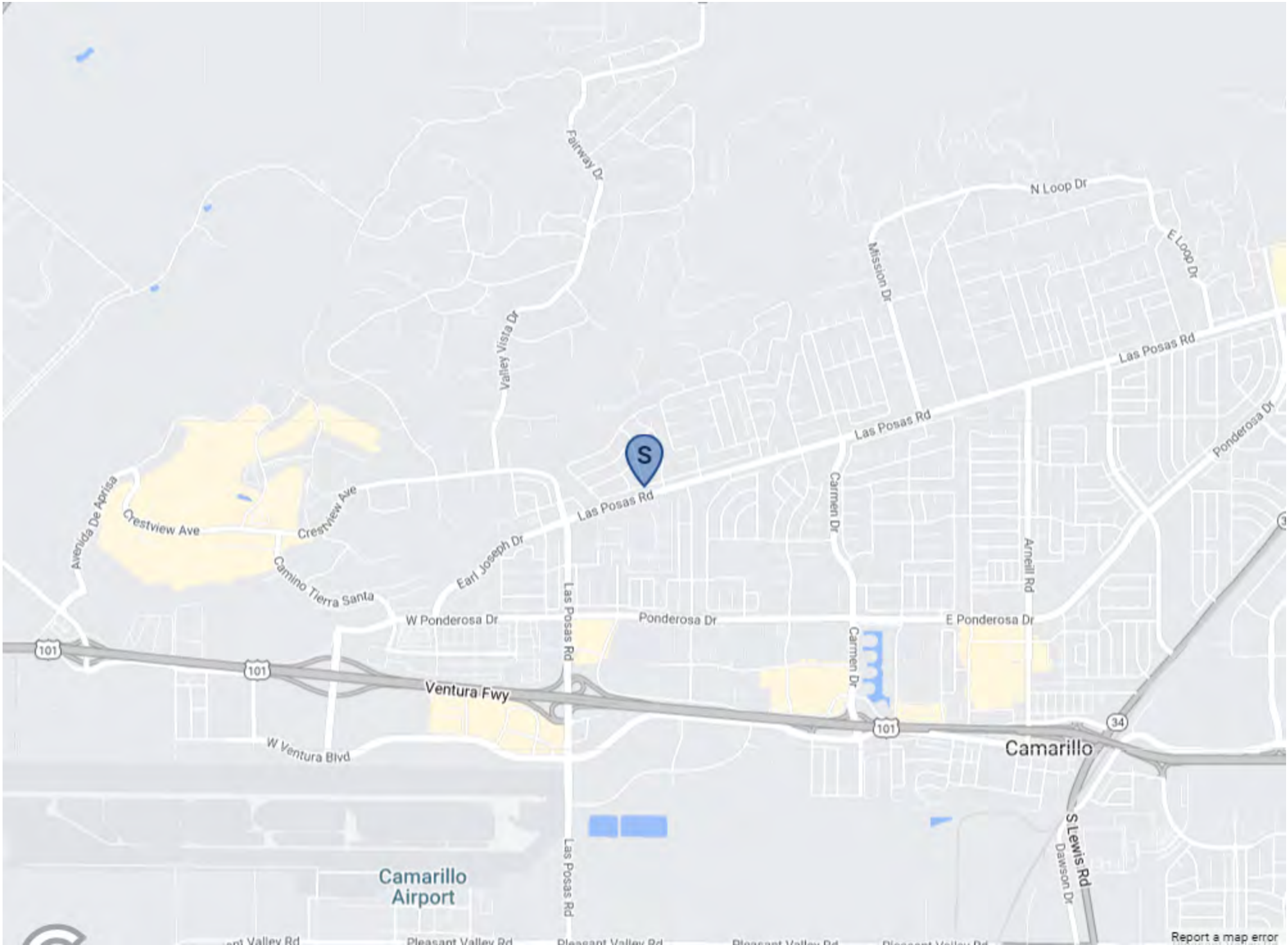
Property Features

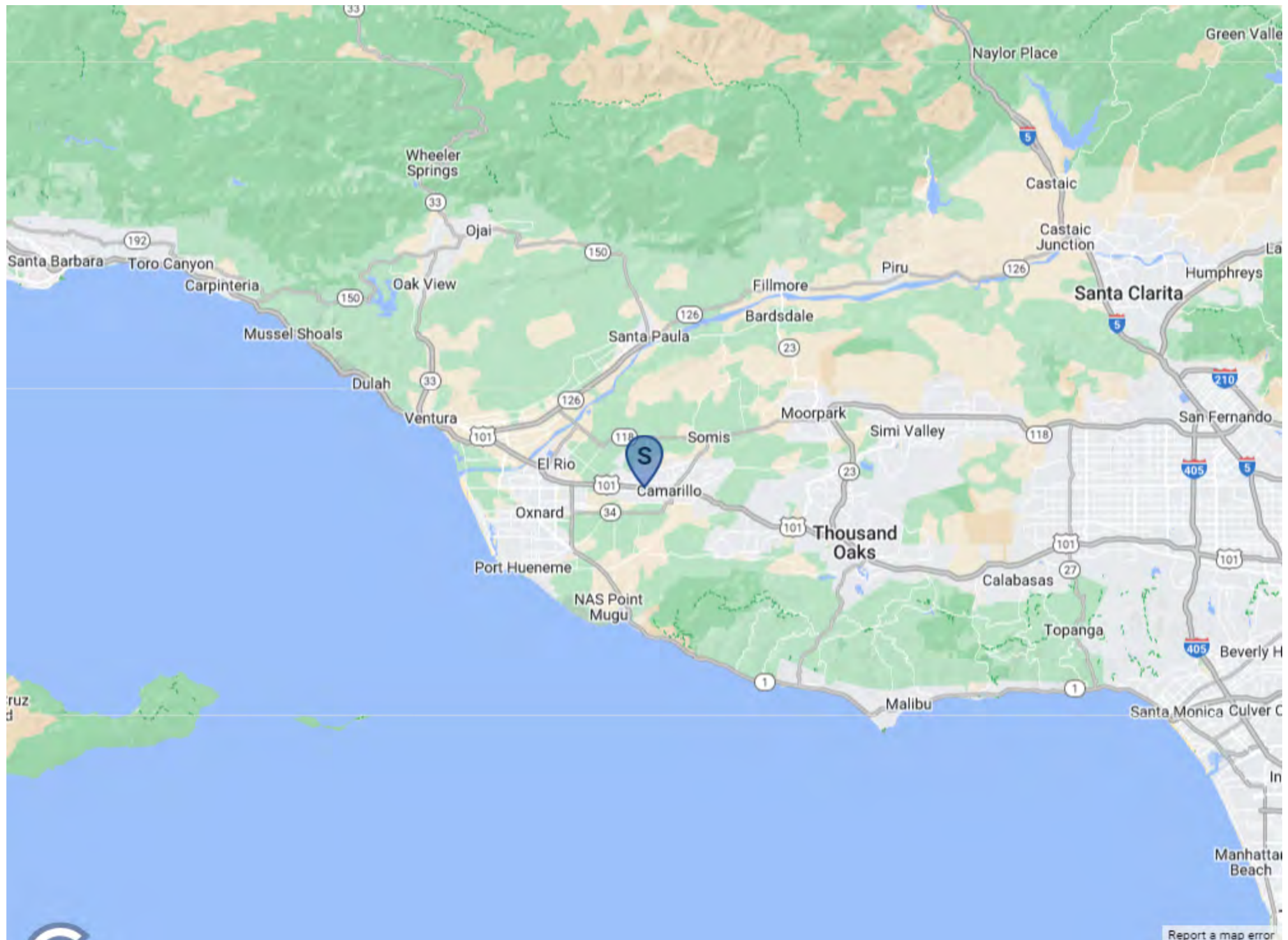
BUILDING SF	4,029
LAND SF	22,359
LAND ACRES	.51
YEAR BUILT	1964
# OF PARCELS	2
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1



Established and Well Respected 12 Bed RCFE Business for Sale in Ventura County

Jordan Gootkin of Peak Commercial is pleased to exclusively market this profitable, established and well known 12 bed residential care facility business. This unique business is made up of two 6-bed RCFE facilities adjacent to one another creating room for a total of 12 residents at a time. There are currently 11 residents in total living at the facilities (Oct. 2022), generating approximately \$70,000.00 of gross income per month. Both facilities have been licensed since 2002, however Mali's Place was founded and has been in operation since 1996. Both of the facilities feature fire sprinkler systems and air conditioning units. The first of the two facilities features a total of 5 bedrooms; 4 are private bedrooms, the last is shared between two residents. It has 4 restrooms in the facility; 2 shared resident restrooms and 2 are private restrooms. This facility currently has 4 hospice waivers and 6 non-ambulatory waivers. The second facility features a total of 6 bedrooms; 5 are for resident use (4 private and 1 shared room) and 1 has been designated as a "staff room". It has 3 restrooms; 2 are designated for resident use and one is designated for staff and resident use. This facility currently has 4 hospice waivers and 5 non-ambulatory waivers. Please contact Jordan in order to learn more about this opportunity. An NDA and Proof of Funds will be required prior to disclosing financials. Please do not disturb residents or staff at the business. A 48-hour notice is required for any tours.







Report a map error











Mali's Place Census & Rates													
	June22'	May 22'	April 22'	March 22'	February 22'	January 22'	December 21'	November 21'	October 21'	September 21'	August 21'	July 21'	June 21'
1	\$5,500	\$5,500	\$5,500	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
2	\$6,500	\$6,510	\$6,500	\$6,510	\$6,510	\$6,500	\$6,510	\$6,200	\$6,200	\$6,200	\$6,000	\$6,200	\$6,200
3	\$7,000	\$6,600	\$6,510	\$6,500	\$6,500	\$6,000	\$7,000	\$6,500	\$6,500	\$6,000	\$6,200	\$6,000	\$5,000
4	\$6,000	\$7,000	\$7,000	\$6,000	\$7,000	\$6,510	\$6,000	\$6,000	\$6,000	\$7,000	\$6,000	\$5,000	\$7,000
5	\$6,510	\$6,500	\$6,600	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$5,500	\$7,000	\$7,000	\$6,000
6	\$7,000	\$7,500	\$7,500	\$7,000	\$6,000	\$7,000	\$6,500	\$7,000	\$4,700	\$4,700	\$7,000	\$4,700	\$7,000
7	\$6,680	\$6,500	\$7,000	\$4,850	\$7,000	\$4,850	\$7,000	\$4,700	\$7,000	\$7,000	\$4,700	\$7,000	\$4,700
8	\$4,850	\$4,850	\$4,850	\$7,000	\$4,850	\$6,680	\$4,700	\$7,000	\$6,500	\$6,600	\$6,500	\$7,000	\$7,000
9	\$6,000	\$6,680	\$6,680	\$6,500	\$6,680	\$7,000	\$6,680	\$6,680	\$6,680	\$6,500	\$7,000	\$6,500	\$6,000
10	\$1,258 (prorate)	\$7,000	\$6,500	\$6,680	\$7,000	\$7,000	\$6,500	\$7,000	\$6,600	\$7,000	\$6,680	\$6,000	\$7,000
11	\$6,600	\$7,000		\$7,000	\$6,500	\$6,500	\$7,000	\$6,500	\$7,000	\$6,680	\$1,800 (prorate)		\$8,200
12		\$6,500		\$7,500			\$6,000				\$6,500		
13							\$7,000						
Total	\$63,898	\$78,140	\$64,640	\$79,140	\$71,640	\$71,640	\$84,490	\$71,180	\$70,780	\$69,780	\$70,180	\$62,000	\$70,700

Estimated Average Monthly Expenses (For Both Homes)	
Employee Payroll	\$30,000
Rent	\$10,000
Liability Insurance	\$707
Workers Comp.	\$1,000
Food	\$1,800
Home/Office Supplies	\$200
Maintenance	\$100
Utilities	\$2,000
Licensing Fee	\$82
Adminstrators Licensing Fees & Class	\$15
Others	\$150
Total	\$46,054

Lump Sum Paid, No Monthly Payment Due Until Next Renewal
Approximately

Includes: Property, Appliance, Plumbing

Includes: Phone, Water, Gas, Electricity. Internet, Sewage, & TV

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,881	43,165	66,594
2010 Population	14,830	47,729	76,892
2022 Population	17,407	53,083	83,656
2027 Population	17,507	52,972	83,619
2022 African American	667	1,413	1,948
2022 American Indian	175	507	804
2022 Asian	2,139	5,737	9,122
2022 Hispanic	4,919	16,209	25,968
2022 Other Race	1,829	6,210	9,933
2022 White	9,701	30,211	47,197
2022 Multiracial	2,829	8,874	14,450
2022-2027: Population: Growth Rate	0.55 %	-0.20 %	-0.05 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	164	679	1,187
\$15,000-\$24,999	190	625	1,073
\$25,000-\$34,999	212	687	1,118
\$35,000-\$49,999	449	1,294	2,124
\$50,000-\$74,999	941	2,253	3,505
\$75,000-\$99,999	975	2,452	3,905
\$100,000-\$149,999	1,411	4,242	6,712
\$150,000-\$199,999	898	3,014	4,714
\$200,000 or greater	1,370	4,078	6,125
Median HH Income	\$109,402	\$114,801	\$112,665
Average HH Income	\$153,548	\$154,550	\$150,688

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,605	15,692	24,615
2010 Total Households	5,624	17,231	27,902
2022 Total Households	6,609	19,323	30,464
2027 Total Households	6,669	19,347	30,518
2022 Average Household Size	2.62	2.72	2.69
2000 Owner Occupied Housing	3,294	10,561	17,425
2000 Renter Occupied Housing	2,154	4,742	6,566
2022 Owner Occupied Housing	3,434	12,157	19,768
2022 Renter Occupied Housing	3,176	7,166	10,696
2022 Vacant Housing	421	934	1,409
2022 Total Housing	7,030	20,257	31,873
2027 Owner Occupied Housing	3,485	12,172	19,862
2027 Renter Occupied Housing	3,184	7,176	10,655
2027 Vacant Housing	403	974	1,451
2027 Total Housing	7,072	20,321	31,969
2022-2027: Households: Growth Rate	0.90 %	0.10 %	0.20 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,067	3,504	5,685
2022 Population Age 35-39	1,159	3,429	5,341
2022 Population Age 40-44	1,071	3,269	4,961
2022 Population Age 45-49	1,036	3,164	4,817
2022 Population Age 50-54	1,054	3,294	5,013
2022 Population Age 55-59	1,163	3,682	5,565
2022 Population Age 60-64	1,149	3,716	5,617
2022 Population Age 65-69	1,078	3,244	4,959
2022 Population Age 70-74	876	2,730	4,169
2022 Population Age 75-79	698	2,110	3,231
2022 Population Age 80-84	431	1,305	2,082
2022 Population Age 85+	498	1,413	2,677
2022 Population Age 18+	13,741	42,085	66,177
2022 Median Age	42	42	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,617	\$106,470	\$107,402
Average Household Income 25-34	\$126,417	\$137,725	\$138,262
Median Household Income 35-44	\$119,910	\$136,719	\$134,921
Average Household Income 35-44	\$162,418	\$171,892	\$170,513
Median Household Income 45-54	\$136,685	\$150,728	\$150,619
Average Household Income 45-54	\$181,763	\$187,185	\$185,709
Median Household Income 55-64	\$137,248	\$139,832	\$139,781
Average Household Income 55-64	\$185,605	\$181,409	\$179,339
Median Household Income 65-74	\$108,240	\$104,676	\$101,613
Average Household Income 65-74	\$152,423	\$143,406	\$135,847
Average Household Income 75+	\$116,477	\$102,012	\$95,477

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	973	3,318	5,405
2027 Population Age 35-39	1,098	3,763	6,109
2027 Population Age 40-44	1,160	3,515	5,401
2027 Population Age 45-49	1,079	3,277	4,921
2027 Population Age 50-54	989	3,097	4,631
2027 Population Age 55-59	1,019	3,159	4,814
2027 Population Age 60-64	1,119	3,516	5,272
2027 Population Age 65-69	1,109	3,454	5,244
2027 Population Age 70-74	961	2,948	4,576
2027 Population Age 75-79	765	2,354	3,770
2027 Population Age 80-84	556	1,661	2,678
2027 Population Age 85+	524	1,502	2,829
2027 Population Age 18+	13,888	42,329	66,613
2027 Median Age	42	43	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,115	\$121,873	\$122,823
Average Household Income 25-34	\$149,141	\$161,801	\$163,077
Median Household Income 35-44	\$139,776	\$155,013	\$153,594
Average Household Income 35-44	\$188,667	\$196,669	\$195,475
Median Household Income 45-54	\$149,447	\$159,908	\$158,900
Average Household Income 45-54	\$199,622	\$208,581	\$206,464
Median Household Income 55-64	\$150,260	\$155,396	\$155,538
Average Household Income 55-64	\$204,789	\$204,583	\$203,580
Median Household Income 65-74	\$125,862	\$120,156	\$116,936
Average Household Income 65-74	\$179,078	\$170,493	\$163,512
Average Household Income 75+	\$150,991	\$136,347	\$126,743

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