

REAL ESTATE AUCTION

30,000± SF Assisted Living Facility

New Port Richey, Florida



Online Auction Event :
Thursday, June 20 @ 10 AM ET –
Monday, June 24 @ 3:00 PM ET

Exclusively Presented By:
 **FISHER**
AUCTION COMPANY

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EXECUTIVE SUMMARY



OVERVIEW

Fisher Auction Company, as exclusive marketing agent, is pleased to offer a 3 Story 30,000± Square Foot Assisted Living Facility in New Port Richey, Florida.

PROPERTY HIGHLIGHTS

- 3 Story 30,000± SF Assisted Living Facility in the Heart of New Port Richey, Florida
- Currently Licensed for 70 Residents with 90 in Process and Potential for 110
- Prime Location at 7423 Kauai Loop just North of Highway 54 on the West Side of Rowan Road
- The Property is located within a 55± Adult Community with Heated Pool and Clubhouse
- On-Site Amenities include a Dining Room, Activities Center, Screened Patio Area and Hair Salon
- Three Apartment Styles Available with Private Baths, Handicap Accessible Showers, Emergency Call Systems and Direct TV
- First Class Facility with Laundry/Maid Service, 24 Hour Licensed and certified Nursing and Meals included
- Within minutes to I-75, I-4 and Tampa International Airport
- Close Proximity to Area Hospitals, Major Retail Shopping and Entertainment Venues

CONSTRUCTION FEATURES

- Asphalt Shingle Roof
- Impact Windows and Doors
- Wood Frame Construction
- Tile, Carpet and Wood Flooring Throughout
- Interior Stairwell and Elevator
- Laundry Facility
- Central HVAC Systems
- Composite Siding Exterior
- Fire Protection Sprinkler System
- Original Construction in 2003.

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address: 7423 Kauai Loop, New Port Richey, Florida 34653

Location: Prime Location at 7423 Kauai Loop just North of Highway 54 on the West Side of Rowan Road within a 55± Adult Community and within minutes to Downtown Tampa, Tampa International Airport, I-4 and I-75

Zoning: C2 – General Commercial, Pasco County

Utilities: Water/Sewer – Pasco County
Electric – Progress Energy

Building: 3 Story 30,000± SF Assisted Living Facility

Land Size: 14,829± SF / .34± Acres

2018 Taxes: \$43,005.14 / Parcel ID No. 15-26-16-0000-00100-0103

Flood Zone: Zone X , Map No. I2101C0352F, BF Elevation 19 Feet

AUCTION DETAILS

Auction Method:	Minimum Bid: \$6,100,000.00 plus a 4% Buyer's Premium
Auction Begins: Auction Ends:	Thursday, June 20, 2019@ 10:00 AM ET Monday, June 24, 2019 @ 3:00 PM ET
Auction Location:	Online; www.fisherauction.com
Property Tours:	By Appointment Only. Please contact Francis Santos at 954.931.0644 or Francis@fisherauction.com to schedule a property tour
Qualifying Bidder Requirements:	Bidders must wire transfer the qualifying, fully refundable, initial Escrow Deposit in the amount of \$100,000.00 in U.S. Funds Land Services USA, Inc. Settlement Trust Account (Escrow / Closing Agent) no later than 5:00PM ET, Friday, June 21, 2019.
Buyer Broker Participation	2% of the Final Bid Price Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

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EXTERIOR PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS



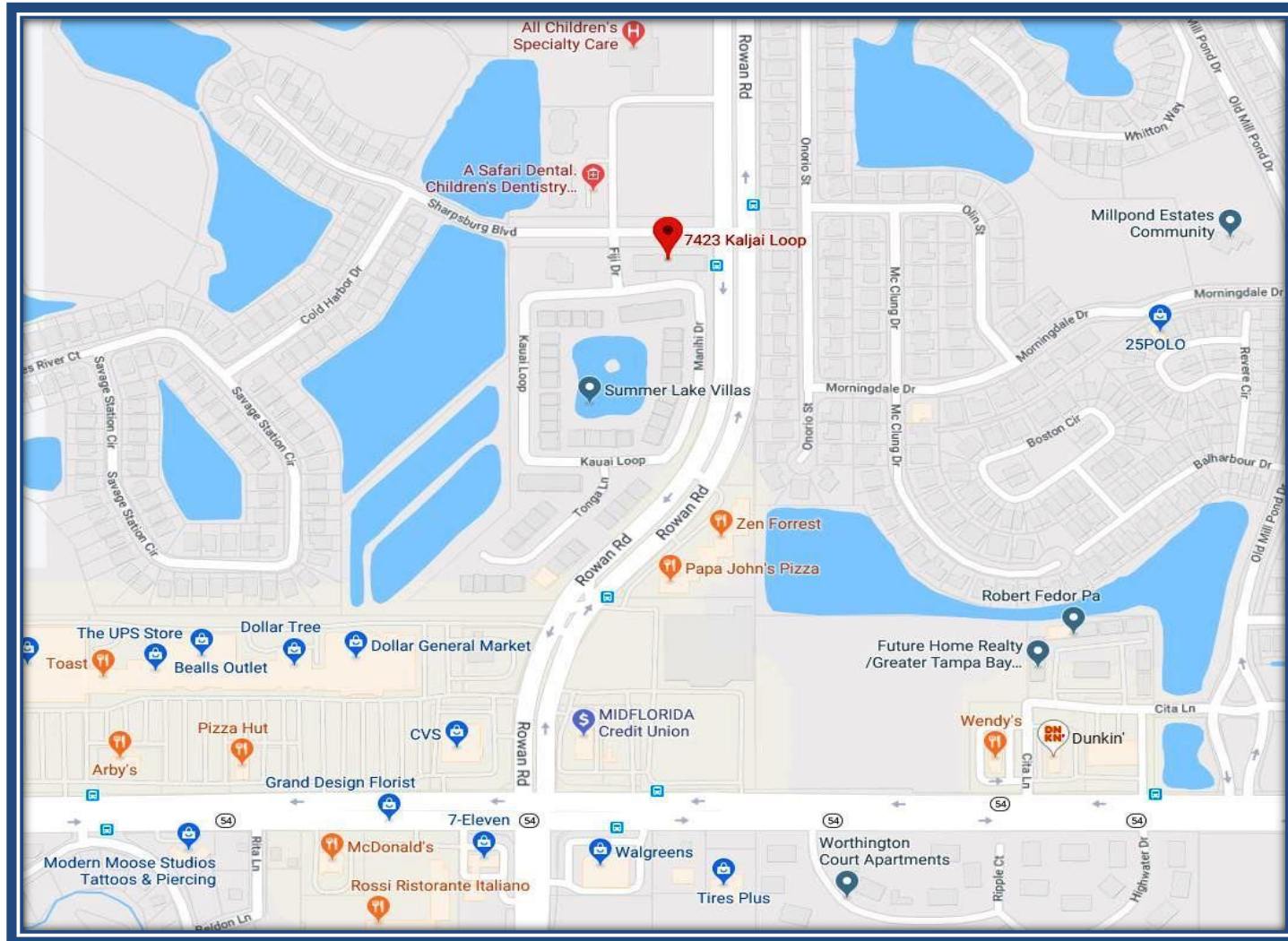
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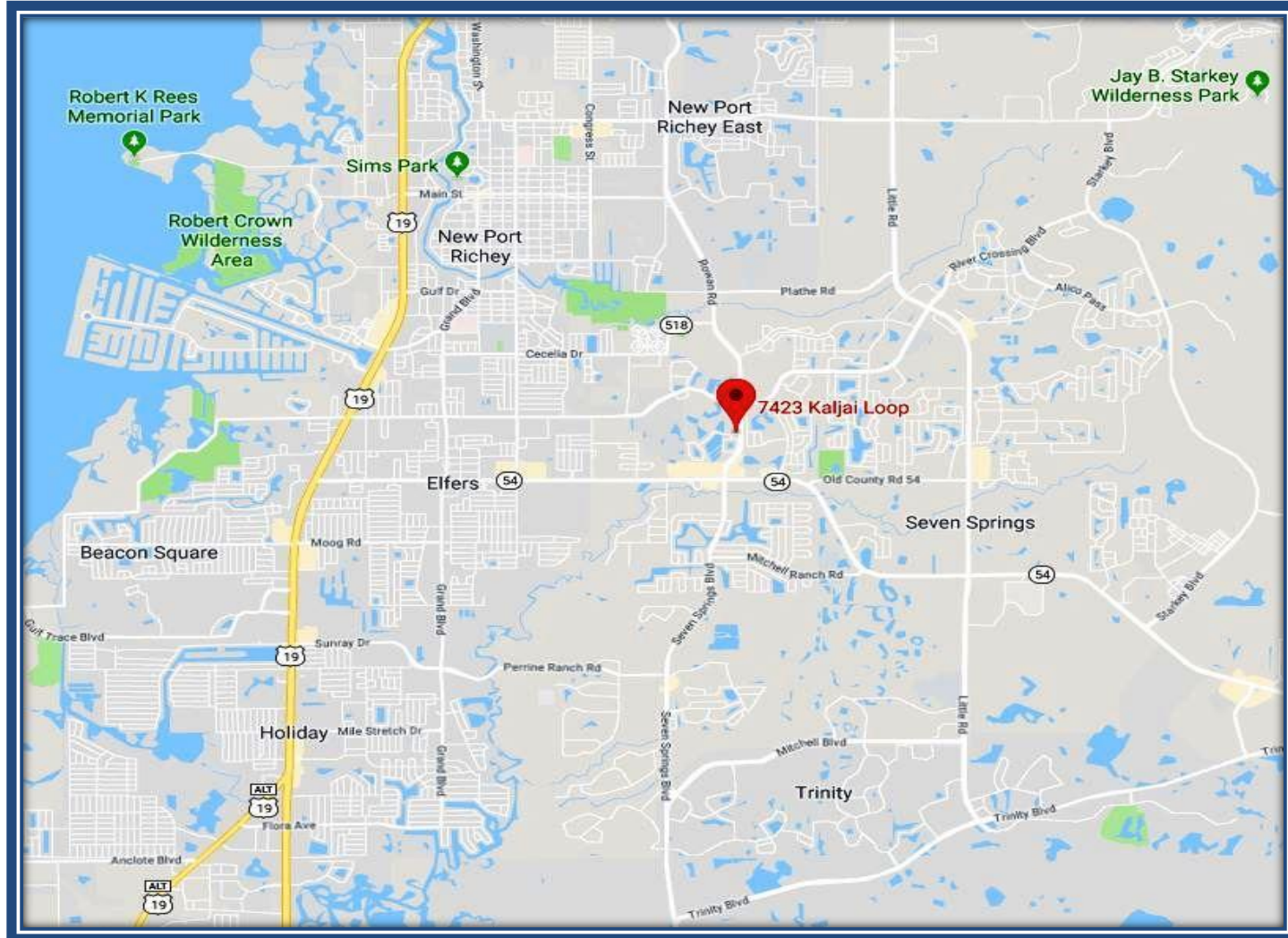
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LOCATION MAPS



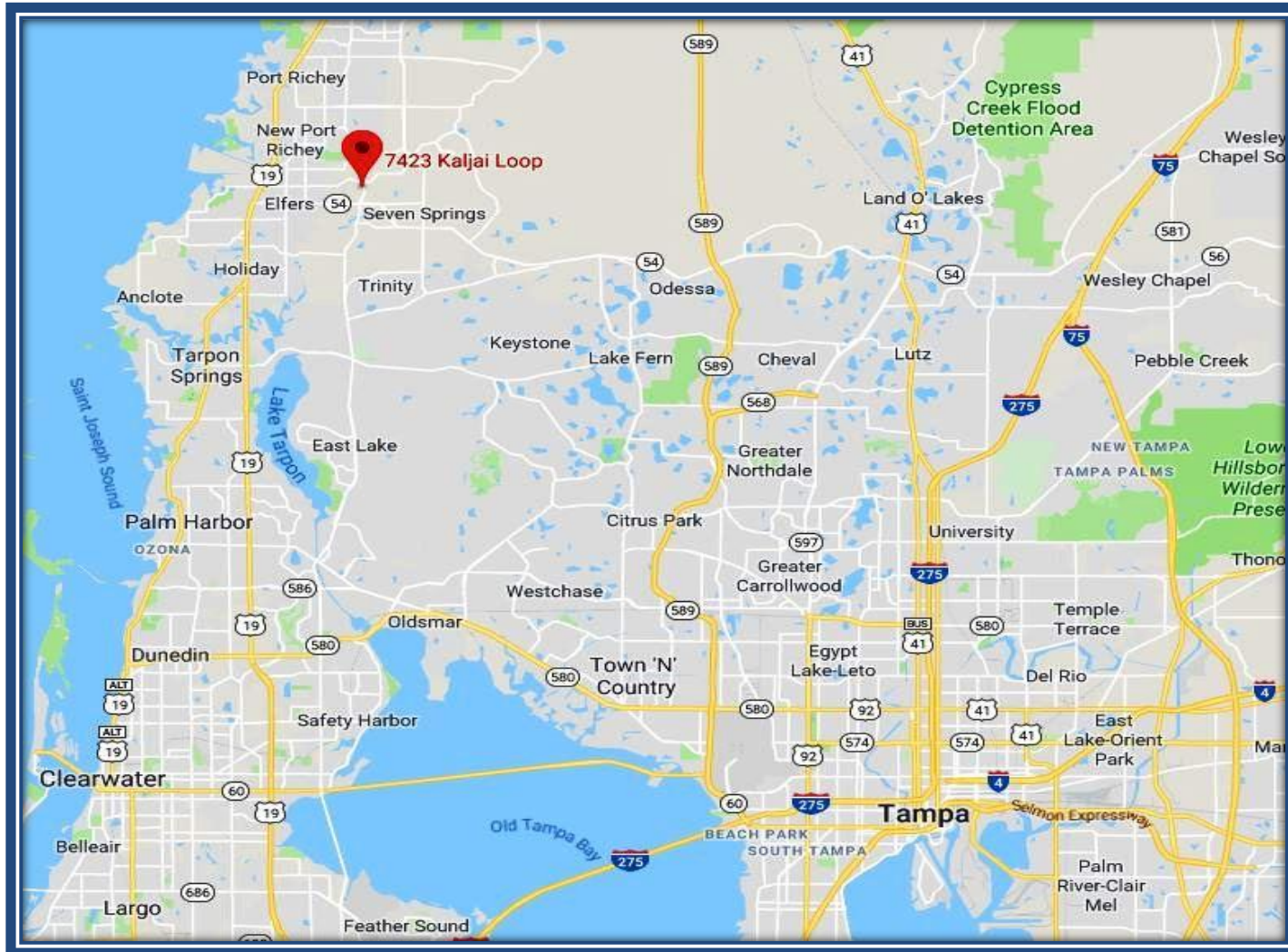
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Sharpsburg Blvd



Rowan Rd

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