



Confidential Offering Memorandum

19824

S BUTTE ROAD
BEAVERCREEK, OR 97004



EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive agent for Seller, is pleased to offer for sale the fee simple interest in 19824 S Butte Rd. Until September of 2023, the property was fully operational and licensed for ITS psychiatric residential treatment by the Oregon Health Authority and Department of Health Services, providing a wide range of both inpatient and outpatient services to the local community. For reasons unrelated to the property, the operator has elected to close the facility and let the license, which was in good standing with the State of Oregon, expire. The property is now being offered for purchase to qualified prospects. The prior operator was not required to obtain a Conditional Use Permit (CUP) as the use was allowed by right. This accommodative zoning will accelerate and streamline any licensing process. New owner to independently verify. The recent capital improvements and previous licensure provide a unique opportunity for a new operator to acquire an existing facility that can quickly be reopened at a fraction of the time and cost to build ground-up.


There is abundant excess land to expand or develop new facilities on the 14.14 acre site. In addition to the primary building, the property also features a 17 Horse stall barn with 72x132ft arena, viewing room and a club house, a 20x30ft greenhouse, herb garden and raised gardening beds.

In April 2024, The Oregon Health Authority (“OHA”) allocated \$1.35 billion to transform the state’s behavioral health (“BH”) system. The BH division of the OHA is prioritizing the funding for drug treatment/recovery services and residential settings for mental health treatments. The Property is ideally positioned to excel within both service lines. Additionally, the OHA has established expanded services for the transformation and funding of BH workforce compensation, retention, and recruitment as well as coordination to provide better access to care through support and crisis hotlines. The new owner will be able to capitalize on these state funded initiatives to operate smoothly and drive census growth.


The property has the potential to deliver significant returns and make a positive impact on the community it serves. The property’s existing infrastructure, strategic location, and readiness for a new license provide a robust foundation for a successful operation.




Property Details

 **19824 South Butte Road,
Beavercreek, OR 97004**
Address

 **615,938 SF | 14.14 Acres**
Land Area


 **14 beds**
Existing Beds

 **43E08 01303**
Parcel #

 **4,595 Sq. Ft.**
Building Size

 **1963**
Year Built

 **AGF**
Zoning

 **2 Story Residential House with
Ancillary Structures**
Building



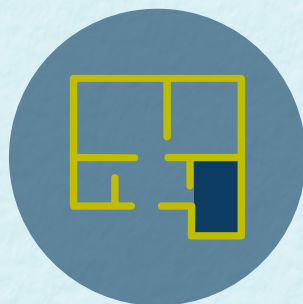
Strong State Support for Behavioral Health

The Oregon Health Authority (OHA) has allocated more than \$1.3 billion in funding to transform Oregon's behavioral health system.



Recent Improvements

\$100,000 in capital improvements to the Property's infrastructure including a new roof and \$100,000 in retrofits to meet residential mental health license requirements.



Speed to Market

The historical license, accommodative zoning, and property improvements facilitates a quicker market entry.



Excess Land

Allows for development of additional facilities.

Investment Highlights

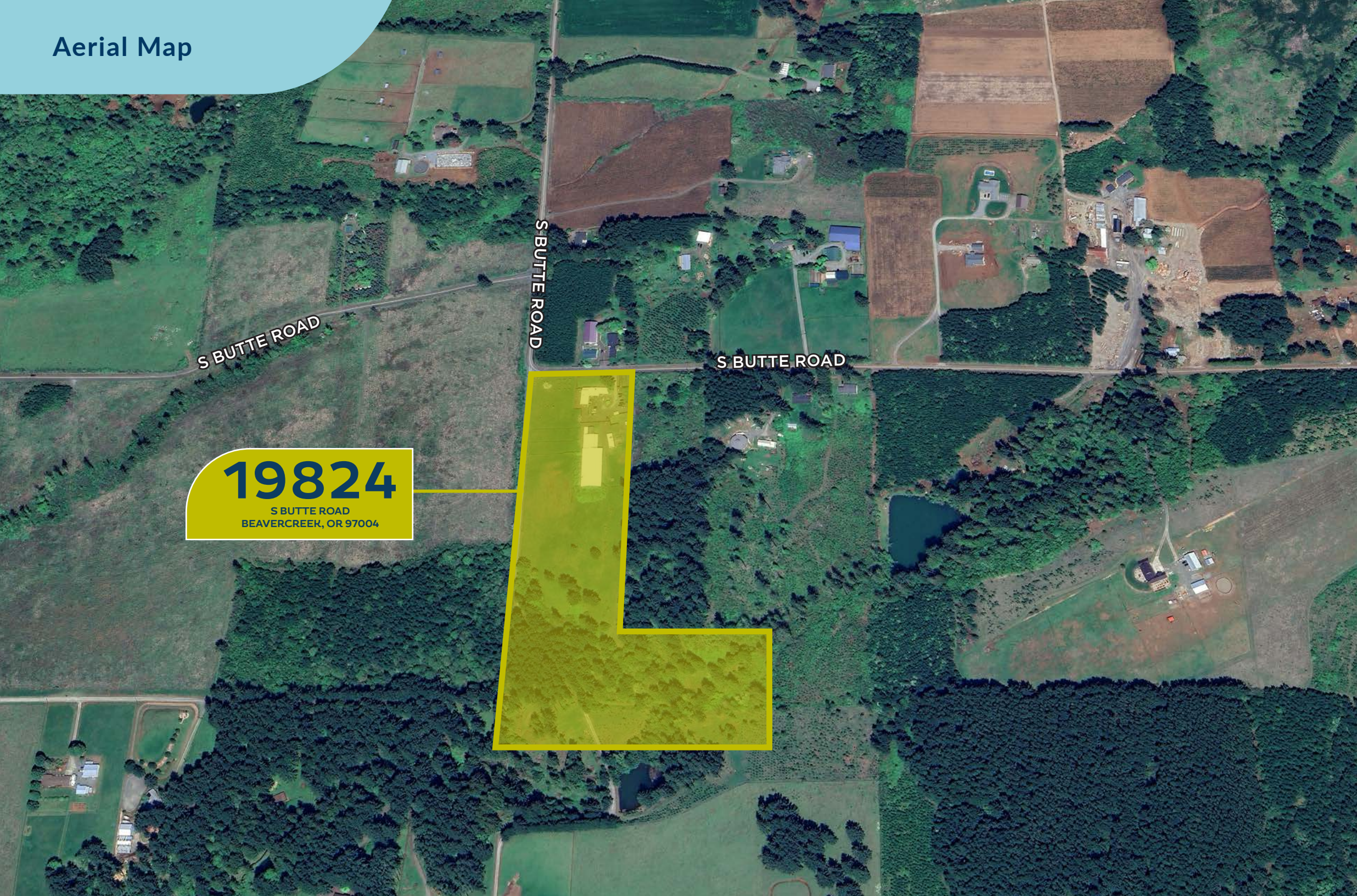


Exterior Photos

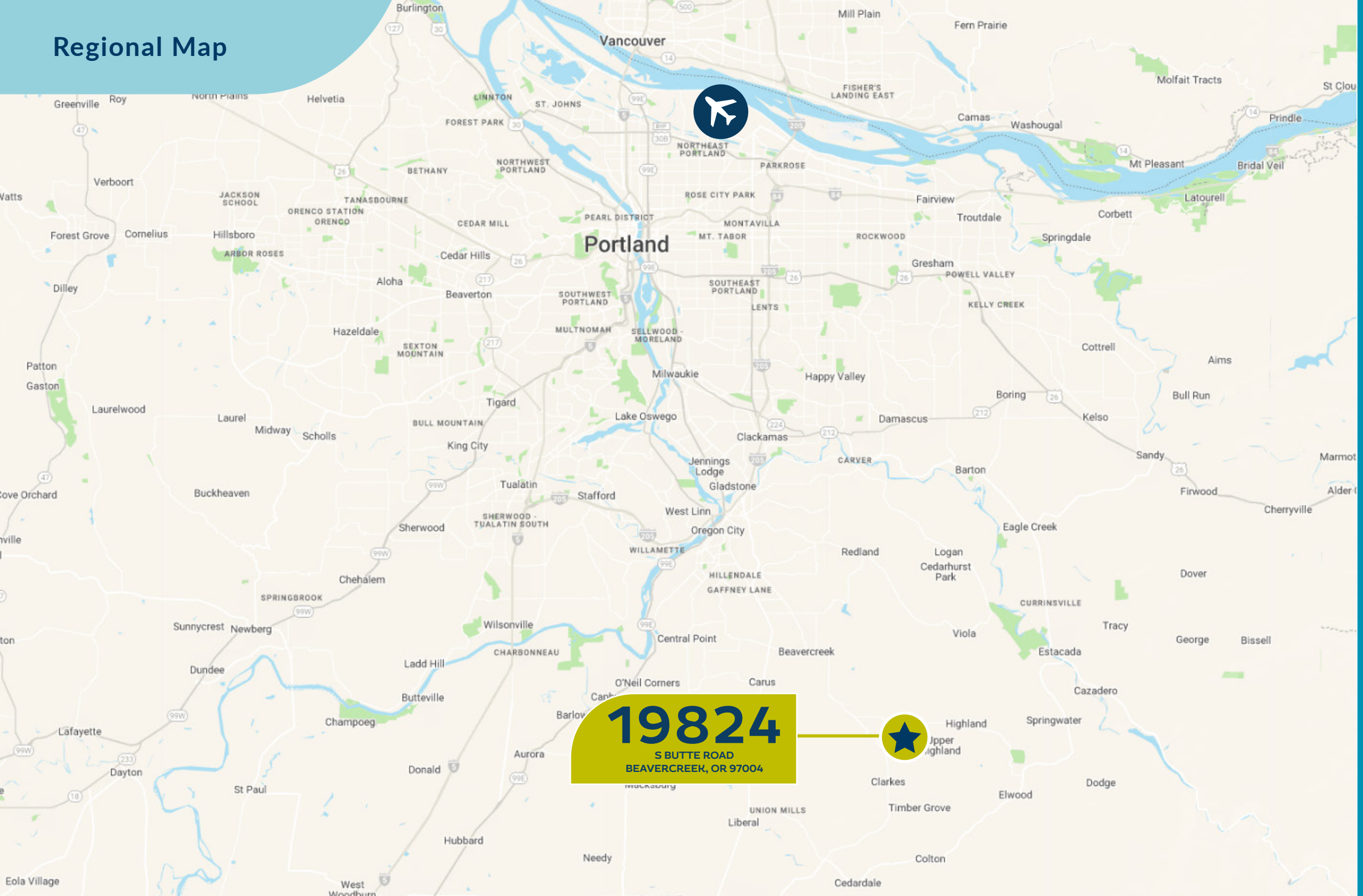


Interior Photos

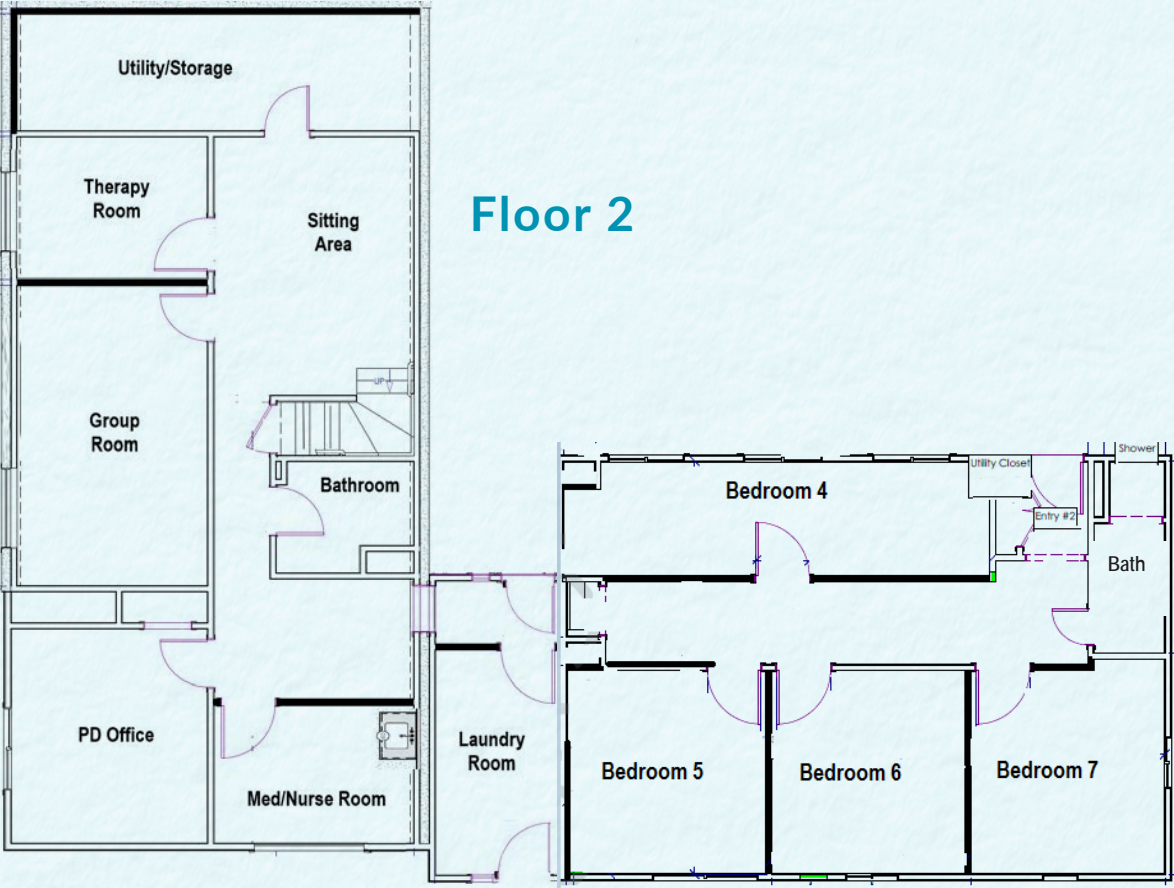
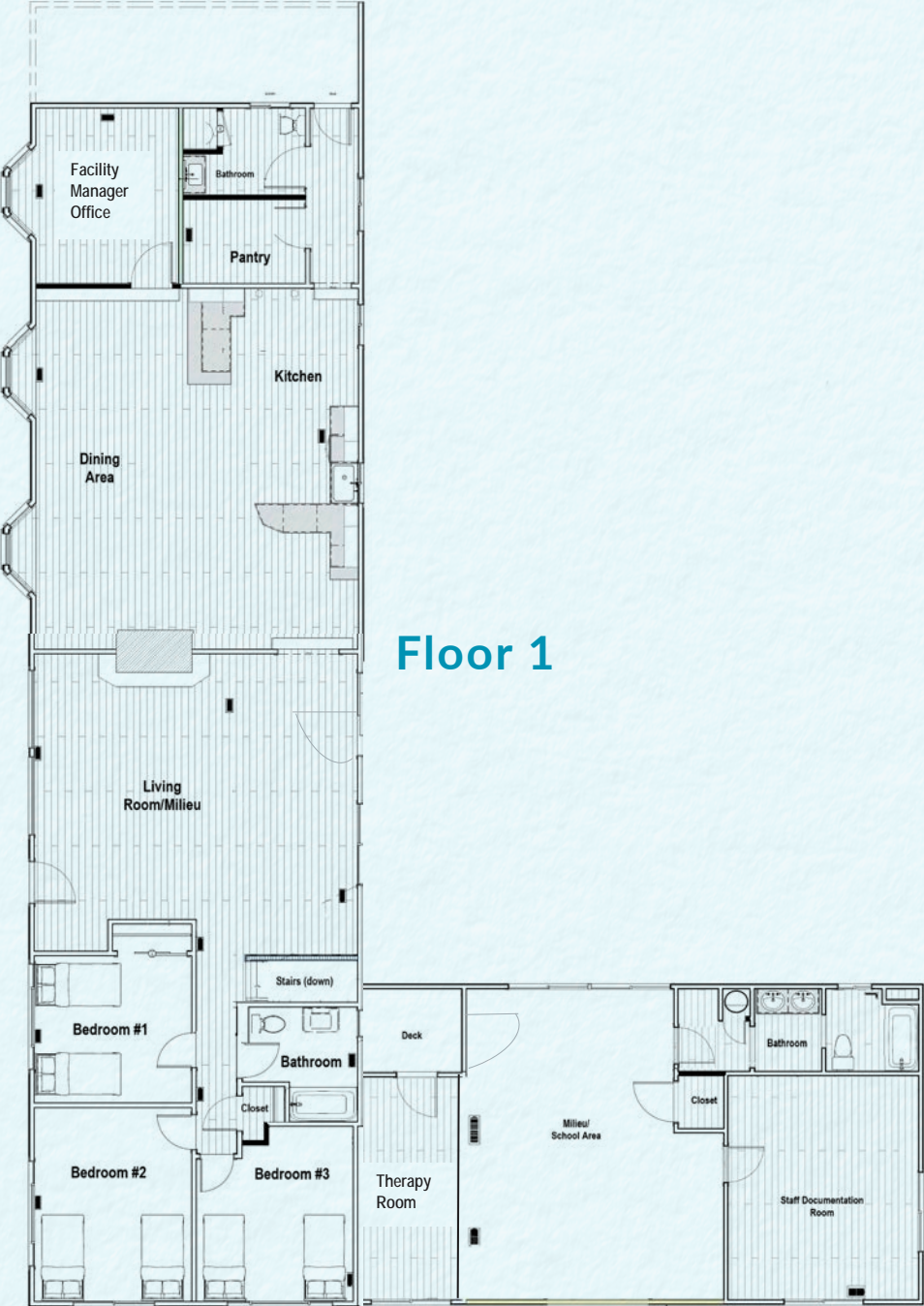











Regional Map



Primary Residence Floor Plans



							
Property Name	2566 SE 109th Ave	19851 SE Stark St	Rainer Springs	14908 SE Cedar Ave	390 NW 2nd Ave	19909 SE Stark St	6215 SE Hazel St
Property Address	2566 SE 109th Ave Portland, OR	19751 SE Stark St Portland, OR	2805 NE 129th St Vancouver, WA	14908 SE Cedar Ave Milwaukie, OR	390 NW 2nd Ave Canby, OR	19909 SE Stark St Portland, OR	6215 SE Hazel St Portland, OR
Sale Date	3/4/2024	5/25/2023	2/10/2023	8/15/2022	9/9/2021	Under Contract	Under Contract
Purchase Price	\$2,700,000	\$11,250,000	\$22,900,000	\$2,312,500	\$8,500,000	\$5,900,000	\$2,200,000
Size (SF)	6,634 SF	28,217 SF	53,000 SF	6,020 SF	21,746 SF	13,415 SF	5,534 SF
Price Per SF	\$407	\$399	\$432	\$384	\$391	\$439	\$398
Cap Rate	10.0%	-	-	9.3%	-	-	-
Year Built / Reno	2016	2020	2018	2022	1959 / 2011	2003	2008
Type	3 Star Skilled Nursing Facility	3 Star Assisted Living	3 Star Rehabilitation Center	3 Star Assisted Living	2 Star Skilled Nursing Facility	3 Star Assisted Living	3 Star Assisted Living

Offering Instructions

- ◆ Property Tours: By appointment only
- ◆ Bid Deadline: To be announced
- ◆ Purchase Price: Best Offer

Offers should be submitted via email to joe.zurek@cushwake.com on or before the Bid Deadline and include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing time frames
5. Detailed list of contingencies including investment committee, appraisal and/or lender approvals that may be required

For investment inquiries, please contact:

Joe Zurek, CCIM

+1 619 866 2027

joe.zurek@cushwake.com



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C&W HEALTHCARE ADVISORY PRACTICE

Investment Contacts

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