

EXPAND YOUR RCFE WITHOUT STARTING FROM SCRATCH.

An existing senior-care conversion project in Galt, California being presented for evaluation by experienced RCFE operators.



PROPERTY SUMMARY

Location	Galt, California Sacramento Region / Highway 99 corridor
Existing Building	7,349 Sq. Ft.
Site Area	14,400 Sq. Ft.
Current Status	Existing building, interior conversion work
Prior Conceptual Planning	Prior concepts contemplated approximately 18 rooms / 36 residents.*
Current Licensed Capacity	Not established
Final Room Configuration	Not established
Care Model	To be determined by operator evaluation
RCFE Licensing	Not represented as completed or approved
Final Construction Scope	To be determined following project and operator evaluation

**Any prior room count or resident capacity concept is preliminary only and subject to independent investigation, design, governmental approvals, licensing and applicable regulations.*



EXISTING PROPERTY

Existing commercial-scale building in Galt providing a physical starting point for operator evaluation and expansion planning.



EXISTING WORK

Interior conversion work is already in place, providing a physical starting point for the incoming operator to evaluate in relation to the intended layout, operating plan and applicable requirements.



SELLER PARTICIPATION

A qualified operator can work collaboratively with ownership toward completion and acquisition of the project. The proposed acquisition approach includes seller financing, with agreed conversion costs applied toward the final acquisition and final acquisition value aligned with the agreed project scope. *Final terms subject to mutual agreement and documentation.*

OPERATOR ADVANTAGES

This opportunity is structured to give an experienced operator greater flexibility when evaluating, planning and advancing a larger expansion project than would typically be available through a conventional acquisition.



INTENDED OPERATOR PROFILE



Existing RCFE operations or comparable demonstrated experience



Looking to expand beyond your current operation



Familiarity with California RCFE regulation and licensing



Capital / financing readiness



Ability to evaluate a conversion project



Able to bring in the right professionals as needed



Comfortable evaluating an unfinished conversion rather than requiring a turnkey facility

01



EXISTING STARTING POINT

Begin with an existing building and conversion work already in place. Evaluate how the current improvements can support your intended layout and what is needed to complete the project around your operating plan.

Existing work provides a starting point; final scope and completion requirements remain subject to evaluation.

02



CONFIGURATION & CAPACITY

Evaluate the layout around your operating plan—including room configuration, resident capacity, common areas, support spaces and day-to-day operations.

No specific room count or resident capacity is represented as approved.

03



OPERATING PLAN & FACILITY FIT

Evaluate how the property can support your established care model, operating systems, staffing needs and plans for expansion.

No particular care model, including memory care, is represented as approved or predetermined.

04



APPROVALS / CONSTRUCTION / LICENSING

Determine required plans, permits and approvals, construction scope, code requirements and California RCFE licensing path.

Subject to evaluation, regulatory approvals and licensing.

05



PROJECT VALUE & SELLER COOPERATION

As the project advances, ownership will work with the operator to confirm agreed project costs, establish final acquisition value around the agreed scope, and support the path toward acquisition.

Final terms subject to mutual agreement and documentation.

✓ Shape before final acquisition
✓ Seller financing built in
✓ Financing tied to progress
✓ Final value aligned with scope

✓ Approx. seller financing rate: 4.5%
✓ Project timeline supports successful completion
✓ Agreed conversion costs credited toward purchase price

A DIFFERENT PATH TO EXPANSION

SHAPE

Operator helps define the workable project before final acquisition.

APPLY VALUE

Agreed conversion investment contributes toward the final acquisition.

SUPPORT

Seller financing and project-aligned terms support the path forward.

ACQUIRE

Final acquisition value aligned with the agreed project scope.

REQUEST OPPORTUNITY INFORMATION



Scan the QR code or visit:
www.AssistedLivingConversion.com

Additional information available
following preliminary operator review.

Initial Interest → Operator Qualification → Detailed Project Review → Property / Ownership Discussion

www.AssistedLivingConversion.com

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