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For Senior Housing &
Healthcare Facilities

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

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POSSIBLE



**ASSISTED
LIVING FACILITY**
LICENSED FOR 16 BEDS

**APPROVED
EXPANSION TO
41 BEDS**

Turn-Key Facility
Well Maintained
Historically Strong Census
Excellent Reputation

Exclusive Offering
\$2,500,000

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DIVINE LIVING OF MADISON

Assisted Living Facility

METRO CLEVELAND – LAKE ERIE AREA

MADISON, OHIO • LAKE COUNTY

JOE SHALLOW, Vice President

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DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY

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DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“DIVINE LIVING OF MADISON”

2358 Hubbard Road • Madison, Ohio 44057

Divine Living of Madison is a 16 bed assisted living facility, located in the village of Madison, Ohio. It is in Madison Township, Lake County which is located on Lake Erie in the northeastern part of Ohio. It is part of the Cleveland Metropolitan Statistical Area and is 30 minutes from Cleveland and 60 minutes from Erie, PA.

It is situated on 20+/- acres.

The facility is privately owned and managed. It is extremely well maintained, in excellent condition with no deferred maintenance.

There is an opportunity for expansion as the property is 20+/- acres. The zoning allows for expansion to 41 beds.

The facility is well situated and easily accessible via major traffic arteries of Interstate 90 and State Route 44. Lake Tran provides public transportation bus service to the county. AMTRAK services the area via the New York City to Chicago rail line. The Lake County Executive Airport is nearby.

Divine Living of Madison is a great opportunity for an operator looking for a turn-key facility with a stellar reputation and a historically strong resident census.

The new owner would also benefit from potential expansion possibilities.



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY PROPERTY OVERVIEW

Site Size: 20+/- Acres
Site Shape: Rectangular
Building Size: 7,000 +/- square feet
Year Built: 1987 (Approximately)
Added to Original Farm House
Stories: 2
Bedrooms: 14 Bedrooms
Bathrooms: 7 Full Bathrooms (showers recently installed),
5 Half Baths
Air Conditioning: Central
Heating: Gas, Forced Hot Air
Electric: 200 Amp Service
Exterior: Siding
Roof: Metal — Installed 2019
Flooring: Primarily Vinyl Throughout
Water and Sewer: Public
Dining Area: Yes

Laundry: On-site
Water Heater: Two
Basement: 1/2 In Ground (Floor Level 1)
Elevator: 1
Generator: Yes
Fire Alarm: Connected to Monitoring System and
Fire Department
Sprinkler System: Yes
Security System: Yes — Connected to Monitoring System
and Police
Exterior Spaces: Concrete Patio with Garden Beds, Front Porch
with Trek Decking and Awning, Side Porch
Other Amenities: Living Room, Activity Room, Small Lobby Area,
Handicap Ramp, Storage Room, 4 Upright
Freezers and 1 Refrigerator
Zoning: R-2 Legal Non-conforming Use
Hospitals Nearby: University Hospitals, Tri-Point Medical Center
— 20 Minutes



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY

INCOME AND EXPENSE

INCOME	Jan-Dec 2024	Jan-Aug 2025	Annualized 2025
Fee for Service Income	868,501.93	730,142.40	971,089.39
Nonmedical Income	11,500.00	7,689.58	10,227.14
Uncategorized Income	8,267.00	34,266.00	45,573.78
Total Income	888,268.93	772,097.98	1,026,890.31

EXPENSES	Jan-Dec 2024	Jan-Aug 2025	Annualized 2025
Admin Fee	12,330.26	0.00	0.00
Advertising & Promotion	4,011.65	570.00	758.10
Business Licenses & Permits	9,303.30	4,747.56	6,314.25
Citation	1,945.20	3,111.04	4,137.68
Computer & Internet	590.91	732.14	973.75
Dues & Subscriptions	795.12	405.01	538.66
Education	3,545.00	10,658.00	14,175.14
Employee Appreciation	4,860.08	6,831.00	9,085.23
Equipment	2,497.70	0.00	0.00
GMS Medical	4,940.76	0.00	0.00
Improvement Door	912.68	6,791.28	9,032.40
Insurance	7,804.69	4,842.96	6,441.14
Janitorial	10,439.02	4,881.00	6,491.73
Food, Meals & Entertainment	95,738.48	16,179.00	21,518.07

EXPENSES <i>(continued)</i>	Jan-Dec 2024	Jan-Aug 2025	Annualized 2025
Medical Records & Supplies	3,917.23	2,408.00	3,202.64
Office Supplies	2,202.28	1,938.00	2,577.54
Payroll	429,900.04	256,331.00	340,920.23
Payroll Taxes	36,589.20	0.00	0.00
Professional Fees	0.00	1,070.00	1,423.10
Worker Comp	7,032.94	0.00	0.00
Property Tax	6,781.57	2,371.12	3,153.59
Referral Fee	0.00	679.00	903.07
Rent	72,000.00	77,100.61	102,543.81
Repairs & Maintenance	13,391.20	3,986.71	5,302.32
Simple IRA	5,996.15	10,038.00	13,350.54
Time Clock	699.15	0.00	0.00
Utilities	19,141.97	16,715.76	22,231.96
Vaccines & Medications	3,787.00	3,415.00	4,541.95
Total Expenses	761,153.58	435,802.19	579,616.91
NET INCOME	127,115.35	336,295.79	447,273.40



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY RENT ROLL

Room*	Monthly Rent
101	\$4,560
102	\$5,100
103	\$5,820
104	\$3,900
105	\$5,820
106	\$5,820
108	\$4,560
201	\$5,820
202	\$4,560
203	\$5,820
204	\$3,900
205	\$3,900
205	Vacant (\$4,975)
208	\$5,100

\$69,655**

**Rm 107 = Bathroom / Rm 207 = Bathroom*

***Includes Average Monthly Room Rate*

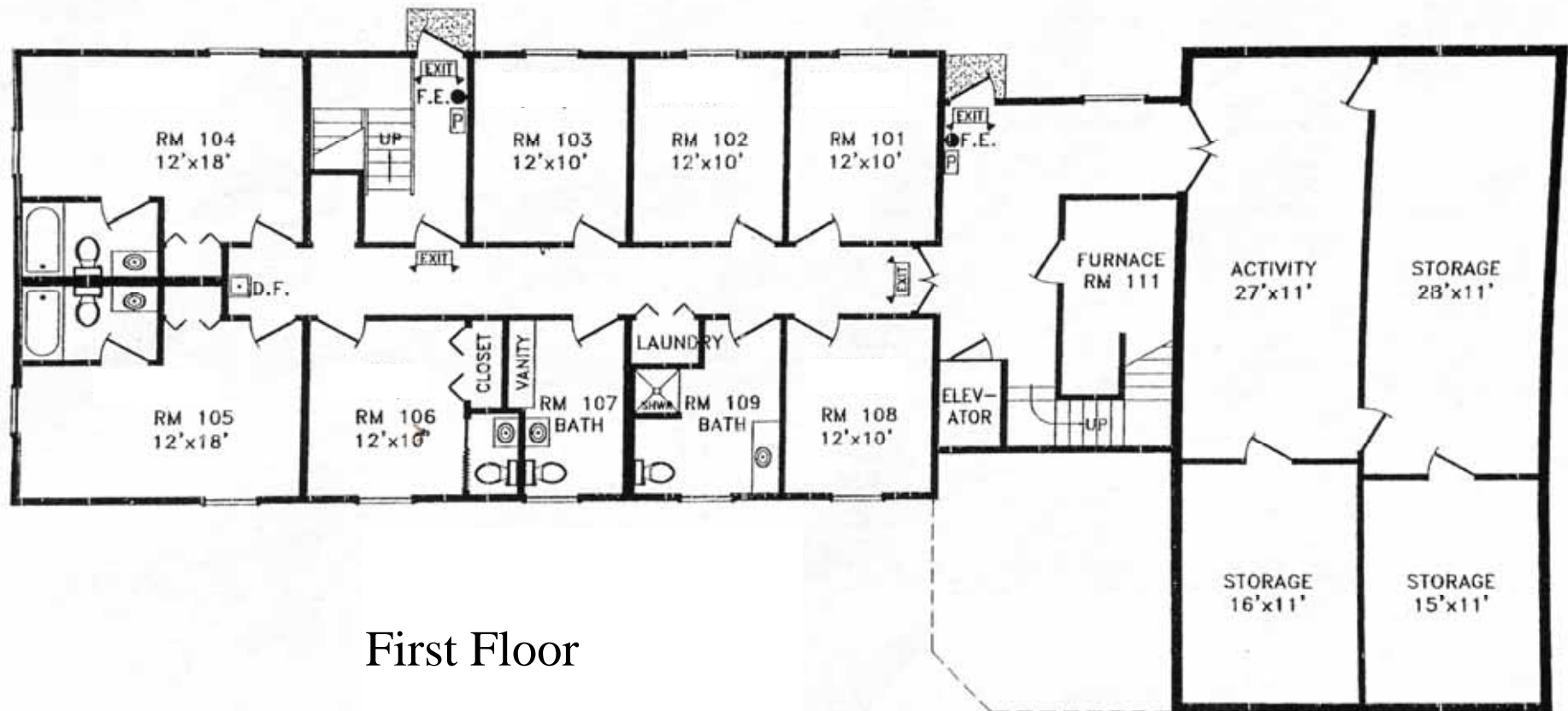
DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY AERIAL VIEW



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY TAX MAP

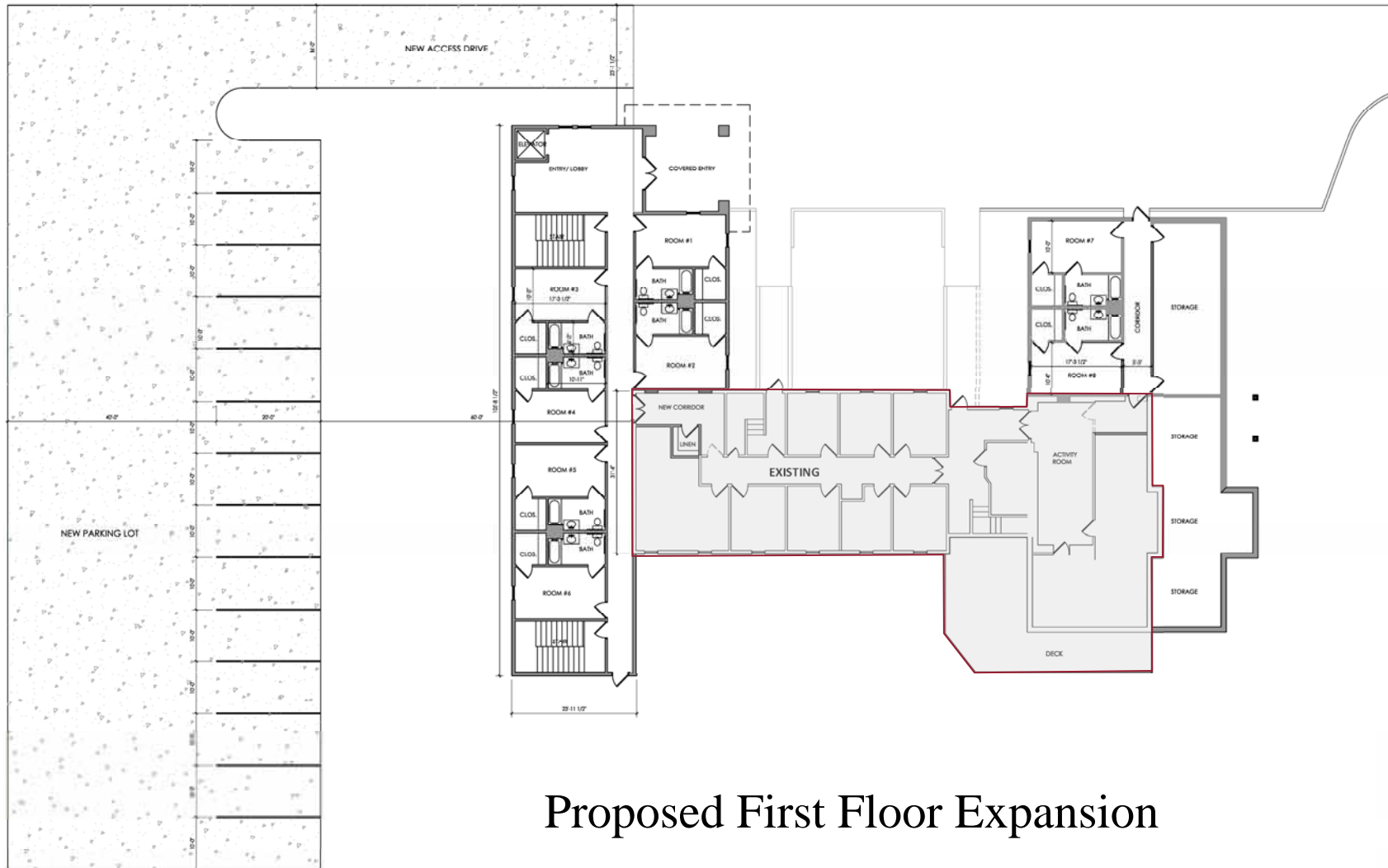


DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY FLOOR PLAN / 1ST FLOOR



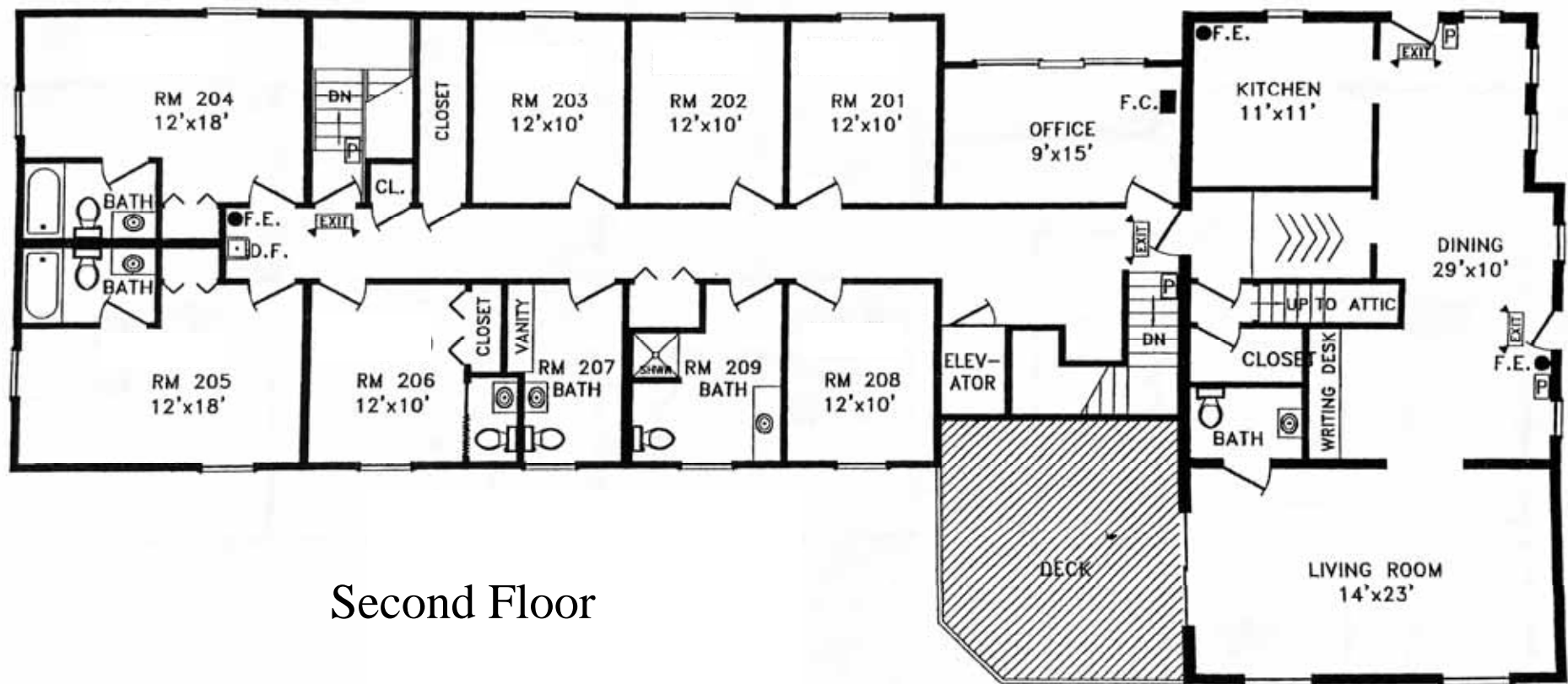
First Floor

DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY EXPANSION PLANNING / 1ST FLOOR



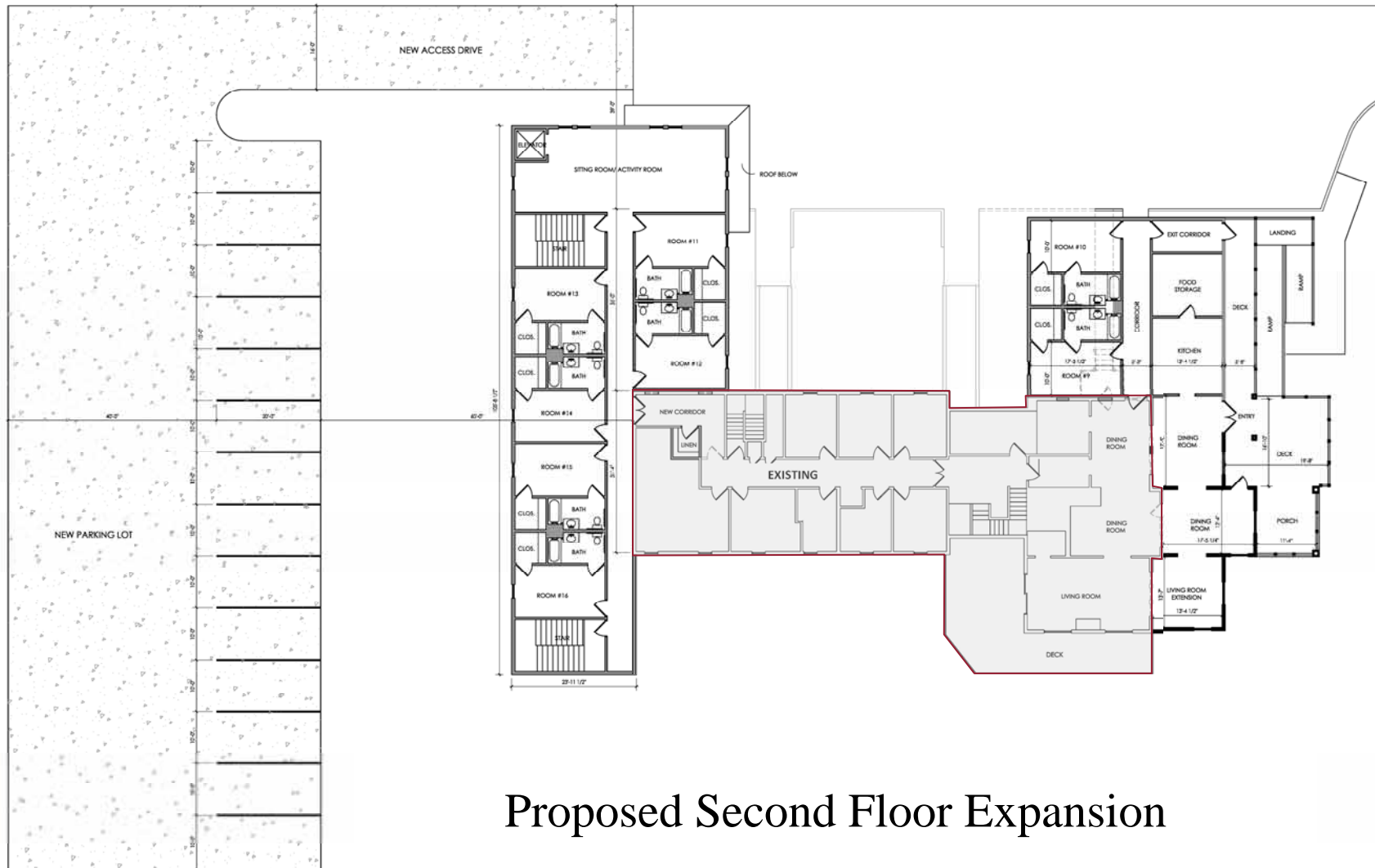
Proposed First Floor Expansion

DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY FLOOR PLAN / 2ND FLOOR



Second Floor

DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY EXPANSION PLANNING / 2ND FLOOR



Proposed Second Floor Expansion

DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY PHOTOGRAPHS



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY PHOTOGRAPHS



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY PHOTOGRAPHS



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY DEMOGRAPHICS



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY DEMOGRAPHICS

Economy

The economy of Lake County, OH employs 121k people. In 2023, the largest industries in Lake County, OH were Manufacturing (24,149 people),

Health Care & Social Assistance (17,228 people), and Retail Trade (12,981 people), and the highest paying industries were Management of

Companies & Enterprises (\$98,603), Mining, Quarrying, & Oil & Gas Extraction (\$96,250), and Utilities (\$87,262).

Employment by Industries

From 2022 to 2023, employment in Lake County, OH grew at a rate of 0.295%, from 121k employees to 121k employees.

The most common employment sectors for those who live in Lake County, OH, are Manufacturing (24,149 people), Health Care & Social Assistance (17,228 people), and Retail Trade (12,981 people). This chart shows the share breakdown of the primary industries for residents of Lake County, OH, though some of these residents may live in Lake County, OH and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from [the Census Bureau ACS 5-year Estimate](#)



Sources: Wikipedia, DATA USA, Census.gov, SeniorCare.com, Neighborhood Scout

DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY DEMOGRAPHICS

Health

95.1% of the population of Lake County, OH has health coverage, with 54.1% on employee plans, 11.7% on Medicaid, 17.1% on Medicare, 11.1% on non-group plans, and 1.4% on military or VA plans.

Primary care physicians in Lake County, OH see 2,417 patients per year on average, which represents a 102% decrease from the previous year (2,442 patients). Compare this to dentists

who see 1486 patients per year, and mental health providers who see 328 patients per year. By gender, of the total number of insured persons, 49.3% were men and 50.7% were women.

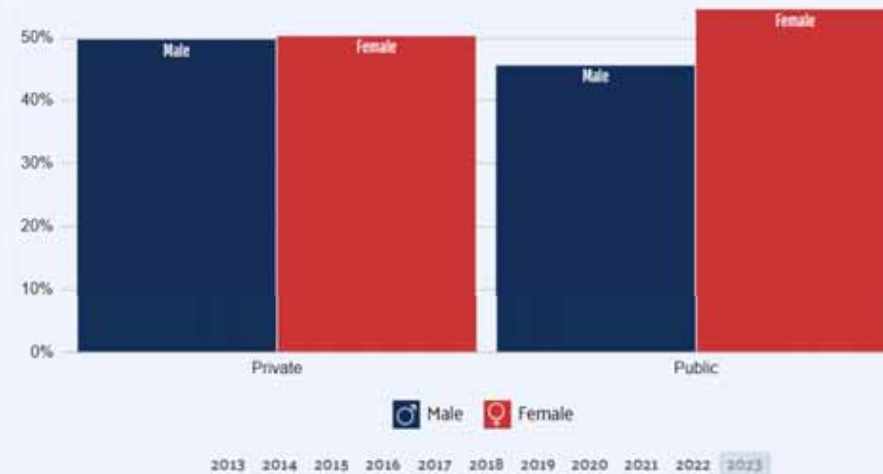
Health Care Diversity

In 2023, insured persons according to age ranges were distributed in 20.8% under 18 years, 18.7% between 18 and 34 years, 39.8% between 35 and 64 years, and 20.7% over 64 years.

By gender, of the total number of insured persons, 49.3% were men and 50.7% were women.

The following chart shows the number of people with health coverage by gender.

Data from [the Census Bureau ACS 5-year Estimate](#).

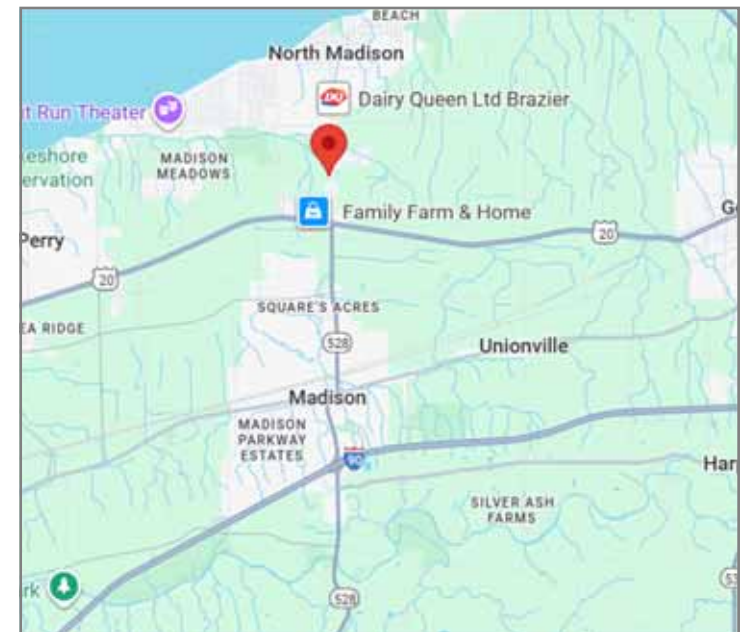
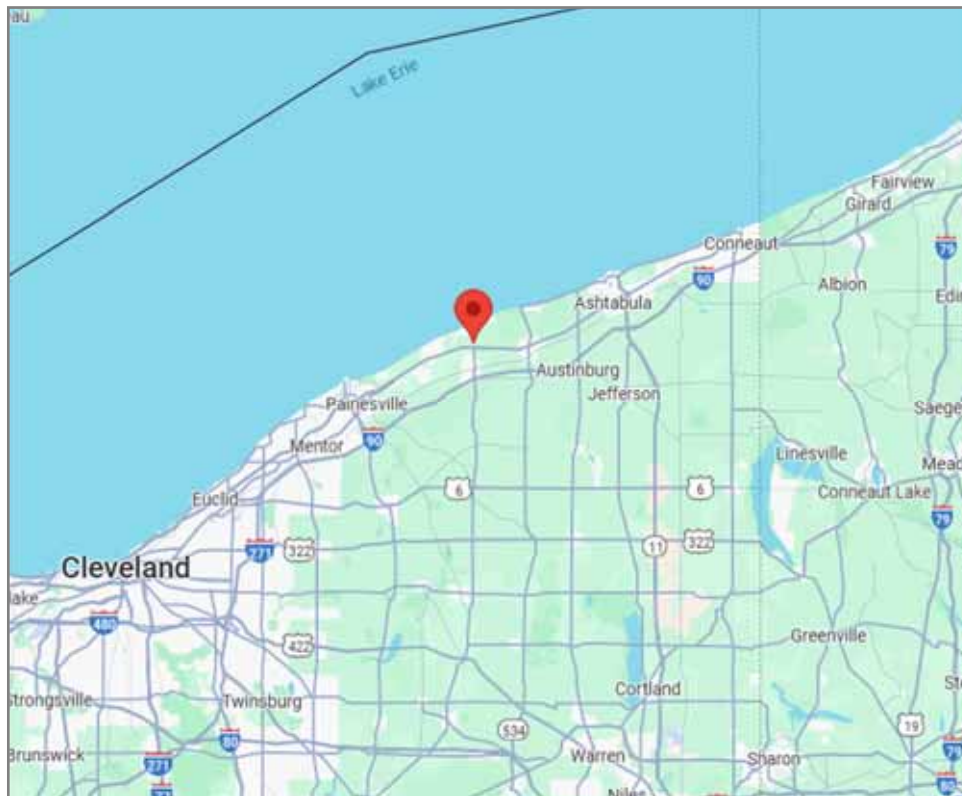


Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com, Neighborhood Scout

DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY LICENSE



DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY MAPS





DIVINE LIVING OF MADISON — ASSISTED LIVING FACILITY

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 2358 Hubbard Road • Madison, Ohio 44057

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- In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.
- Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.
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ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2025, by

Buyer's Signature

Buyers Company (Print)

Buyer's Email Address (Print)

Buyer's Name (Print)

Buyer's Office Number

Buyer's Cell Number

Buyer's Mailing Address (Print)

Buyer's Fax Number

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