



TRANSWESTERN

REAL ESTATE
SERVICES



FOR SALE | HILL VILLA SENIOR LIVING
8000 CALMONT AVE

FORT WORTH, TX 76116

Broker Contact:

Jim Sager

817.259.3542

jim.sager@transwestern.com

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EXECUTIVE SUMMARY

Located in the rolling hills of west Fort Worth, Hill Villa is a 140-room independent living community offering a full array of services to its residents including 24-hour staff, meals, recreational activities and access to transportation, and therapeutic healthcare. Hill Villa has an excellent reputation, but fills a unique niche in that rates are below market. The facility is currently operating at 26 capacity and provides a unique opportunity for an experienced operator to increase occupancy and cash flow. The owners are looking to sell the business and its personal property as well as the real estate.



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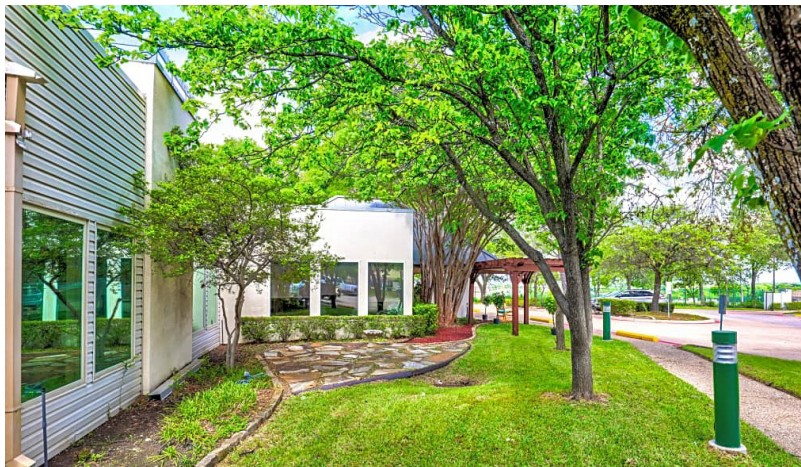


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PROPERTY OVERVIEW

- Building: 70,865 SF (3 stories)
- Land: 5 Acres
- Year Built: 1983
- Legal: West Plaza Addition Block 2 Lot CR
- Zoning: General Commercial Restricted (FR)
- Security fence
- Units: 140 (Avg. 483 SF)
 - Studio: 51
 - One Bedroom: 78
 - Two Bedroom: 11



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INVESTMENT HIGHLIGHTS

- Strong market demographics
- Convenient location
- Attractive grounds and exterior
- Variety of room sizes on floor plans
- Excellent Amenities including:
 - Barber/ Beauty Shop
 - Game Room
 - Library
 - Gift Shop
 - Dining Room
 - Movie Room
 - Soda Shop/ Diner
 - Laundry Room
 - Mail Room
 - Large Kitchen
- Units have bathrooms, kitchenettes and individually controlled HVAC



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BUILDING FEATURES

- **FLOOR STRUCTURE:** Reinforced concrete slab over fill and vapor barrier on ground level. Wood joists under plywood deck topped with light weight concrete for upper levels. Open-web steel joist and corrugated metal deck supporting a poured concrete slab.
- **FLOOR COVER:** *Resident Units* - Carpet in living areas, sheet vinyl in baths.
Common Areas - Carpet and sheet vinyl in living, dining areas and hallways. Sheet vinyl in the service and mechanical areas. Nonskid sheet flooring in kitchen areas.
- **EXTERIOR WALLS:** Wood stud and a combination of stucco and horizontal vinyl lap siding.
- **ROOF STRUCTURE:** A combination of Flat type over majority of building with gable accents.
- **ROOF COVER:** Built-up tar on flat surfaces with metal cover on gable portions with metal gutters and downspouts.
- **HVAC:** Individual, through-the-wall heating/ air-conditioning units and roof-mounted packaged units.
- **FIRE PROTECTION AND LIFE SAFETY:** Wet-type sprinkler system throughout the facility; smoke and heat detectors and alarm system.
- **ELEVATOR:** Hydraulic 3-stop elevators.

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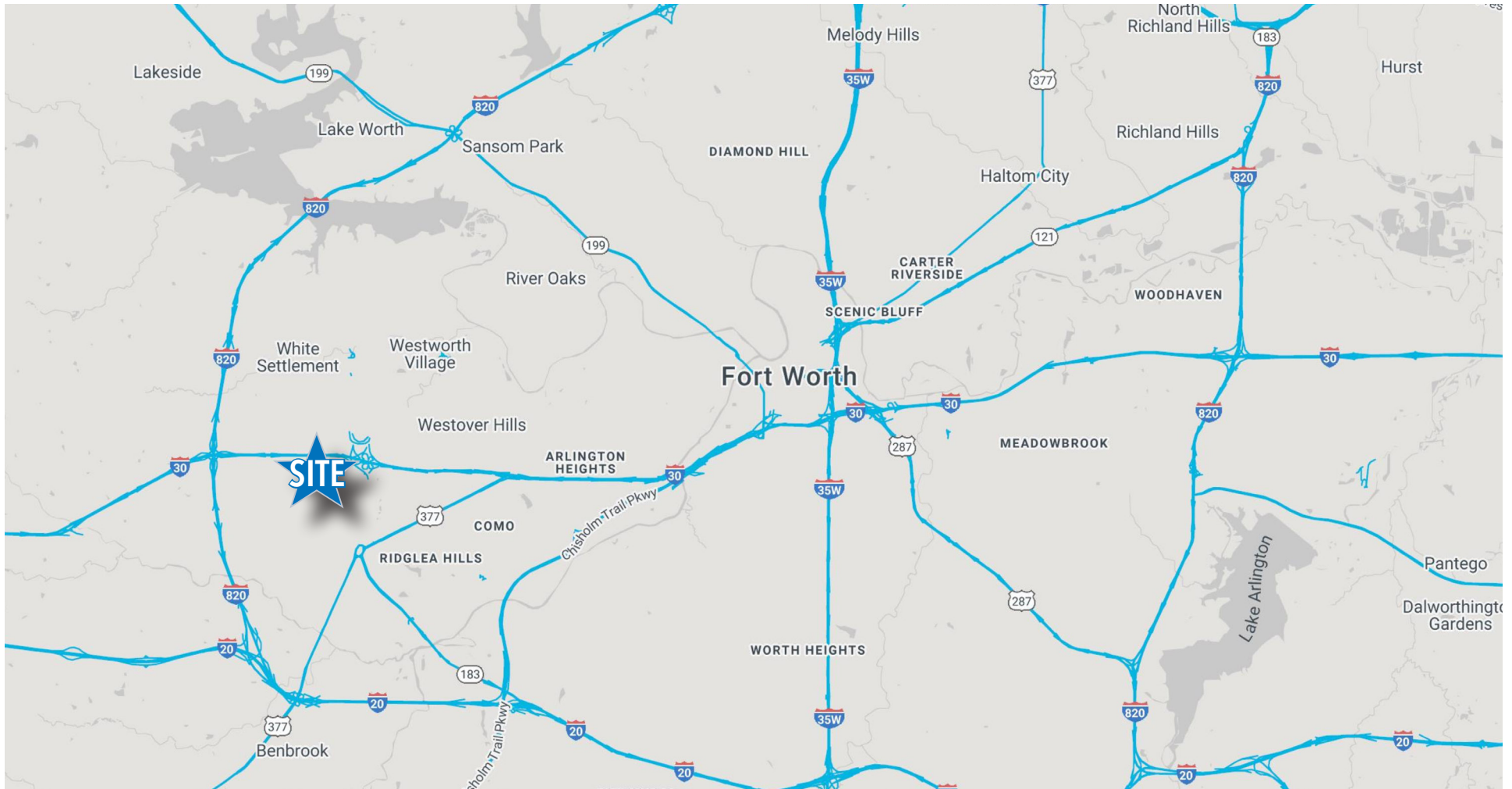
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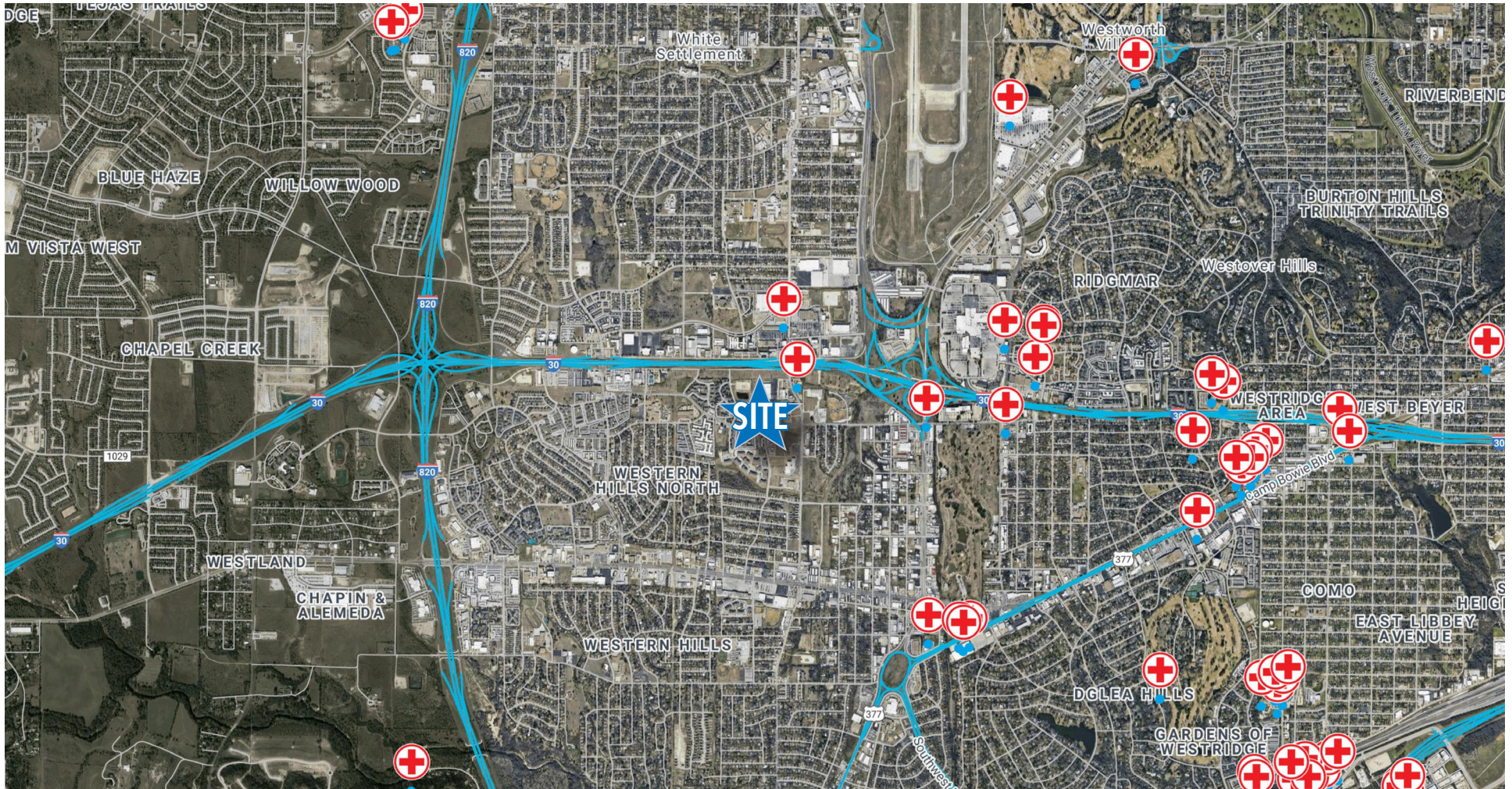
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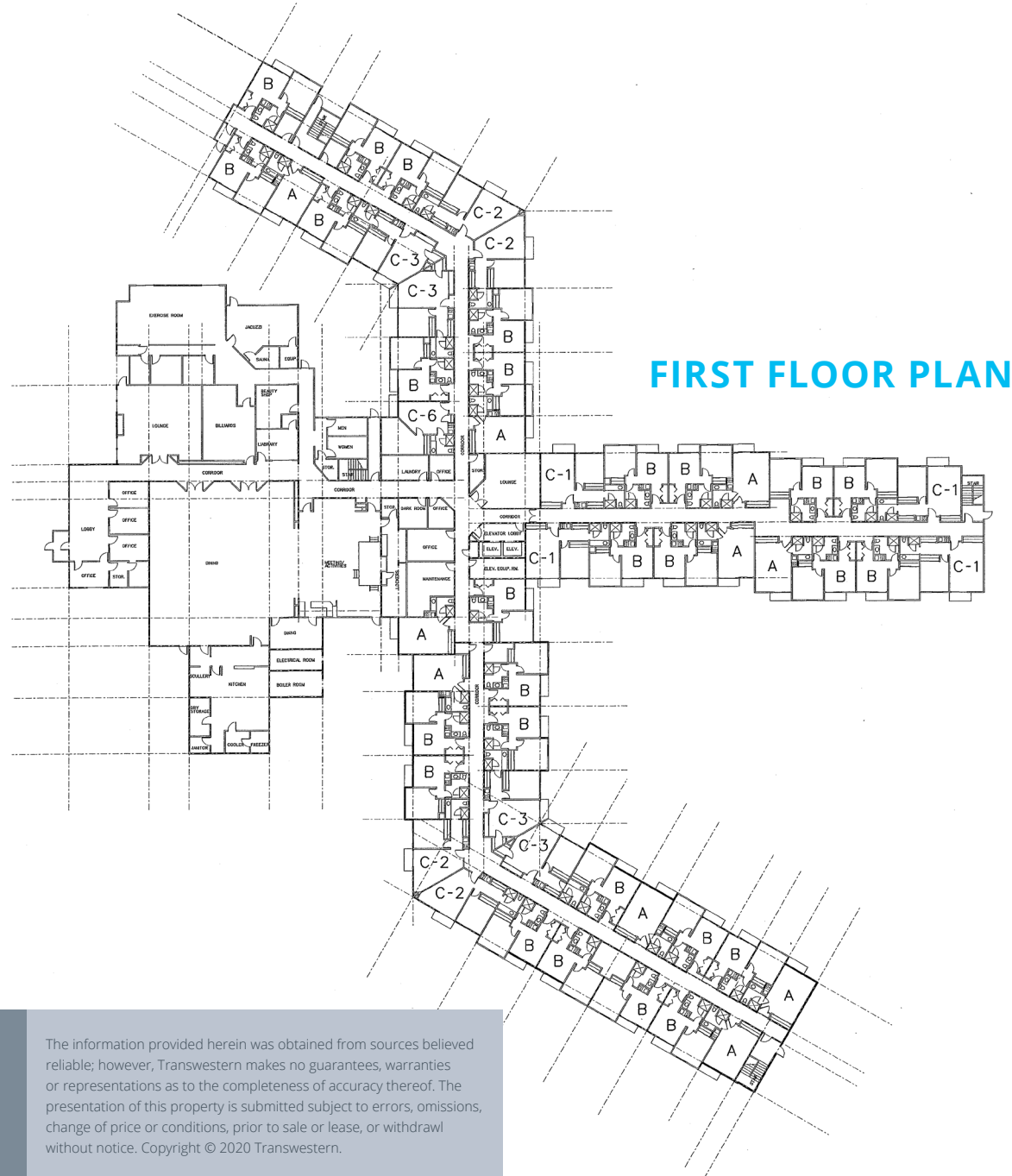
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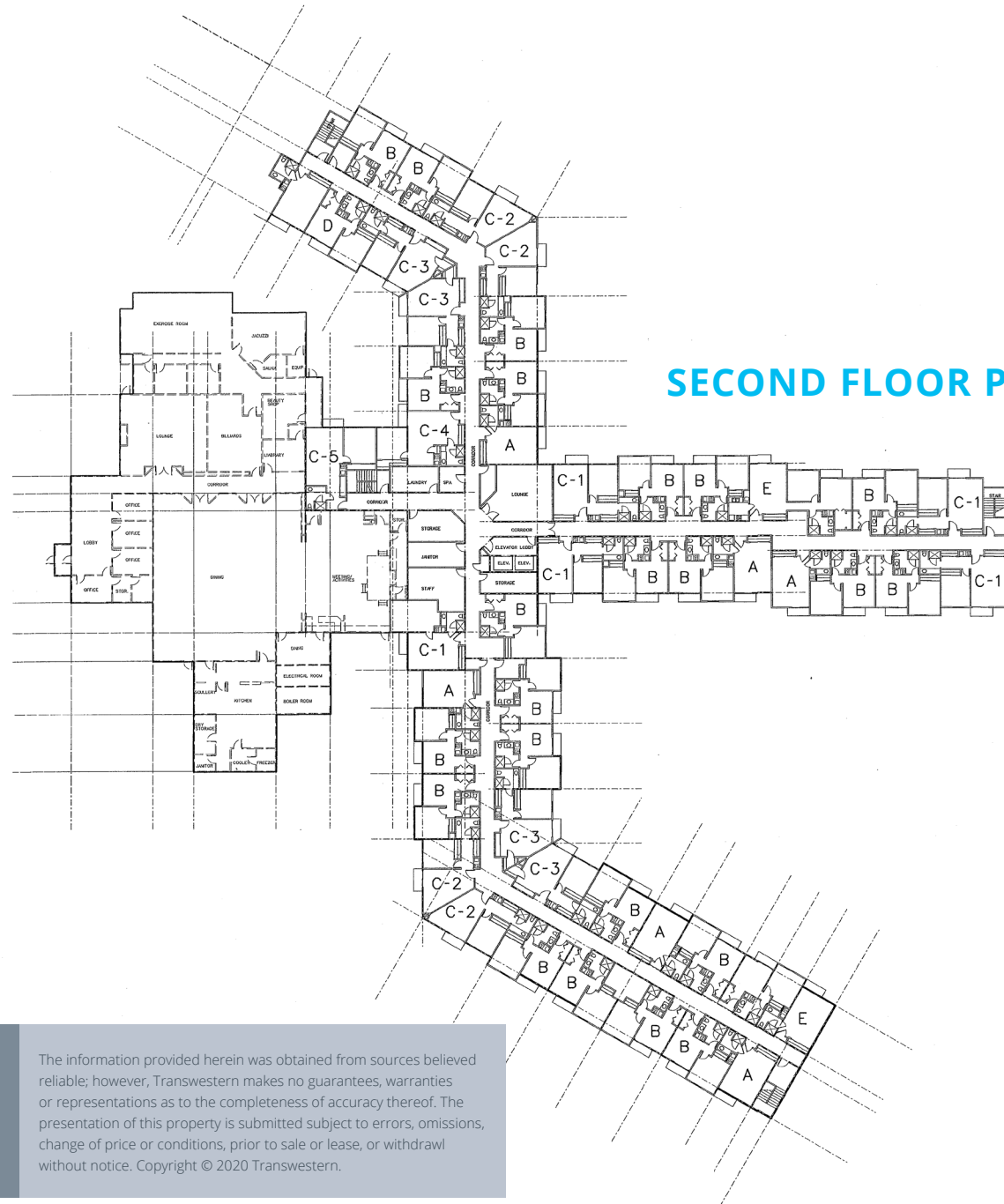
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SECOND FLOOR PLAN

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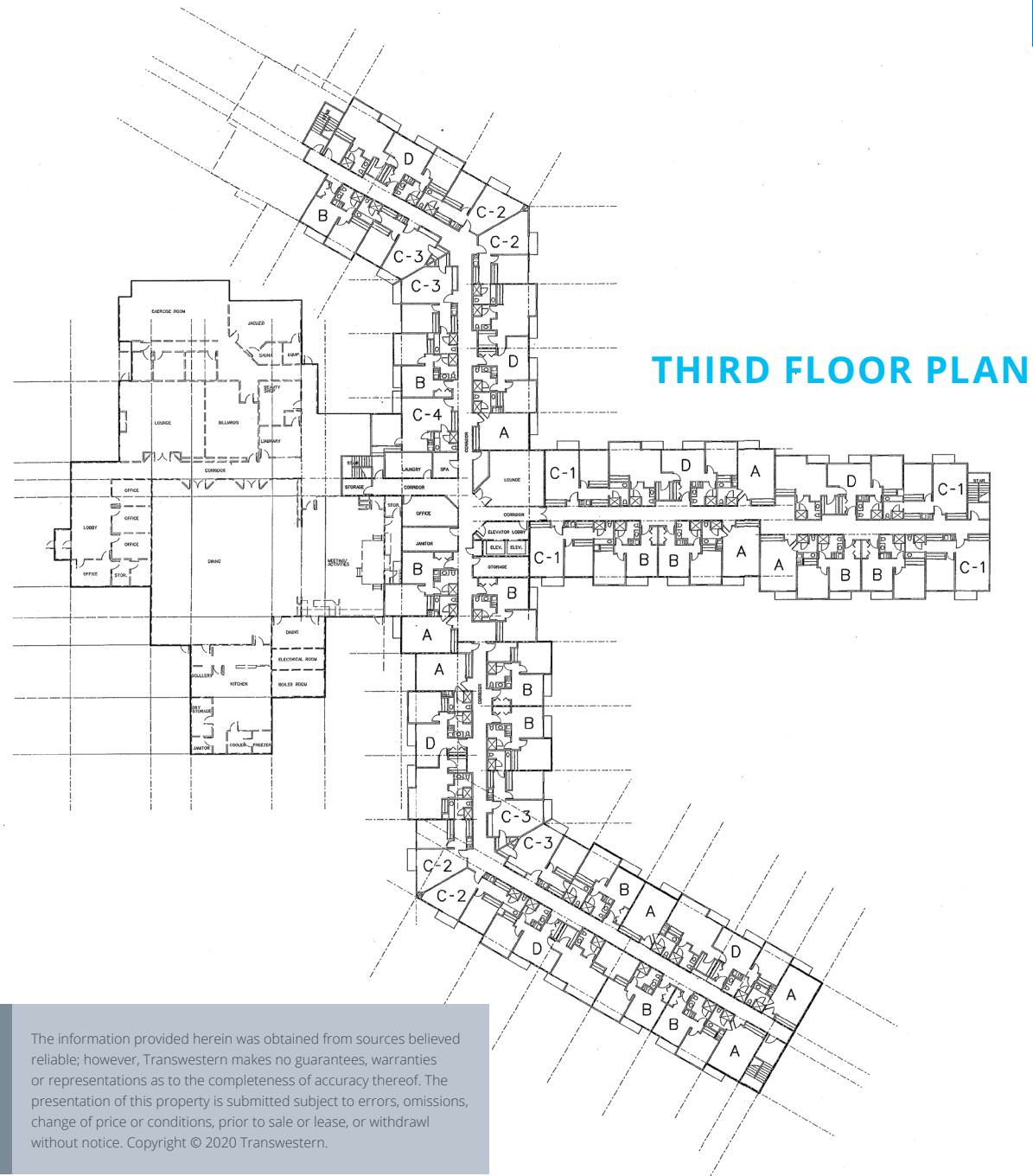
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FINANCIAL INFORMATION

Financial information will be provided upon execution of a confidentiality agreement.

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