SENIOR CARE REALTY | eXp COMMERCIAL

Confidential

Kindred Living of Kenosha

Kenosha, WI

Offering Memorandum

For more information, please contact:

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CONFIDENTIALITY & DISCOLURES

Senior Care Realty, Inc. ("Advisor") or one of its affiliates is the exclusive advisor to the Seller of the property described in this Offering Memorandum. As a condition of receiving this Offering Memorandum, any recipient of this document ("Recipient") must accept the following conditions regarding confidentiality and warranties. If Recipient is unable to accept the following conditions, they should return or destroy this Offering Memorandum immediately.

Nondisclosure of Confidential Information

Recipient agrees to receive and hold Confidential Information in the strictest confidence and such Confidential Information shall be reviewed only by those specific officers, directors, employees, agents and advisers who have been advised of this Agreement and the confidential and sensitive nature of the Confidential Information. Recipient shall not disclose such Confidential Information to any other person, corporation, entity or organization during the term of this Agreement, or unless ordered to do so by a regulatory agency or court of competent jurisdiction, or unless otherwise required to do so pursuant to law.

No Warranties or Representations.

Recipient understands and acknowledges that Advisor or Seller do not make any representation or warranty as to the accuracy or completeness of the Confidential Information. Advisor has not audited or otherwise verified information provided by Seller. Advisor at no time warrants or guarantees the success of the property or business described in this Offering Memorandum.

Obligation to Return Confidential Information

Promptly upon receipt of written notice from the Advisor, Recipient shall return to Advisor or destroy all Confidential Information.

Restriction on Competitive Use of Confidential Information

Recipient acknowledges that the Confidential Information disclosed under this Agreement could cause substantial harm to the business of Seller. Therefore, Recipient agrees that such Confidential Information is proprietary to Seller and Recipient will not use such Confidential Information in any manner whatsoever to compete, directly or indirectly, with the property described in the Confidential Information.

Property Visits and Seller Contact

Recipient agrees to not contact the Seller, Seller's employees or customers, and to not visit the property without an appointment arranged or approved by the Advisor. Recipient shall not circumvent the Advisor or other parties to the transaction or make an offer directly to the Seller.

Agent of Seller

Senior Care Realty, Inc. is the agent of the seller. See the Disclosure of Real Estate Agency in this Offering Memorandum.

Other Agents

Recipient acknowledges that Advisor is prohibited from sharing its compensation from the Seller with principals in the transaction or those without a valid real estate license. Recipient warrants that he or she is either (1) a principal in any potential transaction concerning the property, NOT an agent of another buyer and NOT seeking a commission from Advisor or Seller; or, (2) a licensed real estate agent/broker representing an unrelated third party and will not seek a commission from Advisor or Seller, unless a compensation agreement has been executed or is executed with Advisor within three days following receipt of this Offering Memorandum.

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EXECUTIVE SUMMARY

EXP Commercial and Senior Care Realty is pleased to exclusively offer for sale Kindred Living of Kenosha, a portfolio of three Community Based Residential Facilities (CBRFs) totaling 39 licensed beds located in Kenosha, Wisconsin.

The communities are licensed as Class AA CBRFs and collectively serve a diverse resident population including those with Advanced Age, Assisted Living, Memory Care, and mental and behavioral health needs. This broad licensure presents a unique opportunity for a buyer seeking a versatile, need-based platform in a strong Wisconsin market.

The portfolio encompasses approximately 13,061 square feet across three residential settings in Kenosha County, offering operational synergies and economies of scale for an incoming owner/operator.

The offering is priced at $2,600,000, representing an 8.51% CAP rate based on 2026 annualized net operating income of $221,202 and a 16.2% CAP based on proforma.

KINDRED LIVING OF KENOSHA I

KINDRED LIVING OF KENOSHA III

OFFERING PROCESS

Asking Price	$2,600,000
Timeframe	The Seller reserves the right to accept an offer or remove the property from the market at any time.
Tours	Tours must be arranged in advance with Senior Care Realty. This is a confidential sale and buyers must not approach the staff or residents of the property.
Confidentiality	The information contained in this Offering Memo is provided in confidence, and the terms and conditions of any Confidentiality Agreement approved earlier by the reader remain in effect.
Broker Cooperation	Senior Care Realty is the seller's exclusive advisor and we invite cooperation with buyers' agents. We offer a cooperating agent who is first to procure the buyer a commission to be negotiated. Commissions are only available to licensed real estate agents, and not to principals in the transaction. Other terms and conditions apply; see Senior Care Realty's Broker Cooperation Agreement.
More Information	For more information, contact: BOB RICHARDS VP, Brokerage Services c (608) 215-2038 e Bob@SeniorCareRealty.com JAKE RICHARDS Associate c (608)-712-3940 e jake@seniorcarerealty.com

PROPERTY DESCRIPTION & INCOME

Offering Price	$2,600,000
County	Kenosha
Property Type	Three-Property CBRF
Total Units	39
Building Size (total)	13,061 SF
Care Types	Assisted Living, Memory Care, Mental and Behavioral Health

Property Name	Kindred Living of Kenosha I
Location	6024 18th Avenue, Kenosha WI 53143
Total Beds (Licensed)	16

Property Name	Kindred Living of Kenosha II
Location	5905 19th Avenue, Kenosha WI 53140
Total Beds (Licensed)	15

Property Name	Kindred Living of Kenosha III
Location	1834 60th Street, Kenosha WI 53140
Total Beds (Licensed)	8

Income Statement	Proforma
Gross Revenue	$1,684,800
Operating Expenses	($1,263,600)
NOI	$421,200
NOI Margin	25%
Vacancy	10%

This income statement is based on amounts provided by the property owner. The income statement is unaudited and these amounts have not been verified. Numbers may vary from actual income statements due to rounding. Discretionary and non-recurring expenses, if any, have been eliminated. The owner's income statements will be available, along with other documents, as part of the virtual data room for this property (see Offering Process for details).

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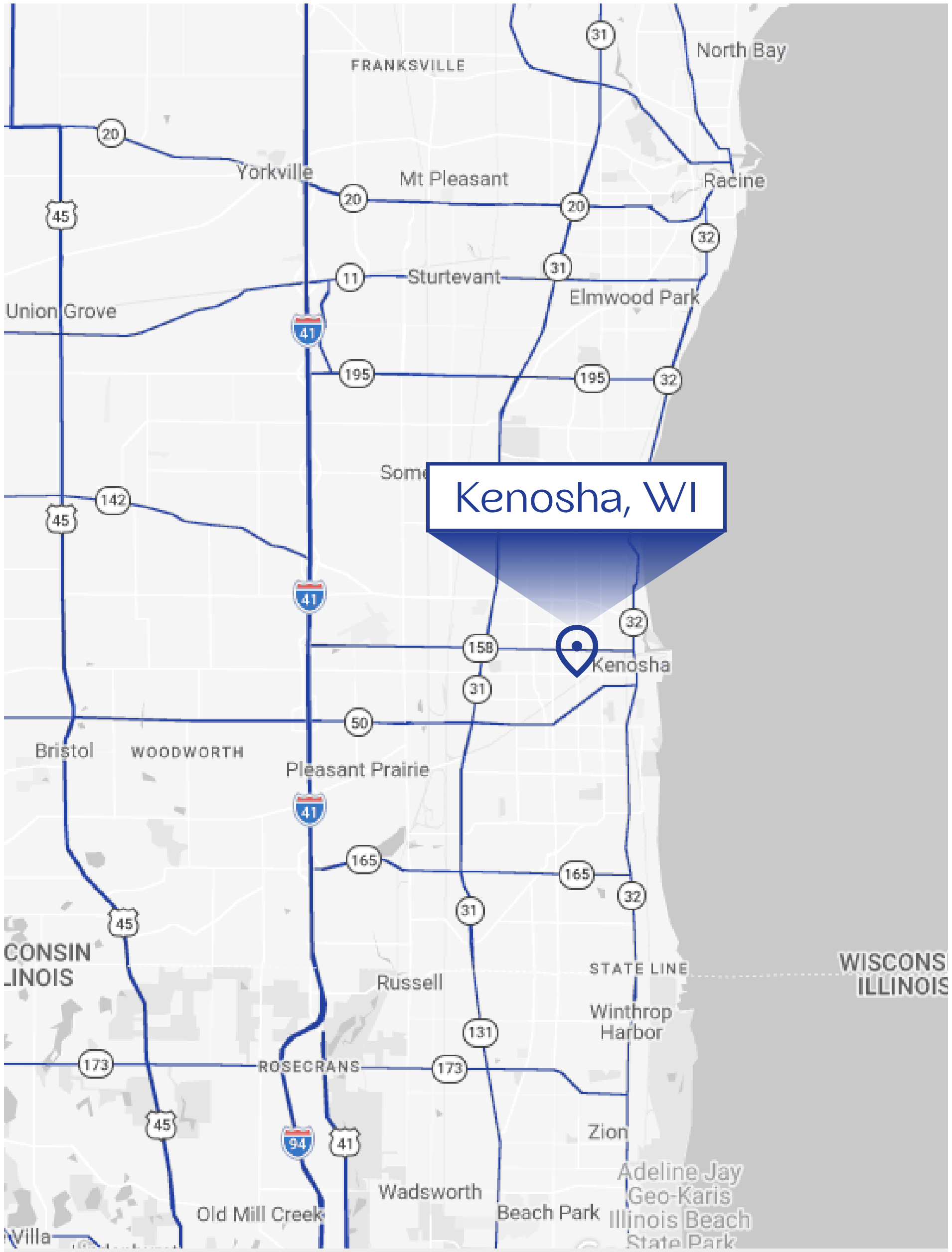
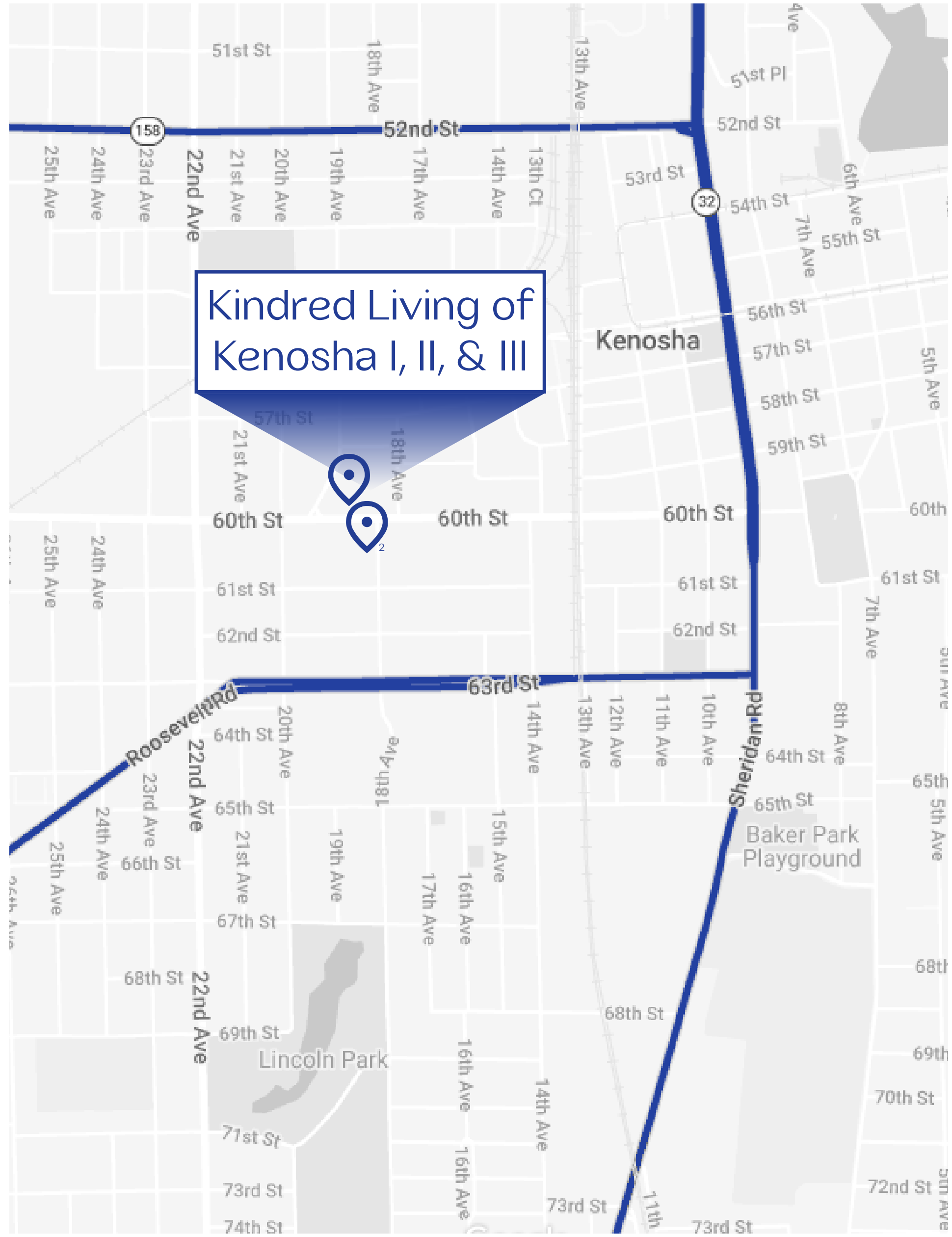
PROPERTY PHOTOS

Asking Price	$2,600,000
Price per bed	$66,667
Price per square foot	$ 199.07
Loan Amount	$1,950,000
Annual Debt Service	$136,729
Cash Flow	$262,202
Cash-on-Cash Return	40.5%
CAP Rate	16.2%

LOCATION OVERVIEW





DISCLOSURE OF REAL ESTATE AGENCY

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate (“Affiliate“) of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, “eXp”). eXp and the reported owner(s) (“Owner(s)“) of the property referenced herein (“Property“) present this Confidential Offering Memorandum (“Memorandum“) to assist the recipient(s) (“You“ or ”Your“) in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.