



ISSUE DATE  
April 2022

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LOCATED IN  
Calhoun Falls, SC

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# Harmony House

## Assisted Living Facility



Offering Memorandum



With over 100 years of combined experience in the senior housing market, our team of professionals has established respected relationships with those in the senior housing community. We have deep expertise in the senior housing market and a stellar reputation for providing brokerage services, secure, effective transaction services, bankruptcy sales, and staffing. Sherman & Roylance is the top choice when buying, selling, and leasing assisted living, senior housing, or long-term care facilities.



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# Executive Summary

## PORTFOLIO HIGHLIGHTS

### OPPORTUNITY

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- Offering Price: **\$525,000**
  - Assisted Living Facility
  - 704 Anderson St, Calhoun Falls, SC 29628
  - 16 Total Licensed Beds
  - Motivated Seller will look at all reasonable offers
  - Only Medicare/Medicaid accepting facility in Abbeville county
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**Sherman & Roylance and Coldwell Banker Commercial-Cornerstone** has been hired to represent this opportunity exclusively. Harmony House is impeccably located in a charming, respectable residential neighborhood in Calhoun Falls, South Carolina. This facility is lauded for its family atmosphere and daily activities.

There is 1 building with 8 units, and the facility is licensed for 16 beds.

Calhoun Falls, South Carolina, provides a healthy and safe community and a well-maintained infrastructure enhanced by community spirit and pride of ownership neighborhood. Located near the the stunning Lake Russell, Calhoun Falls offers everything you need in a community.

# Harmony House Map



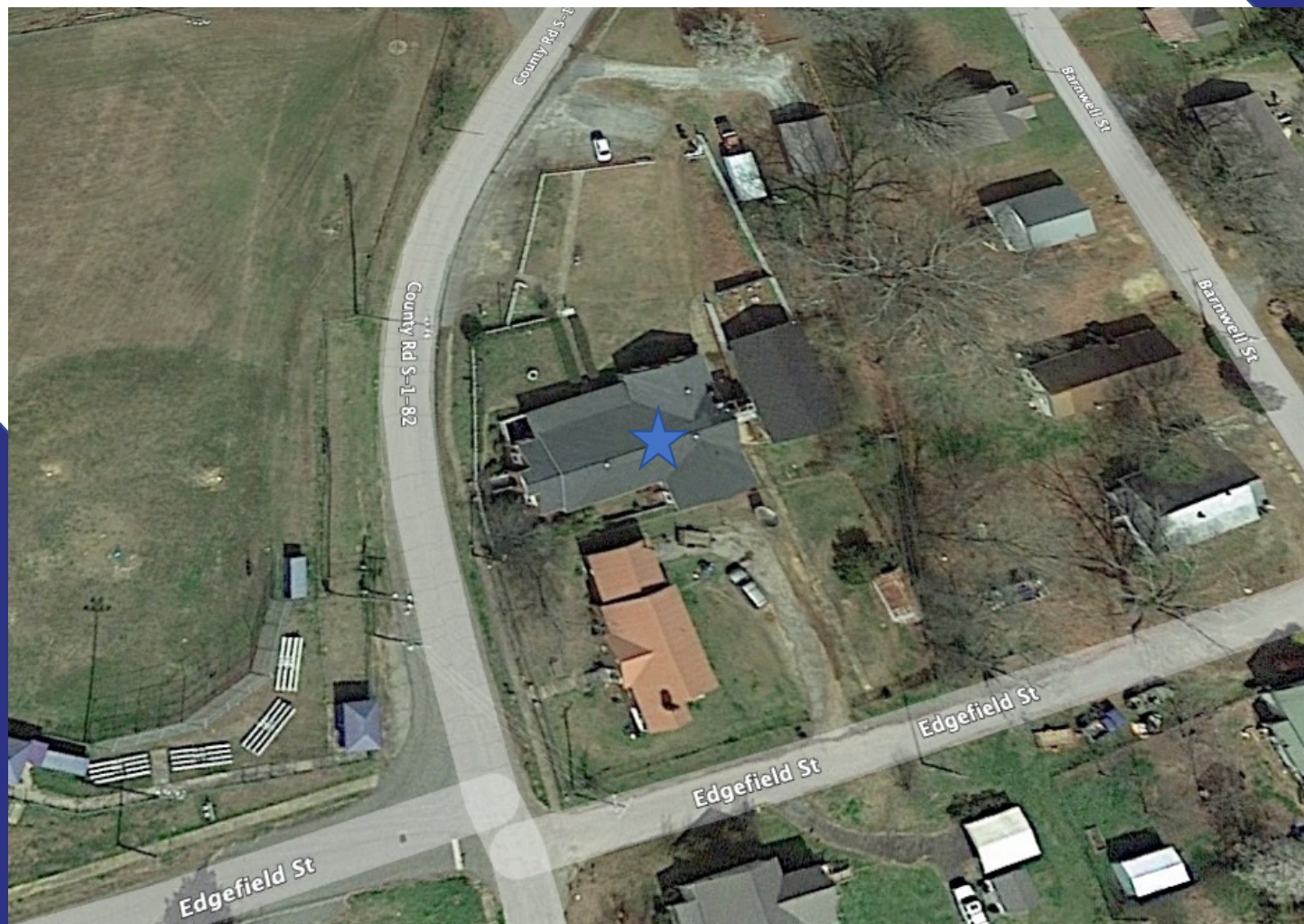


# Harmony House Map





# Harmony House Map



# Harmony House Property Overview

Harmony House offers 1 building with 16 beds in total. There is a beautiful extended porch for relaxing on the property. Harmony House was founded on family values. It continues to have a warm, home-like environment while providing the best-in-class care and service. Harmony House' small, cozy setting allows community residents to receive personal and unique care, unlike many larger facilities.

Facility Name:	Harmony House
Facility Type:	Assisted Living
Address:	704 Anderson St. Calhoun Falls, SC 29628
County:	Abbeville
Lot size:	.65 acres
Building Size:	4,173 sf
Total Units:	8 Units
Total Beds:	16 Beds
Total Bathrooms:	3 + 2 Staff bathrooms



Harmony House is in a classic and quaint neighborhood of Calhoun Falls. It provides a comfortable environment and relaxing backdrop for all its residents and their families.

Current Census:	16
Monthly Gross Revenue:	\$24,033.08
Avg Revenue/Patient:	\$1,449



# Harmony House Lot Lines





# Floor Plan

## Harmony House

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