



EMBREE
CAPITAL MARKETS

Radiant Senior Living

+

1.40 Vacant Acres

6135 E Street Springfield, OR 97478

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Exclusively Offered By

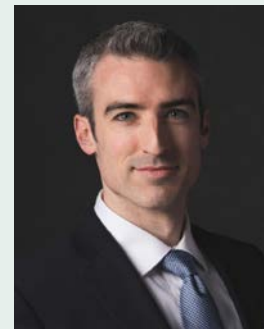


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PRESIDENT

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EXECUTIVE SUMMARY

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PROPERTY & LEASE DETAILS

Offering Overview

Sweetbriar Villa is composed of 25-units / 30 beds of assisted care and a 5-unit/9- bed memory care wing for persons with Alzheimer's disease and related dementias. As shown in the floor plan overview, the Sweetbriar Villa has three residential wings plus common area amenities. The one-story structure contains an overall gross building area of 17,738 square feet, which is 591 square feet per unit. A portion of the original structure was built in 1965 and utilized as a church. Subsequently, the original structure was extensively renovated in 1989 and converted for use as a 15-bed residential care facility. A renovation and 12,988 square foot addition was completed in 2001 bringing the capacity to 30-units / 39-beds. The building is of average-quality construction and is in good repair. All resident rooms include a half-bath (toilet and wash basin) and each wing has a common shower room. Twenty-six of the 30 rooms have private half-baths and four rooms (two sets of rooms) have shared / adjoining half-baths. **The property also includes an additional undeveloped parcel of ±1.40 acres.**



PURCHASE PRICE

\$6,865,000



CAP RATE

9.45%



ANNUAL RENT

\$648,513



LEASE TYPE

ABSOLUTE NNN

THE OFFERING

Address	6135 E Street Springfield, Oregon 97478
Tenant	Radiant Companies, Inc.
Guarantor	Corporate

SITE DESCRIPTION

Year Built	2015
Building SF	Approx. 17,738 Sq. Ft.
Lot Size	Approx. 2.97 Acres

INVESTMENT SUMMARY

Asset Class	Healthcare (Senior Living)
Annual Rent	\$648,513
Monthly Rent	\$54,043
Cap Rate	9.45%
Purchase Price	\$6,865,000
Rent Commencement	04.16.2015
Lease Expiration	04.15.2030
Lease Term	15-Years
Lease Term Remaining	7.5+/-Years
Lease Type	Absolute NNN
Renewal Options	Two, 5-Year
Lease Escalations	2% Annually

AREA OVERVIEW

Springfield, Oregon

Springfield is a family-friendly community where a healthy economy and numerous historical aspects of Oregon's past have blended into a vibrant place to call home. Springfield is adjacent to I-5 and nestled between two rivers. The McKenzie River is world-famous for fly fishing and summer steelhead. The Willamette River also boasts excellent fishing and is popular for whitewater rafting. Springfield is located in the Southern Willamette Valley within the Eugene-Springfield Metropolitan Statistical Area and Lane County. Separated from Eugene to the west, mainly by Interstate 5, Springfield is the second-most populous city in the metropolitan area after Eugene. According to the United State Census Bureau, the city has a total area of 15.75 square miles. Springfield is approximately 111 miles south of Portland, 67 miles south of Salem, and 164 miles north of Medford.

DENSE INFILL LOCATION

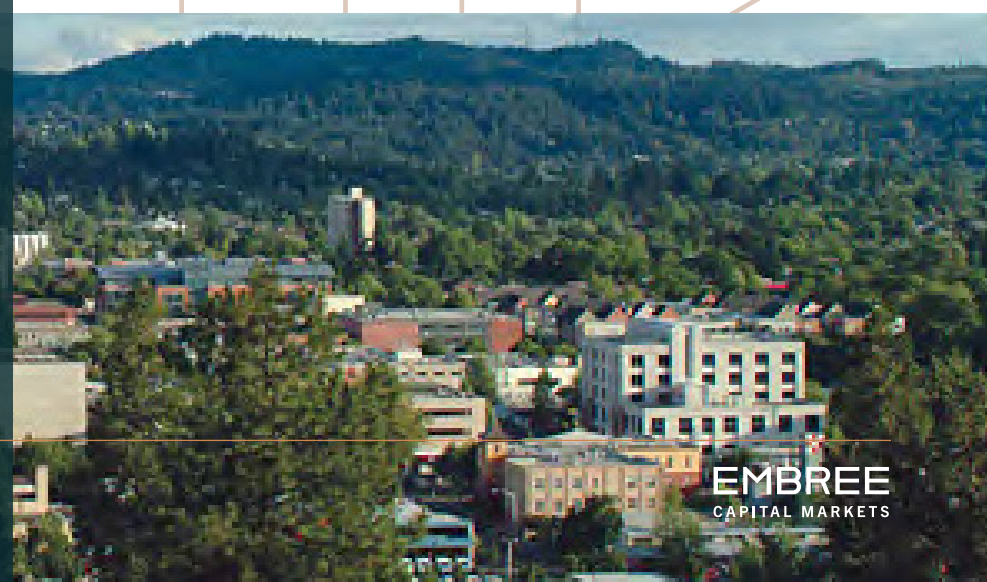
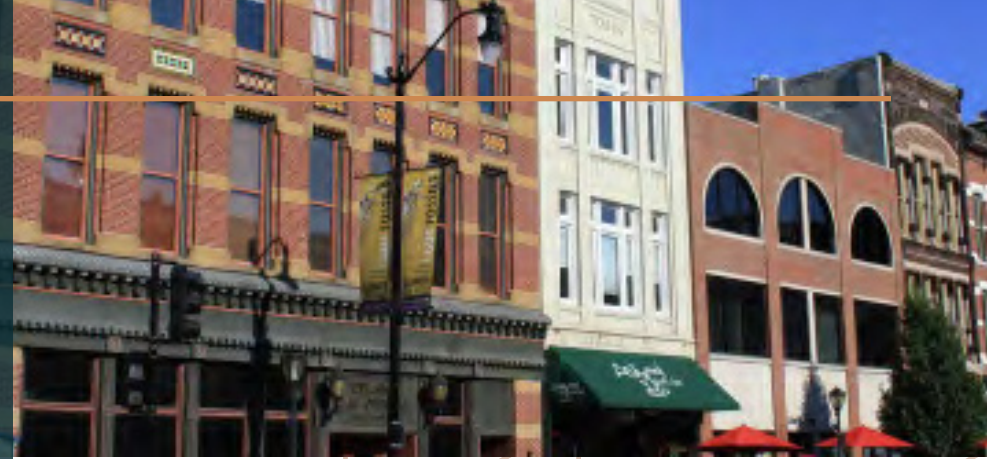
Over 54,366 people within a 5-mile radius of the subject property

HIGH TRAFFIC LOCATION

- 27,000 cars per day along Main Street
- 68,000 cars per day along Interstate-5

CLOSE PROXIMITY TO MAJOR CITIES

- To Eugene: 3.3 miles
- To Salem: 65.3 miles
- To Portland: 109 miles
- To Gresham: 122



COMPANY OVERVIEW

Radiant Senior Living was founded in 2010 by James and Jodi Guffee to provide quality healthcare and lifestyle choices for seniors. We offer all levels of senior housing, from skilled nursing services to independent living. Our goals are to provide the best possible care and surroundings for our residents; to provide our associates with a steady, dependable employment opportunity in a non-stressful workplace; and to provide our financial partners with a reasonable return on their capital.

Radiant Senior Living currently operates 15 communities throughout Oregon, Montana, Washington, Colorado, Nevada, and Idaho providing care and housing for 1,300 residents and jobs for over 950 employees who are dedicated to our high standards of quality and excellence.

OREGON LOCATIONS

Emerald Gardens (AL/MC) – Woodburn, OR
Farmington Square Beaverton (AL/MC) – Beaverton, OR
Farmington Square Eugene (AL/MC) – Eugene, OR
Farmington Square Gresham (AL/MC) – Gresham, OR
Farmington Square Medford (MC) – Medford, OR
Farmington Square Salem (AL/MC) – Salem, OR
Farmington Square Tualatin (AL/MC) – Tualatin, OR
Pioneer Village (IL/AL) – Jacksonville, OR
Sweetbriar Villa (AL/MC) – Springfield, OR

MONTANA LOCATION

Bozeman Lodge (IL/AL) – Bozeman, MT

WASHINGTON LOCATIONS

Ashley Pointe (IL/AL) – Lake Stevens, WA
La Conner Retirement Inn (IL/AL) – La Conner, WA

COLORADO LOCATIONS

New Dawn Memory Care (MC) – Colorado Springs, CO

NEVADA LOCATIONS

Bozeman Lodge (MC) – Sparks, NV

IDAHO LOCATIONS

The Renaissance at Coeur d'Alene (AL) – Coeur d'Alene, ID

James T. Guffee, President and CEO

James T. Guffee is the founder of Radiant Senior Living, Inc. and serves as its President and CEO overseeing the general management of the company. Mr. Guffee along with his wife and Chief Operating Officer, Jodi Guffee, are proud to continue their family's 35-year tradition of providing high quality health care and innovative lifestyle choices for seniors. For almost 10 years, Mr. Guffee has served as an executive responsible for development, acquisition, capital restructuring, financing, and disposition of over 20 senior housing projects. Prior to entering the senior housing industry, Mr. Guffee was an award winning musician, composer, songwriter, producer and performer, including seven years as the bass player for the critically acclaimed rock group The Tories. Mr. Guffee earned a Bachelor of Music, magna cum laude, from Berklee College of Music in Boston.

Jodi L. Guffee, Chief Operating Officer

Jodi L. Guffee began her career in senior housing in 1993. She is experienced and licensed as an administrator in both Assisted Living and Skilled Nursing facilities. As Chief Operating Officer at Radiant Senior Living, Mrs. Guffee is responsible for 14 communities with over 850 employees providing care to more than 1100 residents. She has been involved in the planning, construction marketing, and management of both new and existing communities. She is passionate about seniors and has over 20 years of experience in the Senior Care Industry. Mrs. Guffee holds a Bachelor of Science from the University of Oregon and earned a MBA in Gerontology from the University of Southern California.

Tom Dhanes, Chief Financial Officer

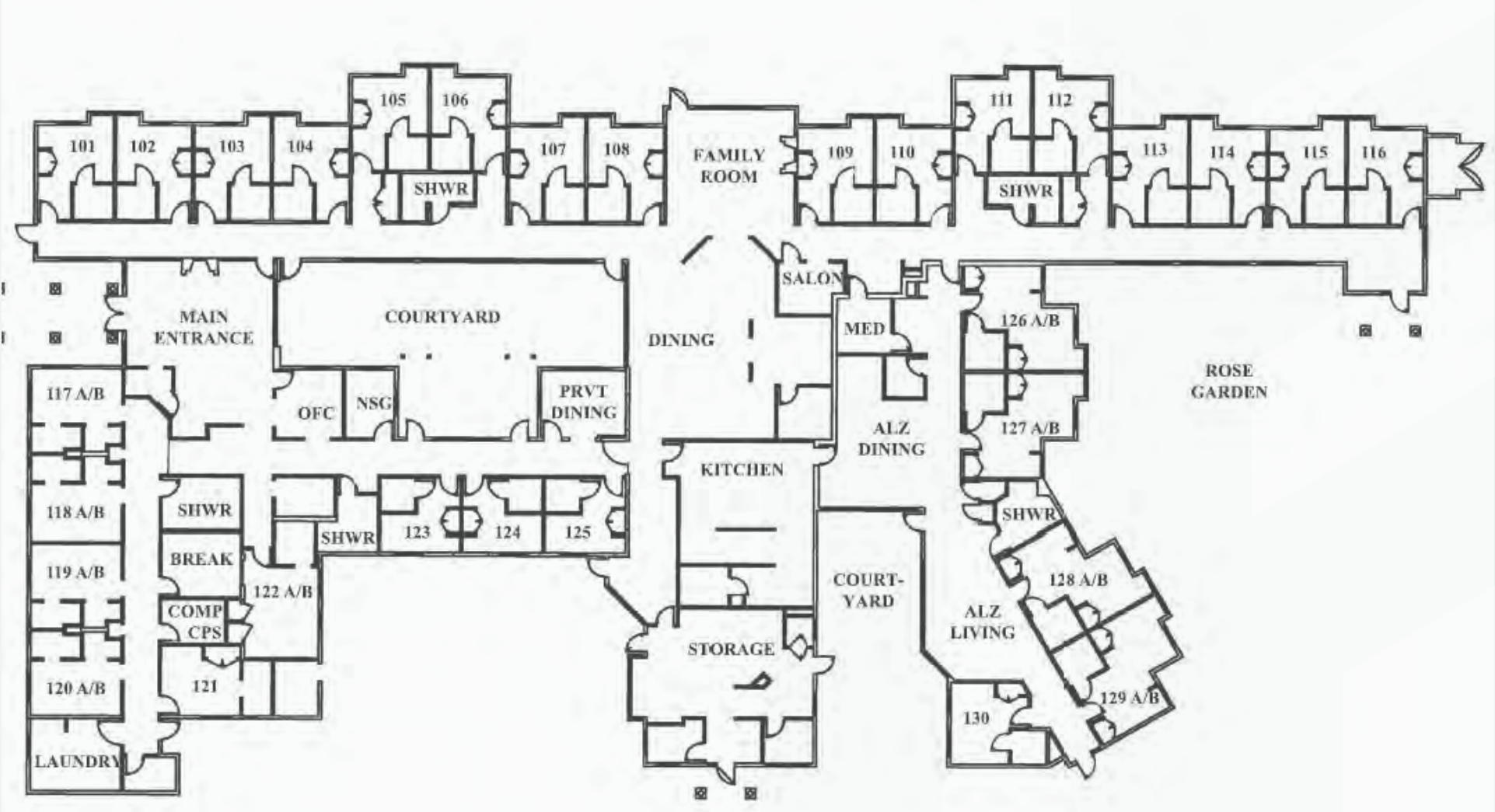
Tom has been in the Senior Living Industry for over 25 years and brings hands-on financial experience to the CFO position. Not only has Tom been in the finance role as a CFO and Vice President of Accounting, he has also been an Administrator in both memory care assisted living and skilled nursing. Tom participated in the growth of a Senior Living company from twenty to sixty plus communities with a national and international presence. There he developed many of the accounting and finance platforms, at one point managing a team of thirty employees. Tom has placed construction, bridge, permanent and agency debt, and led restructures. His experience includes the acquisition and disposition of communities. Tom holds a Bachelor of Science, Mechanical Engineering and a Master of Arts, Theology from the University of Portland. Tom and his wife have four children, exposing him to such experiences as Veterinarian medicine, motocross and SCUBA.

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MAPS & AERIALS

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FLOOR PLAN



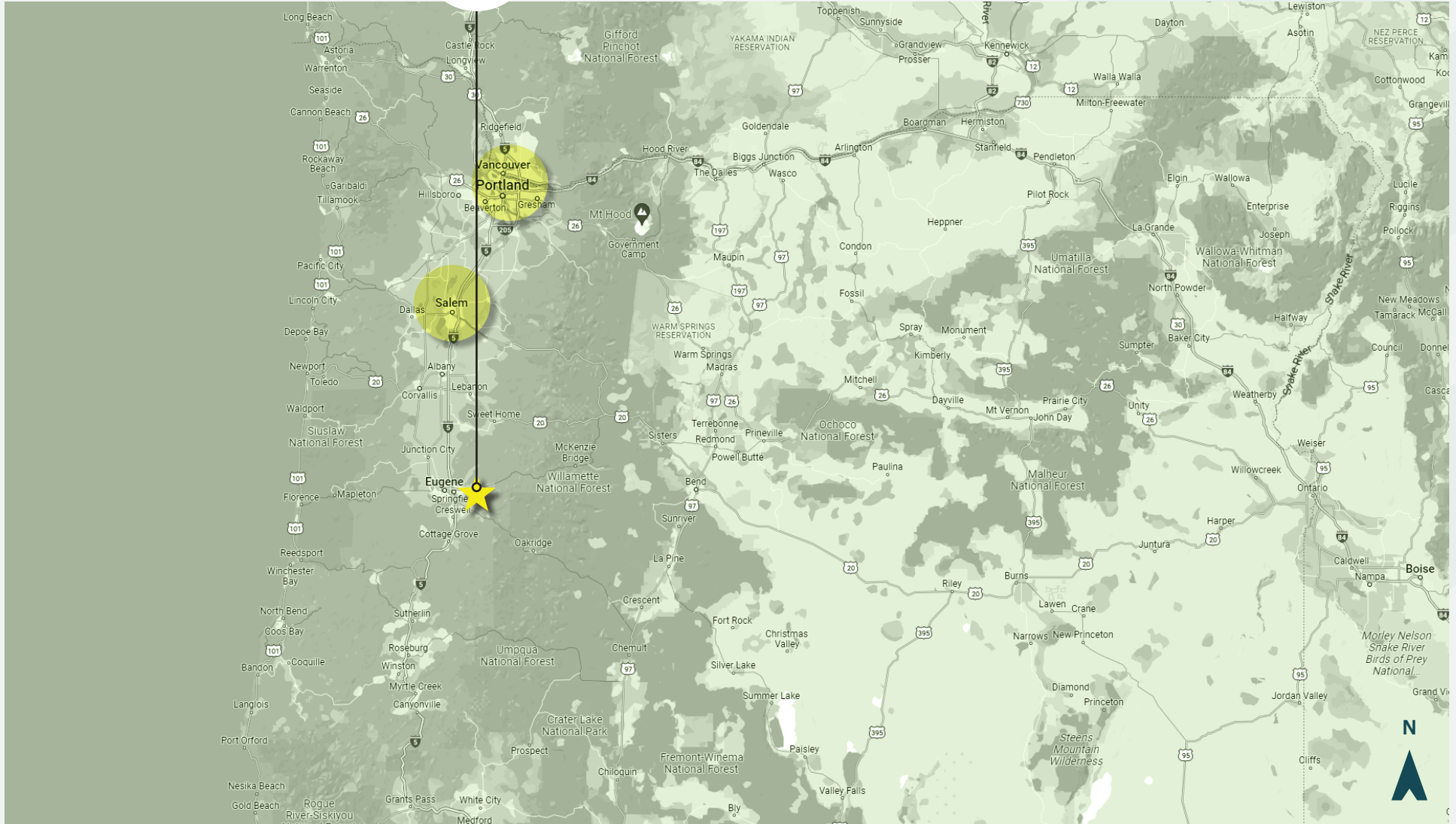
SITE AERIAL



description for your map.



LOCAL CONTEXT



EUGENE, OR (9.2 MILES) SALEM, OR (70 MILES) PORTLAND, OR (114 MILES)

04

ANALYTICS

Demographic Analysis 14

DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2026 Projection	34,569	60,275	213,398
2021 Estimate	33,015	57,689	203,590
Growth 2021-2026	4.71%	8.30%	10.68%
Growth 2010-2021	9.76%	8.30%	10.68%



HOUSEHOLDS			
2026 Projection	13,012	23,486	90,306
2021 Estimate	12,419	22,459	86,060



AVG. HOUSEHOLD INCOME			
Average Household Income	\$74,736	\$70,912	\$76,835
Less than \$25,000	2,234	4,422	20,186
\$25,000 - 50,000	2,935	5,607	19,564
\$50,000 - 75,000	2,439	4,355	14,090
\$75,000 - 100,000	1,783	3,125	10,242
\$100,000 - 125,000	1,393	2,285	7,592
\$125,000 - 150,000	709	1,191	4,917
\$150,000 - 200,000	492	792	4,735
More than \$200,000	434	684	4,735

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix, AZ and the Dallas-Fort Worth area. Over the past 43 years, Embree's executive team has developed, built, or transacted more than 14,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

For more information about this listing, please contact:

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