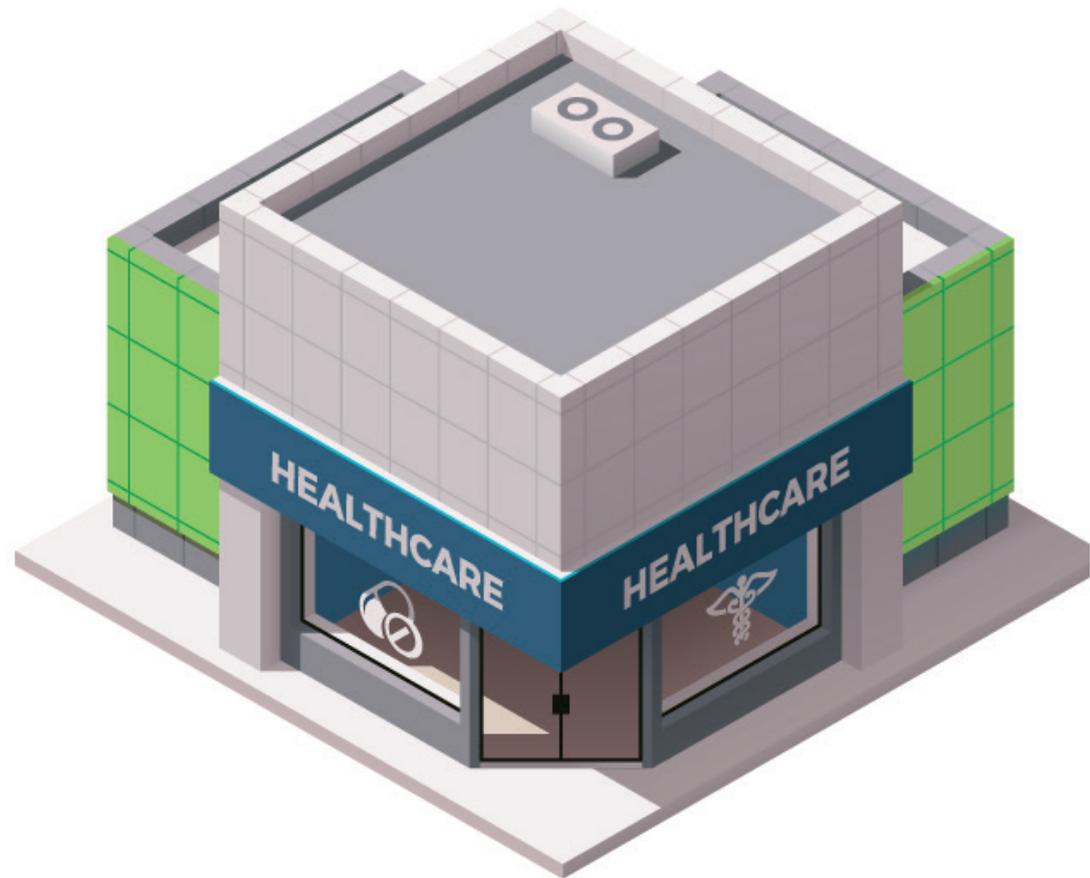


GLOBAL HEALTHCARE PROPERTY REPORT UK EDITION

2019



 **REDWOODS**
DOWLING KERR

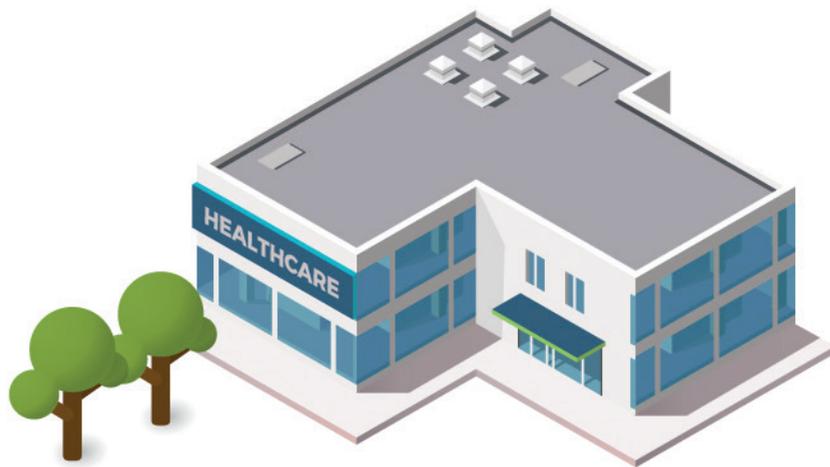
THE COMPLETE HEALTHCARE BROKER

UK OVERVIEW



by **PAUL J MILLER**
Chief Executive Officer

Active deals market despite a cloudy economic climate



2019 HEALTHCARE PROPERTY SECTOR UPDATE

As Spring approaches, Redwoods Dowling Kerr have continued their sustained period of healthcare property deals. 2018 was a record year for the Healthcare team with 40 deals completed. We anticipate bigger and better things in 2019 and are forecasting to deliver further significant growth this year. We have already completed 10 Healthcare transactions in the first quarter, as well as building up our deal pipelines for the rest of the year.

Amidst the chaos of the current political climate, the UK healthcare market is in a strong position with a healthy balance of profitable opportunities and a steadfast stream of new entrants to the market sustaining the dealflow activity levels. The policy of buy and build is still evident for a number of equity investors and this has led to a reduction in completion timescales and attractive multiples for highly

profitable group sales.

In addition to new market entrants, there is also a healthy flow of liquidity available to profitable groups who are looking to expand. This is tempered somewhat by a reduction in supply of lenders available to first time buyers. We are starting to notice a pick up in "challenger" bank activity, but this is often compromised with over ambitious loan pricing and restrictive pre-drawdown conditions. Our expectation is that the funding markets will open up later in the year as the big four start to re-enter the market and we expect the challenger banks to start to compete on pricing. This will be good news for the healthcare market as it will increase the amount of funded purchasers who are seeking to acquire new opportunities.

Units sold have increased by **67%** compared to the previous 12 months

Average time taken to sell a care facility has reduced by **3 months** compared to last year

On average RDK have over **200** healthcare opportunities for sale

Medical Partnership

Essex

The current uncertain Brexit position is leading to stagnated economic growth in the UK. Concern grows for large scale job losses, particularly in areas of European Car Manufacturing and the Aerospace industries. It is unlikely that this position will cause any immediate impact on the demand for Healthcare places as demand currently outstrips supply. However, economic uncertainty in the political landscape does often restrict business growth and impact on future investment.

Overall the outlook for the Healthcare sector remains strong as the UK is forecast to see a net shortfall of 100,000 market standard bed spaces in 2019. This figure is expected to rise to over 166,000 by 2029. Based on current market standard bed forecasts, demand is expected to outstrip supply for the next 10 years and beyond. This is likely to impact on the value of quality care homes and operators.

In the last few years we have spent significant time developing links to alert overseas investors to the opportunities that exist within the UK market and encourage inward investment. A number of seminar programmes have been run successfully within the Middle East and we are looking to expand our reach to Asia and beyond. As part of this initiative we will be well represented at Healthcare and Education Summits taking place in Singapore in May.

Our expectations are that in 2019 demand will continue to rise with the emergence of more overseas and private equity type investors with specific focus drawn towards providers of specialist care services. We also anticipate further strengthening of multiples for good quality Domiciliary Care businesses.

There are undoubtedly challenges ahead for the Healthcare sector, but we are confident that 2019 will be another positive year.

OVERSEAS INVESTMENT IS BEING DRIVEN
BY A COMBINATION OF THE EXCELLENT
REPUTATION OF THE UK HEALTHCARE
SECTOR AND THE GOOD VALUE
REPRESENTED BY THE CURRENT
WEAKNESS OF STERLING.

Redwoods Dowling Kerr are delighted to announce the sale of a reputable home care agency based in Essex.

Since establishment in 2000, the domiciliary business has shown year on year growth and now has an extremely good reputation in the area for the level of care provided.

Commenting on the transaction, the vendor said:

"I sold my business through Redwoods Dowling Kerr and found them to be helpful and very professional throughout the whole process.

"Asif Musa and his colleagues kept me fully informed of all interested parties and he was extremely efficient when dealing with any queries I had.

"I would not hesitate to recommend Asif Musa of Redwoods Dowling Kerr to anyone looking to buy or sell a business."

Sales negotiator Asif Musa said:

"The sales process went smoothly. An offer was agreed following just two viewings and the buyer used one of a panel of solicitors, allowing us to complete the transaction in an efficient and timely manner.

"I would like to wish both buyer and seller all the best in their future endeavours."

UK HEALTHCARE – GLOBAL BUYER INTEREST



by **ANDREW K STEEN**
Sales and Marketing Director

At the time of writing we are closer than ever to the UK's exit from the EU and the current political landscape is as uncertain as the UK winter weather. Back in 2017 it was unthinkable that we would still be unaware of what a post Brexit UK will look like with just a few days until the UK leaves the EU

At Redwoods Dowling Kerr we have been preparing for Brexit from the moment which Article 50 was triggered. Our strategy of promoting UK interests to domestic and international buyers has paid dividends in 2018 with a number of market leading international transactions brokered by Redwoods Dowling Kerr.

In 2018 we launched our international buyer seminar program which served to spread the message that the UK is fully open for business and is rife with investment opportunities, particularly in the Healthcare, Childcare & Education and Leisure markets. As a result of these seminars we are now in a mandated position to match UK opportunities with international buyers who are located throughout the global business community. We look forward to 2019 with excitement as we announce new international seminars in the Middle East and Asia. As our global reach expands we are very excited to work on new projects which will serve to deliver increased exit values to our clients.

Buyer demand for UK Healthcare opportunities is increasing, both in the volume of credible interested parties and also increasing in the diversity of care businesses which the buyers are seeking to acquire.

Introducing... International Seminar Programs 2019

During 2018 the directors of Redwoods Dowling Kerr conducted International Seminars in Dubai. The seminars took place with the intention of promoting our UK sale opportunities and also enabled the directors to deal with any concerns/objections which the attendees had in relation to investing in the UK.

We are delighted to announce that we received overwhelming feedback that the UK remains an attractive investment target and that appetite exists for profitable Healthcare opportunities. It was noted that investors are interested in a broad spectrum of Healthcare Type deals with high quality, profitable businesses being the most sought after. UK Healthcare has

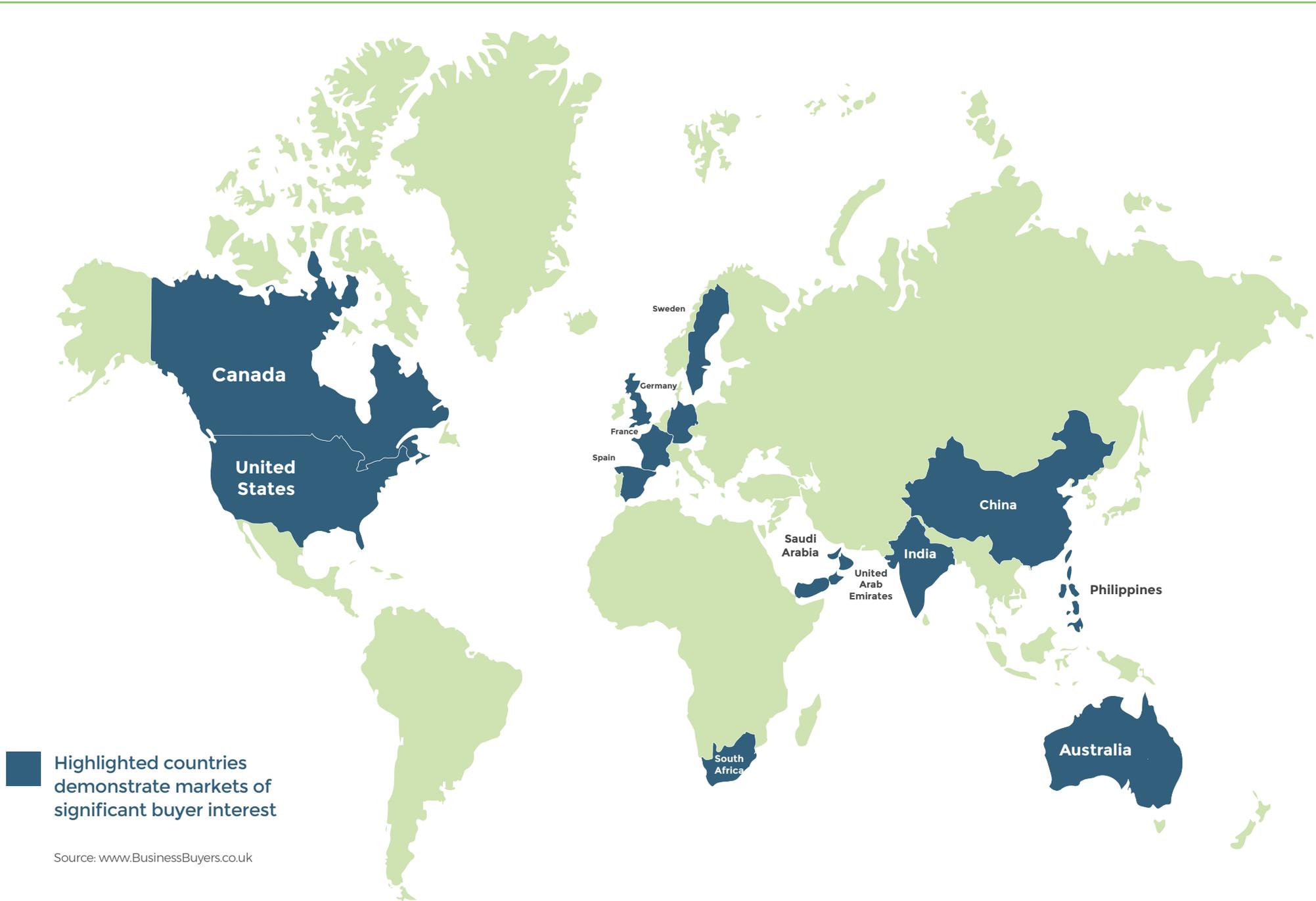
an excellent reputation throughout the global investor community and highly rated CQC sites are those which receive the highest level of interest.

In 2019 we are seeking to expand our global reach with the addition of a seminar in Singapore where we will reach out to the South Asian investment community to facilitate the brokerage of our opportunities which suit their UK investment criteria.

Our seminar program is due to take place throughout 2019. If you are interested in finding out more then please contact us directly to register your interest.

TYPICAL BUYER CRITERIA INCLUDES:

- 1) Strong, sustainable profit levels
- 2) Management team ran with strong performance statistics
- 3) Sites with profit levels in excess of £150k EBITDA
- 4) Opportunity to expand and add capacity
- 5) Upward profit trend with strong local demographics



Highlighted countries demonstrate markets of significant buyer interest

Source: www.BusinessBuyers.co.uk

PROJECT AMELIA A GROUP OF FOUR RESIDENTIAL CARE HOMES FOR CHILDREN & YOUNG ADULTS

THE VENDORS' PERSPECTIVE

With their first home being established in 2003, Courtyard Care's network of centres that cater for complex medical needs and the mental health of children and adolescents has since maintained impeccable accreditation reports from Ofsted gaining them a reputation for upholding immaculate standards throughout the industry.

"It's always about services first, staff second and profit third" explains;

Managing Director Colin Gallimore, "It's always about putting the service user at the front and centre of everything we do because if we get the service right, the profitability will follow."

Building the business

Having worked in the social care sector since 1984 Colin prides Courtyard Care on its ability to provide an environment that focuses on the client's individual needs, whilst being stimulating, homely and nurturing.

Having been so closely involved in overseeing the services development and continuous improvement, as Colin explains sourcing a buyer that was deeply rooted in the industry and championed its ethics was of paramount importance.

"My concern was that if we had sold to another company the legacy and culture may not have remained, but we did find that the company that bought the home were very well aligned with our ethos which made the whole process a lot easier," recounts Colin, showing how any one considered for the purchase must share his cohesive vision of how the operation should be conducted. "It wasn't just a management led service, but actually led from the ground up and as managers we felt that we guided those teams in the right direction, it was about making sure that they would have supported them."

"They had to be professional, they had to recognise the value of what they were buying and the difference between this and their current business. Although we are all care providers, we go about it in very different ways."

Saleable position

Lead Broker Sam Fazackerley understood that even for those well established within the industry this would still have been an ambitious acquisition, therefore he personally consulted with the vendor at each site to gain a better insight into Courtyard Care. "Sam showed a great desire to understand the business at a deeper level", continues Colin, saying that his "tenacity and energy worked in the early stages... it was definitely this that got

the buyer to the table to make an offer. The element of that personal involvement is really important."

Stating his surety in the sale Colin says he was "confident that the market was strong and that the timing was as near perfect," he admits to being "surprised by the number of people that Redwoods Dowling Kerr generated interest from."

With an initial sale falling through due to funders being reluctant to act upon projected profit, Colin found the experience "a bit disheartening because what we predicted, we knew would happen.... It was a motivation for us" Colin continues, "knowing that we could improve the situation then we would only improve the purchase price."

Drawing upon his decades in the childcare industry the projections were realised in a fraction of the agreed time helping Courtyard Care secure an offer far exceeding the initial deal, "we kept thinking, "wow, this is the best the business has ever been. But there are never any guarantees in business that anything will continue, there are no guarantees that we could expand on that success to grow the business, so for us the time was right. We wanted to hand it over in the best shape possible, so the business could continue."

"Obviously when you put your business up for sale there are a few things you need to consider... Having previously dealt with other Brokers, I felt that Redwoods was far more professional, more responsive and actually achieved much more in the interests of the business."

"I was confident that we would get a deal, that was made evident very early on in the offer stage. We knew it was going to happen and we had assurances from the buyer Sam obtained," says Colin praising the sales process that ultimately secured the deal that was far beyond the asking price for the business. "I think that Redwoods Dowling Kerr's experience with previous acquisitions reassured us that everything was going to be spot on, and this was actively encouraged and supported by Redwood's Healthcare Broker team."

PROJECT AMELIA A GROUP OF FOUR RESIDENTIAL CARE HOMES FOR CHILDREN & YOUNG ADULTS

CARE BROKER PERSPECTIVE



As Lead Negotiator I endeavoured to find a buyer that appreciated the opportunity that came with ownership without dismissing the responsibility of overseeing multiple care homes. Therefore, to ensure that the impeccable standards of care were maintained, I effectively capitalised on the immaculate reputation the homes held, attracting specialists throughout the healthcare industry.

In order to best appreciate the conduct, ethics and the value of the care provided by the business, I personally met with the vendor on each site, helping us to build a rapport and a deeper understanding of what they were looking for in the transaction.

Utilising the phenomenal sales projections for the various homes, interest was rapidly drawn to the business whilst effectively displaying its genuine scope for expansion and enhanced future profitability.

Constantly working to maintain interest from multiple parties and prevent the sales process from stagnating, with the funders wanting to review the projected figures further down the line, after consulting the vendor I seamlessly continued the deal with another interested party.

Ultimately the funders were eager to see the projected figures realised. With both my assurance and the vendors determination, these figures were exceeded helping us to push the deal over the line.

With much of the framework already in place thanks to my consistent communication with both parties, the deal was seen through to completion in a much shorter time than expected. I am delighted to have assisted the vendors of Courtyard Care in securing a strong purchaser in Swanton Care & Community. I wish both the vendors, Courtyard Care and Swanton Care & Community all the best for the future and hope to work with both parties again.

“I think that Redwoods Dowling Kerr’s experience with previous acquisitions reassured us that everything was going to be spot on, and this was actively encouraged and supported by Redwood’s Healthcare Broker team.”

GRAFTON LODGE CARE HOME QUALITY RESIDENTIAL CARE HOME

THE VENDORS' PERSPECTIVE

Admitting to finding the uncertainty of selling the family run care home of which he had spent years establishing and crafting, as daunting, Director and founder Rickie Boyson was instantly taken back by the level of interest Redwoods Dowling Kerr quickly curated once his residential care home Grafton Lodge was put on the market.

"We had so many people wanting to look at it so very quickly when it went on the market, we were saying, ok about 15 people want this."

Despite this surge of potential buyers, Mr Boyson was careful to ensure the home he had created for his residents was going to stay in caring hands. "That was always going to be our thing", he shared, using his years of experience and invaluable insight into the industry to explain the clear picture of who he envisioned continuing the legacy of Grafton Lodge. "Whatever happens if someone is just going to come in and run the place down and not spend any money to see what they can get out of it, then we wouldn't have sold it to them."

"It was always more about getting people that care, they want it as a home and they want to look after the residents rather than to just make money on and not be there at all."

Building the business

This natural caution comes from years of protective ownership and a clear, unwavering vision of creating a hands on, and compassionate environment for those in need of care, exclusively supported by a team of experienced and enthusiastic carers, something Rickie and the rest of the Boyson family were eager to see continue.

"I think that because of Asif and because of Redwoods Dowling Kerr we got the right person and I am confident the home will go from strength to strength going forward!" Rickie continues, "Asif knew exactly what we wanted and that was great...It never felt unclear because anything I needed he was there for. There was total trust, you could say, "listen I am really worried about this", and he would always see what he could do to put it right."

Such a personal rapport with the vendors afforded the Lead Negotiator Asif a richer understanding of what the Boysons saw in the future of the home they had created and what they wanted out of their selling experience with Redwoods. "I really trust Asif. In my eyes, he was a total stranger a Healthcare Property Broker, but the way that he spoke and the way that we got on, he was more like a friend by the end of it."

"It was as if you were talking to a mate, "what do you think of that, do you want me to change anything?" it really helped. He was there all the time and he would know the answer to anything I needed."

For the Boyson family, Asif worked with their best interests in mind, rigorously vetting each potential buyer until a certain fit for the care home had been found. "It's great that they are doctors and that they would be able to help out in that way," explains Rickie, elated with the calibre of industry professional now overseeing the day to day operations of the Lodge, "they had actually already looked at it originally... they really liked the home and they seemed like really nice people."

"The new buyer has already done something which I think is brilliant. She has written down everyone's birthday and is going to get them a card and a voucher, not many homes would do that these days, it shows she really cares. It's the little things like that, it's really nice."

Once again thanking Redwoods Dowling Kerr and commending the manner in which the sale was completed, Mr Boyson admitted that before going into the sale he really did "expect good quality", but "everything Redwoods Dowling Kerr has done is brilliant... if we had another home we would use Redwoods again without a doubt".

GRAFTON LODGE CARE HOME QUALITY RESIDENTIAL CARE HOME

CARE BROKER PERSPECTIVE



“As Lead Negotiator of the sale I acted in the best interest of the vendor, producing a compelling email campaign to cultivate interest in the business and encourage ideal investors to view the property. Within a short period, I was able to source a suitable buyer from our registered buyers’ database and arrange a viewing for the very next day.

Naturally, when selling a business you have nurtured over the years you will want assurance it is being left in capable hands. After a meticulous vetting process, I was confident that I had found the right buyers. The couple had years of vital industry experience in the medical profession, assuring me that they were not only a great fit but would go on to further enhance the already affluent business.



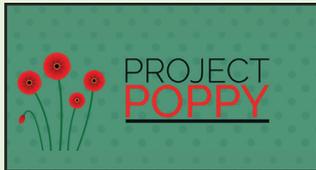
The vendor was very happy to know I had found him another buyer with proven finance so quickly. After the initial viewing I negotiated a price with the buyer which was, close to the vendor’s price expectation and a deal was agreed.

I removed the stress from the sale, allowing the vendor to focus on the day to day operations of their business, through keeping in contact with all parties of the sale, including the buyer, lenders, and solicitors, ensuring the transaction took place smoothly during the due diligence process, agreeing the heads of terms, finalising the contracts, and seeing the sale through to the agreed completion date.

The transaction was completed in 6 months and we were all delighted with the outcome. This clearly demonstrates how we can endeavour to take a set back and use this to continually exceed our client’s expectations.”

I am very pleased to have found a perfect buyer for this well managed and ‘Good’ CQC-rated care home. It was an absolute pleasure working with our clients and I wish them all the best for the future.

SELECTION OF SOLD CORPORATE SALES



First-time buyer acquires two care homes in Lancashire via Redwoods Dowling Kerr

Project Poppy

North West

Redwoods Dowling Kerr are pleased to announce the sale of two residential care homes in Lancashire.

First-time buyer Mr Al Noor Kannu is now looking to build on the success of the care homes by developing them under a fresh ethos. An engineer by trade, he was attracted to the healthcare sector due to the demand and growth within the sector.

Citing the steady growth and healthy profits of the business as factors that persuaded him to purchase, Mr Al Noor Kannu said:

"I recently bought a group of two care homes in Lancashire from Redwoods Dowling Kerr and the service I received from them and Asif Musa was excellent."

"Asif Musa had been really helpful during the sale process and I found him to be proactive, knowledgeable, and professional. Asif stayed in contact throughout the sale process and answered all our queries promptly and kept me well informed."

"I would not hesitate in buying another care home soon through Redwoods Dowling Kerr."

Commenting on the service facilitated by Redwoods Dowling Kerr, the vendor said:

"I would like to thank Redwoods Dowling Kerr for the sale of my two care homes. Asif co-ordinated well with both parties to bring the sale to a successful conclusion."



Domiciliary Care Agency SOLD via Redwoods Dowling Kerr

Project Ayla

Devon

Redwoods Dowling Kerr are delighted to announce the sale of Project Ayla in Exmouth Devon.

Project Ayla was founded in 1986 with the aim of providing services of the highest quality and this ethos has not changed.

Helping Hands specialises in domiciliary care and support and has over 150 staff working in their local communities throughout East Devon supported by a professional organisation structure and management team who are capable of running the business on a day to day basis.

The vendor, who has wished to remain anonymous said:

"I would like to take this opportunity to thank Redwoods Dowling Kerr and in particular my broker, Sam Fazackerley, for the excellent service offered throughout the process of selling my domiciliary care agency. After speaking at length with Sam regarding the details of the business, he was able to provide a comprehensive sales strategy and identify specific parties for whom the opportunity would be of interest."

"This resulted in achieving an expected premium not only for the sale of the business but also the freehold of the business office, which wasn't particularly expected, and on his professional advice, the securement of a reputable buyer and existing operator. I am now looking forward to enjoying my retirement and a more relaxed lifestyle out of the sector. I would certainly recommend the services of Sam and Redwoods Dowling Kerr to anyone looking to maximise the results of selling their business."

SELECTION OF SOLD CORPORATE SALES



Specialist Care Home SOLD via Redwoods Dowling Kerr

Project Sage

North Wales

Redwoods Dowling Kerr are pleased to announce the sale of Project Sage, a specialist care home in Somerset.

The home was acquired by a corporate healthcare buyer who is now looking to increase the turnover by providing outstanding care.

The buyer, who wished to remain anonymous, said:

"I would like to thank Asif Musa and Redwoods Dowling Kerr for a professional service provided during the purchase of our specialist care home in Somerset."

"I must say out of all the other agents we work with; Asif Musa at Redwoods Dowling Kerr is the only agent who has been in close contact with us during the transaction. We would definitely use Redwoods Dowling Kerr for future acquisitions."

Sales Negotiator Asif Musa commented:

"I am pleased to have found a suitable buyer for this specialist care home."

"We completed on this transaction within 3 months of receiving the offer from the corporate buyer and this was maintained by making sure funds were in place from the outset and by keeping in close contact with all parties. I wish my clients all the best for the future."



Canterbury Care Home SOLD to experienced healthcare operator via Redwoods Dowling Kerr

Barham House

Kent

Redwoods Dowling Kerr are delighted to announce the sale of Barham House.

A well established nursing home with a long history of high occupancy levels and exceptional standards of care.

Situated in Barham, Canterbury, the property has been extended numerous times over the years, providing a spacious, home from home feel with accommodation for 23 residents, and planning permission for an additional 10.

The owners of the last 11 years have sold the home to pursue business ventures outside of the sector.

Praising the brokers professionalism and conduct throughout the sale, the vendor Mr Arjuna commented:

"I would like to thank Sam Fazackerley and Redwoods Dowling Kerr for the exceptional service provided throughout the sales process."

"Sam has consistently been professional, positive and supportive, to ensure the sale went as smoothly as possible. He has been on hand for valued advice and comprehensive updates whenever I have needed."

"We had previously used redwoods for the sale of my nursery and the second time around, they were no different."

"I would happily recommend Redwoods Dowling Kerr's services to any other operator in the industry who are thinking about coming onto the market."

SOLD

Trewythen Hall

Gresford Wrexham

A satisfied client is enjoying retirement after selling his residential care home with Redwoods Dowling Kerr.

Operating from a historic Georgian Hall, the care home enjoys an idyllic location in North Wales and provides accommodation for up to 33 residents.

Commenting on excellent service provided by Redwoods Dowling Kerr, vendor Peter Haycox said:

"I would like to personally thank Redwoods Dowling Kerr, for the excellent service offered throughout the sale of our care home. The Healthcare team have shown professionalism and have been meticulous in the approach to the marketing and ensured that we only spent time working with purchasers who were vetted and capable of purchasing a prime acquisition such as ours."

"We would be very happy to recommend Redwoods Dowling Kerr to anyone looking to sell their business in the future."



SOLD

Holy Grange

Greater Manchester

A first-time buyer is enjoying their latest project after the sale of a former care home in Dukinfield, Greater Manchester.

Mr Raj Kumar acquired the home after getting in touch with Redwoods Dowling Kerr.

The care home received 25 viewings and 10 offers after being put on the market by the UK's number one healthcare brokerage.

Mr Kumar is now looking at changing the use of the building. In a testimonial he said:

"I am very happy to have bought a former care home from Redwoods Dowling Kerr."

"Redwoods Dowling Kerr and Asif Musa have provided a great service. Asif has been very efficient, honest and helpful, keeping me well-informed throughout the sale."

"We would highly recommend Redwoods Dowling Kerr to anyone wishing to buy a care home."



SOLD

Tudor Lodge

Conwy

Redwoods Dowling Kerr are delighted to announce the sale of Tudor Lodge Care Home in North Wales.

The successful bid came from Mr Sudesh Bhunjun, a registered manager and experienced healthcare operator with 2 other residential care homes.

The home received a high level of interest with 22 viewings and multiple offers.

Citing the location and the size of the property as factors that persuaded him to purchase, Mr Sudesh Bhunjun said:

"I would like to thank Asif Musa of Redwoods Dowling Kerr for the excellent service provided during the purchase of Tudor Lodge care home."

"With Asif Musa's knowledge and advice, I also managed to achieve my CIW (Care Inspectorate Wales) registration."

"I would have no hesitation in recommending Redwoods Dowling Kerr and Asif Musa to anyone wanting to buy a care home - I will certainly use them again to buy my fourth care home."



SOLD

Ashdown & Sunnycroft

Devon

Redwoods Dowling Kerr are delighted to announce the sale of Ashdown Residential Home in Devon, to corporate buyers, Fairhome Care.

Ashdown Residential Home has successfully operated in the desirable town of Teignmouth for over 40 years. This includes 28 years under the ownership of the current vendor, who is now looking forward to retirement.

Commenting on the transaction, the vendor who wished to remain anonymous said:

"I would like to thank Asif Musa and Redwoods Dowling Kerr for their help and advice during the sale of my care home"

"Asif kept us updated on the progress of the sale and acted in a professional and courteous manner at all times"

"When delays occurred, they were handled with diplomacy and tact which brought the deal to a satisfactory conclusion."

"I have no hesitation in recommending Redwoods Dowling Kerr to anyone else thinking of selling their care business." Following the sale, Fairhome Care aim to continue providing the highest standard of care."





International Buyer Seminars

Targeting potential buyers from around the globe

Throughout 2019

POWERED BY
BB BUSINESS
BUYERS .co.uk

Dubai | Singapore

SELECTION OF PROJECTS FOR SALE



Project Virgo

South West

Offers Invited
Freehold
Ref: 46308

Group of 4 dementia care homes

Combined group projected turnover circa £7m

Combined registration in excess of 150 residents

Robust organisational structure in place

Rated 'Outstanding' by Care Inspectorate



Project Sunray

North West

£6.5m
Freehold
Ref: 45483

Group of 2 nursing and residential homes

Combined income of £4.1m

Combined registration of 131 residents

Historically high occupancy levels

Excellent reputation

Rated 'Good' by Care Inspectorate



Project Leo

South West

Offers Invited
Freehold
Ref: 46799

Supported living within 11 units

Combined income of £2.9m

Registration for 7-9 residents per unit

Strong organisational structure in place

Historically high occupancy levels

Rated 'Good' by Care Inspectorate



Project Dahlia

South West

£2.2m
Freehold
Ref: 46361

Residential care home
Income of £1.4m

Registration for 42 residents

Strong and stable organisational structure

Potential to extend the property

Rated 'Good' by Care Inspectorate



Project Omega

West Sussex

£3.5m
Freehold
Ref: 43414

Well-established nursing home

Income of £1.2m

Registration for 40 residents

Scope to significantly increase both capacity and income

Rated 'Good' by Care Inspectorate



Project Sterling

Cornwall

Offers Invited
Freehold
Ref: 46381

Residential care home

Income of £1m

Registration for 28 residents

Potential to extend the property to 60 places

Top 20 care homes in South West England 2018

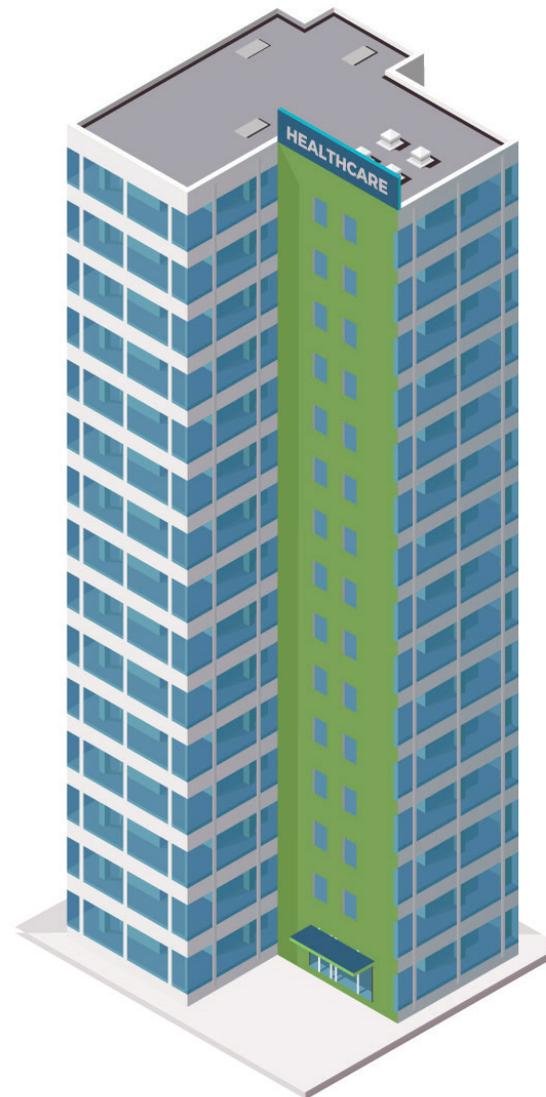
Rated 'Good' by Care Inspectorate

EXIT PLANNING

If you want to discuss your exit requirements then we would be delighted to visit you in confidence to discuss the options available.

**Contact Robert Yates on 0844 7011 819
email Robert.Yates@redwoodsdk.com**

WE ARE THE
ONLY BROKER TO
OFFER A “WHOLE
OF MARKET
APPROACH”
FOR THE
HEALTHCARE
SECTOR.



Contact us to find out more about our complete Healthcare business brokering service.

To buy: Call Sam Fazackerley, Asif Musa & Nicholas Shepherd or any of the healthcare team on 0844 3877 390 or email Healthcare@redwoodsdk.com

To sell: Call Robert Yates on 0844 2488 275 or email Robert.Yates@redwoodsdk.com

Or visit the UK's fastest growing business broker website
www.redwoodsdk.com/healthcare

 **REDWOODS
DOWLING KERR**
THE COMPLETE HEALTHCARE BROKER

REDWOODS DOWLING KERR
Redwoods Dowling Kerr are the complete healthcare business broker.

From large groups to single settings, we sell more healthcare businesses than any other broker.

POWERED BY
 **BUSINESS
BUYERS**.co.uk

 **THOMSON REUTERS®**
M&A League Tables