



REDBRICK
COMMERCIAL



PINE HAVEN SKILLED NURSING & EVERGREEN PLACE ASSISTED LIVING CARE CAMPUS

210 3RD Street NW, Pine Island Minnesota 55963



Redbrick Commercial is pleased to present the opportunity to acquire the fee-simple interest in the Pine Haven Care Center, which consists of the 70-bed, 51,983 square foot Pine Haven skilled nursing facility and the 24-room, 21,750 square foot Evergreen assisted living facility.

The Pine Haven skilled nursing facility provides a value-add opportunity to grow the existing 79% occupancy plus 2.75% assumable debt for eligible borrowers, and future expansion on a 2.6 acre vacant lot. Built in 1964, the original facility has been well-maintained with recent system and structure improvements and includes an exceptional 2016 addition housing skilled nursing and rehabilitation services.

Evergreen Place is a 1995 two-story assisted living facility offering residents one and two-bedroom apartments, currently at 87% occupancy. The property was designed with individually controlled air conditioning and heating, large windows, bright airy full kitchens and beautiful common area spaces.

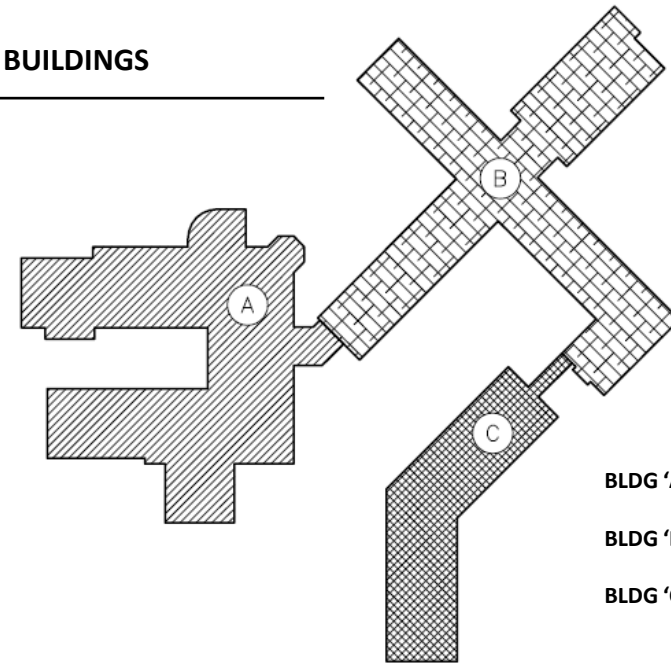
The properties offer buyers the opportunity to own an astonishing care campus in the Pine Island community, located just 15 minutes from Rochester, MN. Given limited like-kind product in the region and the growing need for care facilities, the property is ideally positioned to serve the local community for many years to come.

Price	Negotiable – Both Facilities
Sale Type	Investment
Property Type	Health Care
Property Subtype	Nursing Home Care & Assisted Living
Building Class	B
Lot Size	6 Acres Total Offering
Building Size	73,733 sq. ft. Total Combined
No. Beds	94 Total; 70 Licensed Bed Nursing Care, 24 Room (30 Bed) Assisted Living
No. Stories	1 – Pine Haven & 2 – Evergreen
Years Built / Remodeled	1964, 1970, 1991, 1995, 2016
Zoning District	R-4 Multi Family Residential

CAMPUS SYSTEM OVERVIEW

- Predominantly independently operating electrical systems, air conditioning, water heaters, and boilers between the original facility, the newer addition and Evergreen assisted living
- The entire campus has received ongoing maintenance, repair services and upgrades performed by the onsite facilities team
- 2016 steel roof for Pine Haven. Both the original facility and the new addition
- 2022 shingled roof (Evergreen)
- 1995 passenger elevator (Evergreen)

BUILDINGS



BLDG 'A' = 26,523 S.F.
BLDG 'B' = 25,460 S.F.
BLDG 'C' = 21,750 S.F.

BLDG 'A'

2016 Addition / Pre-Construction Specifications

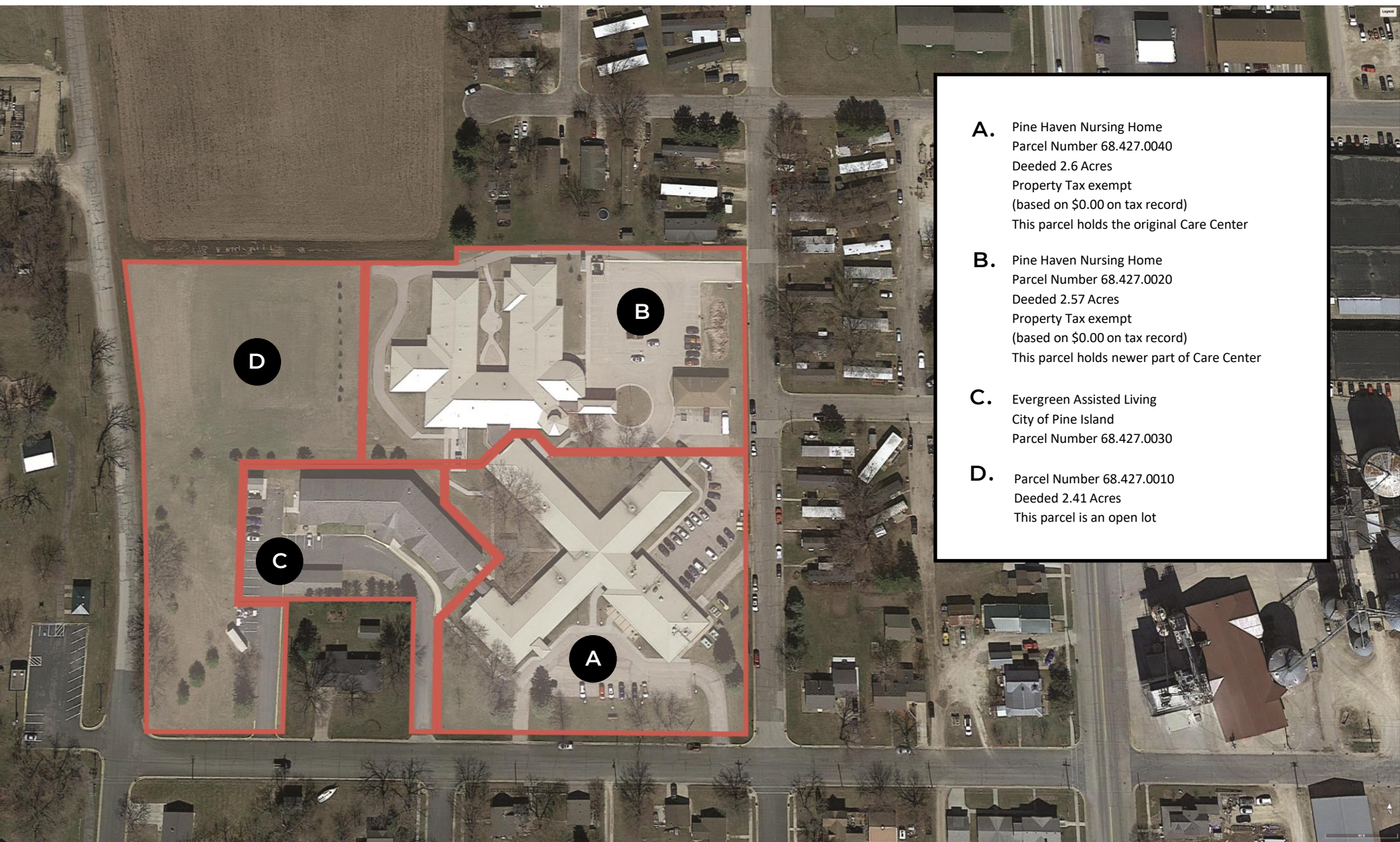
Occupancy Classification:	1-2
Construction Type:	V-A (NFPA – V.111)
Allowable Building Height:	1 Story
Sprinkler Height Increase:	1 Story
Actual Building Height:	1 Story
Automatic Sprinkler System:	NFPA 13
Required Separation:	BLDG 'A' to BLDG 'B' = 2 HR
Provided Separation:	BLDG 'A' to BLDG 'B' = 2 HR
Base Allowed Per Floor:	9,500 S.F.
Sprinkler Increase of 300%	28,500 S.F.
Total Allowable S.F. Per Floor:	38,000 S.F.
Actual 1 st Floor:	= 26,523 S.F.
Total Gross S.F.. Bldg. 'A':	26,523 S.F.

BLDG 'B'

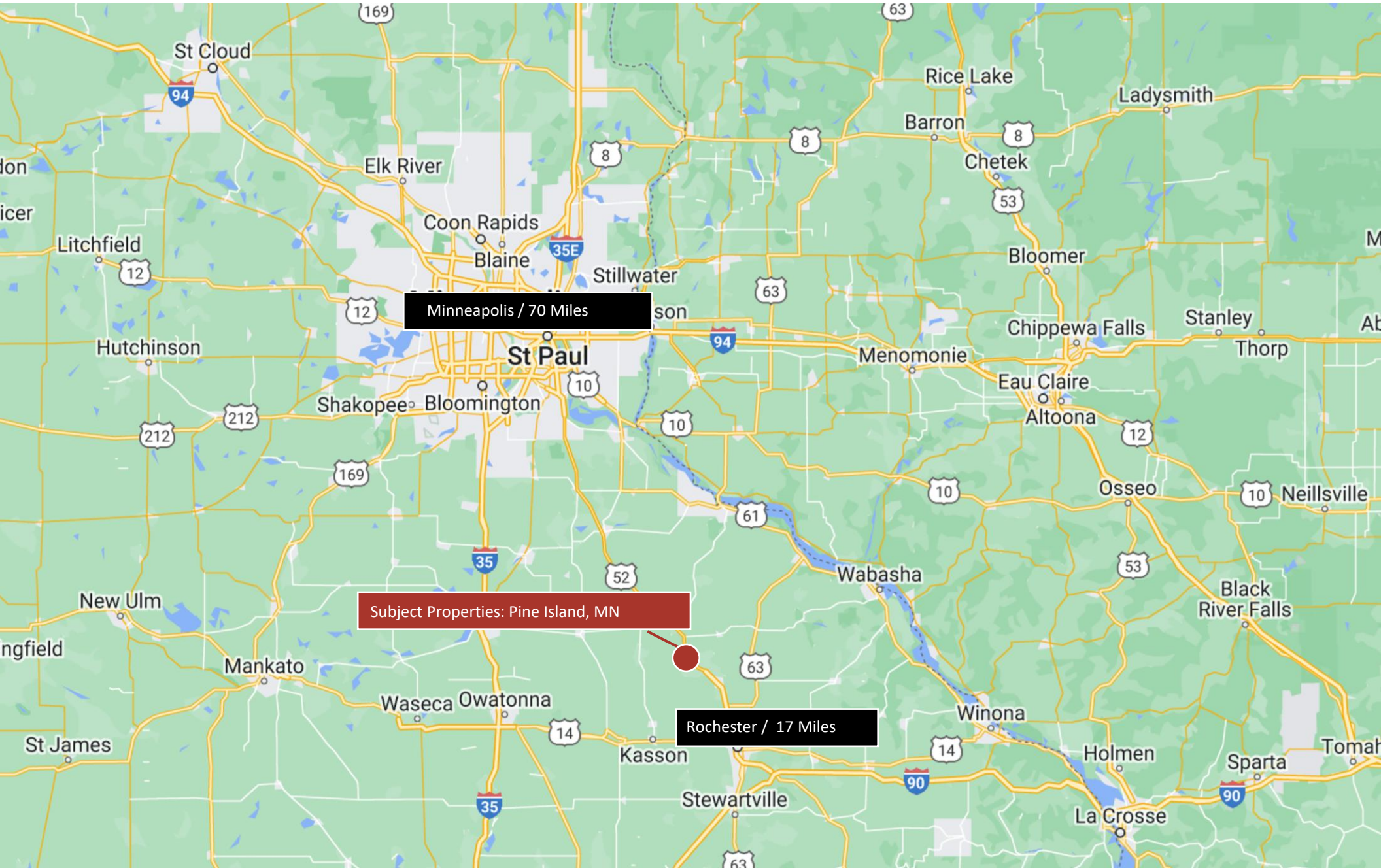
Occupancy Classification:	1-2
Construction Type:	II-A (NFPA – II.111)
Allowable Building Height:	1 Story
Sprinkler Height Increase:	1 Story
Actual Building Height:	1 Story
Automatic Sprinkler System:	NFPA 13
Required Separation:	BLDG 'B' to BLDG 'A' = 2 HR
Provided Separation:	BLDG 'B' to BLDG 'A' = 2 HR
Required Separation:	BLDG 'B' to BLDG 'C' = 2 HR
Provided Separation:	BLDG 'B' to BLDG 'C' = 2 HR
Base Allowed Per Floor:	9,500 S.F.
Sprinkler Increase of 300%	28,500 S.F.
Total Allowable S.F. Per Floor:	38,000 S.F.
Actual 1 st Floor:	= 25,460 S.F.
Total Gross S.F.. Bldg. 'B':	25,460 S.F.

BLDG 'C'

Occupancy Classification:	I-1
Construction Type:	V-A (NFPA – V.111)
Allowable Building Height:	3 Stories
Sprinkler Height Increase:	1 Story
Actual Building Height:	1 Stories
Automatic Sprinkler System:	NFPA 13
Required Separation:	BLDG 'C' to BLDG 'B' = 2 HR
Provided Separation:	BLDG 'C' to BLDG 'B' = 2 HR
Base Allowed Per Floor:	10,500 S.F.
Sprinkler Increase of 300%	21,000 S.F.
Total Allowable S.F. Per Floor:	31,500 S.F.
Actual 1 st Floor:	= 11,050 S.F.
Actual 2 nd Floor:	= 10,700 S.F.
Total Gross S.F.. Bldg. 'C':	21,750 S.F.



- A.** Pine Haven Nursing Home
Parcel Number 68.427.0040
Deeded 2.6 Acres
Property Tax exempt
(based on \$0.00 on tax record)
This parcel holds the original Care Center
- B.** Pine Haven Nursing Home
Parcel Number 68.427.0020
Deeded 2.57 Acres
Property Tax exempt
(based on \$0.00 on tax record)
This parcel holds newer part of Care Center
- C.** Evergreen Assisted Living
City of Pine Island
Parcel Number 68.427.0030
- D.** Parcel Number 68.427.0010
Deeded 2.41 Acres
This parcel is an open lot



Minneapolis / 70 Miles

Subject Properties: Pine Island, MN

Rochester / 17 Miles



Skilled Nursing - 2016





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Dan Altstatt, CCIM

Redbrick Commercial
Advisory Services

dan@redbrickcommercial.com

p: 612.404.0157

c: 612.802.8825

RedbrickCommercial.com