

Overview

SEEKING A
\$100,000
INVESTMENT
FOR 7%
BUSINESS
EQUITY WITH
A BUYOUT IN
8 YEARS

Sunset Pines

About us



At Sunset Pines, we care for seniors with dementia and end of life care needs.

Our 16-bed adult group home will be constructed on a quiet water-front property in Seville, Ohio.

Our low resident to staff ratio sets us above the competition.

We focus on allowing seniors to continue to participate in their community.

Traditional long-term care focuses on providing efficient care for the maximum number of seniors. Sunset Pines focuses on providing **tailored, holistic care that feels natural** to the resident. Our care model allows nurses to care for fewer residents in way that tends to **all** needs, not just medications and treatments. Activities will encourage our residents to continue to participate in their community through attending local events, continuing trades, and life-long learning.

Purposeful life continues at Sunset Pines.

Meet the Owner



JESSICA BRANTNER,
MSN, MBA, BSN, RN

Owner

Jessica has 21 years of nursing experience, 13 in long-term and geriatric nursing. She holds a master's in nursing and business from Kent State University. She is a Col in the Air Force Reserve and is currently a medical inspector for the Inspector General.

3

Problem

MARKET DEMAND

Seville has recently experienced the loss of a 50-bed nursing home in the community. Demand for memory care continues to increase in Medina County.

COSTS

The construction cost for the group home is expected to be \$3M.

CUSTOMERS

Families are seeking care for their loved ones in care centers in Summit County due to lack of availability in southern Medina County.

CONVENIENCE

Families want to place their loved ones in a high quality care center that is close to home so they can visit frequently and feel confident their loved one is well cared for.

FINANCIALS

Sunset Pines will be competitively priced with local memory care facilities.

4



Business valuation

7.4 ACRES VACANT LAND
IN SEVILLE

Purchased for \$140,000.

Valued at \$195,000 based on
market comps.

PROJECTED \$3.2M
CONSTRUCTION

$\$195K + \$3.2M = \$3,395,000$ total
business value before revenue

**7% is worth \$237,650 when
construction is complete!**

How will my investment be used?

- ❖ Sunset Pines is raising \$500K for the down payment on the construction loan with Wayne Savings.
- ❖ Sunset Pines has a commitment for \$250K.
- ❖ You will be added as 7% part business owner in the LLC business articles.
- ❖ You will NOT be required to co-sign on the construction loan.

\$100K for 7%

Projected Dividends

Year	Quarterly Operating Income	Projected Quarterly Dividend	Projected Annual Dividend	Percentage rate of return	Total earnings to date
1	\$20,754.00	\$1,452.78	\$5,811.12	5.8%	\$5,811.12
2	\$21,376.62	\$1,496.36	\$5,985.45	6%	\$11,796.57
3	\$22,017.92	\$1,541.25	\$6,165.02	6.2%	\$17,961.59
4	\$22,678.46	\$1,587.49	\$6,349.97	6.3%	\$24,311.56
5	\$23,358.81	\$1,635.12	\$6,540.48	6.5%	\$30,852.04
6	\$24,059.57	\$1,684.17	\$6,736.68	6.7%	\$37,588.72
7	\$24,781.36	\$1,734.70	\$6,938.78	6.9%	\$44,527.50
8	\$25,524.80	\$1,786.74	\$7,146.94	7.1%	\$51,674.44

Sunset Pines will buy out your equity in 8 years

Projected value of equity

Property value with 8 yrs 3.5%
annual real estate appreciation \$ 4,444,230.50

Projected Revenue year 7 \$ 1,483,227.88

Revenue Valuation \$1,483,227.88 x health care industry multiplier of 2.87 =
\$4,256,864.02

Total projected business valuation = \$ 4,444,230.50 + \$ 4,256,864.02 = \$ 8,701,094.52

7% equity =\$609,076.62

Your \$100K investment is worth \$ 609,077 in 8 years

8 year projection

Return on Investment

Total Dividends	\$51,674
	+
Equity Buyout	\$ 609,077
Total Return on Investment	\$660,751

Your \$100K investment
increased by **660%** and is now worth
\$660K

Summary

At Sunset Pines Care Center, we provide dignified nursing care for 16 residents in a community-oriented environment that allows residents to maintain purpose throughout their life span. We organize activities that provide meaning for the residents and allow them to interface with the community.

We will increase the quality of care by maintaining a well-trained staff with above market compensation and exceptional benefits to prevent turnover.



Thank you



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