



AH

Angelica's Homes, Inc.
Franchisor of
Care Homes for the Elderly

For Potential Franchisees

**The Nursing Home
Alternative**

Our Mission:

**Maximize Quality of
Life for Our
Residents and their
Families**

For more information contact Ken Oosting
(951) 373-0754
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Angelica's Homes, Inc.

Will build a network of Care Homes in middle-class to upper-middle-class neighborhoods first in California and then Across the United States.

Ideal Franchisee:

1) Well
Educated/Accomplished
Owners

2) Cash Reserves and
Good Credit

3) Single Story House

4) Convenient location

5) 5 to 8 bedrooms

6) 3 or 4 bath preferable

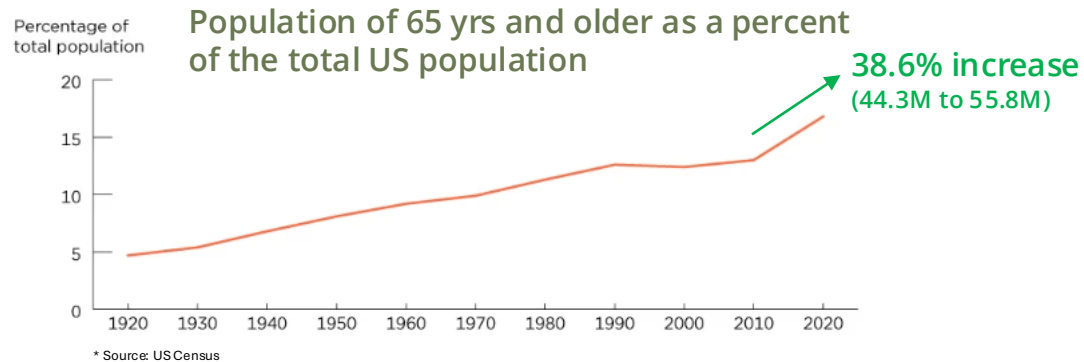
7) 3 car garage preferable

8) Tasteful Fixtures and
furnishings

9) View Property and/or
other special features

The Assisted Living Market is Growing | Independent facilities are the future

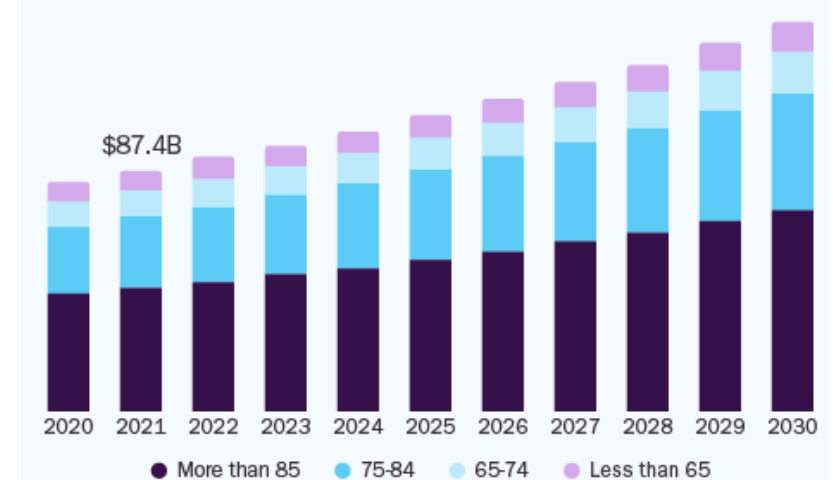
2020 Census: 1 in 6 people in the US were 65 and Over



Assisted Living Facilities Market is large and expected to grow from 88B in 2021 to 117B in 2027

U.S. Assisted Living Facility Market

size, by age, 2020 - 2030 (USD Billion)



<https://www.grandviewresearch.com/industry-analysis/us-assisted-living-facility-market>

“Smaller independent assisted living facilities are adapting to industry changes better than the chain ALFs (Assisted Living Facilities). Post pandemic, the scenario has changed in the U.S. assisted living facility market; the number of people enrolling in nursing and long-term care facilities is decreasing.”

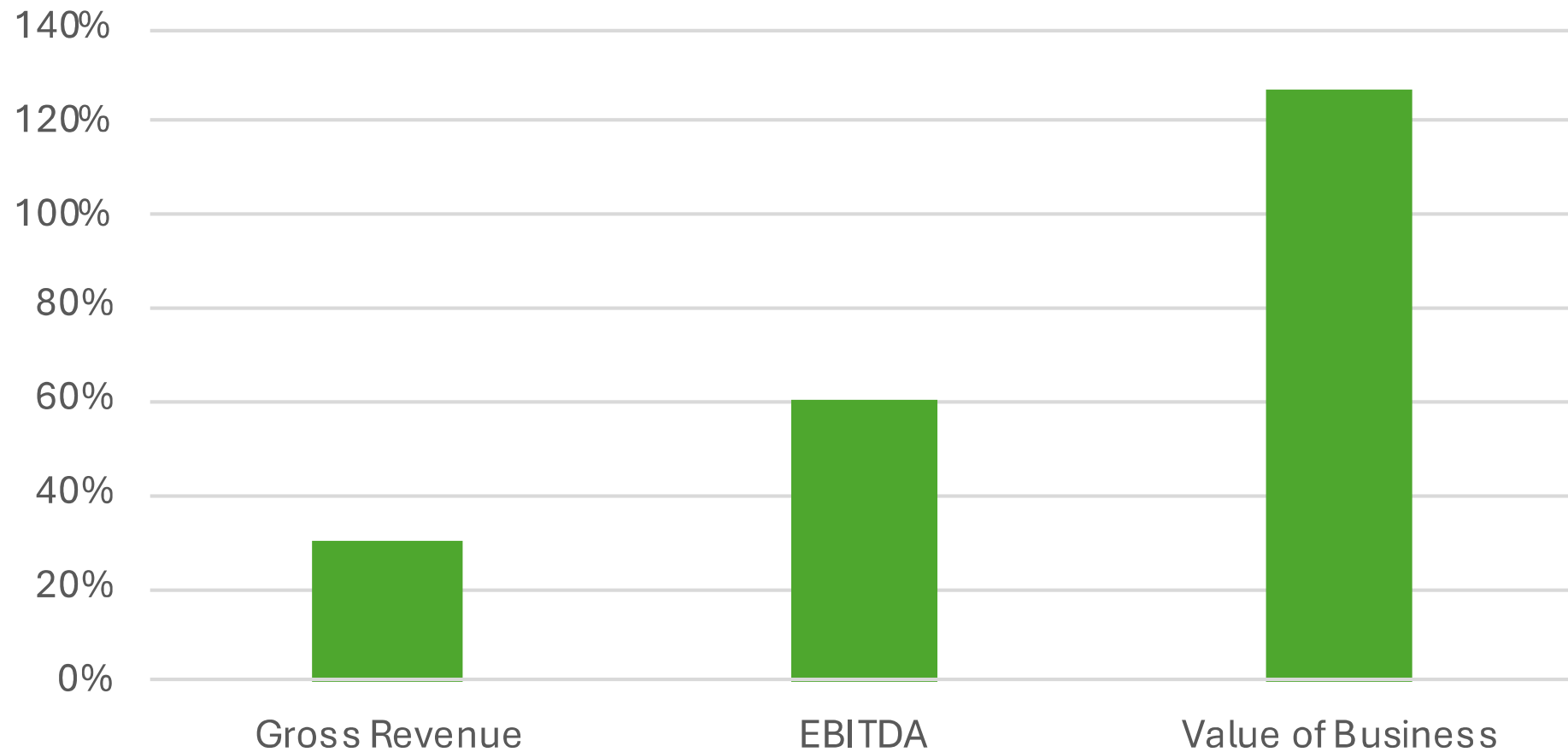
Source: <https://www.arizton.com/market-reports/us-assisted-living-facility-market#:~:text=THE%20U.S.%20ASSISTED%20LIVING%20FACILITY,AT%20A%20CAGR%20OF%205.00%25.>



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The Value Proposition

Improvement With Franchise vs Independent Care Home



Sample Case	Average w/o Franchise	With Franchise
Price per Bed	\$6,500.00	\$7,800.00
Beds per Facility	6.1	6.1
Occupancy	85%	92%
Months per Year	12	12
Annual Revenue	\$404,430.00	\$525,283.20
3.2 Referral Fees	\$20,800.00	
Franchise Royalties		\$65,660.40
Franchise Fee (will be Amortized)		\$75,000.00
3 Years		3
2% Additional Operating Costs		\$2,417.06
Net Benefit First 3 Years as Franchisee		\$27,775.74
Each Year There After		\$52,775.74
NOI (Net Operating Income)	\$150k	\$240K
P/E Ratio	2 to 6	8 to 12
Value of Business	\$750,000	\$1,600,000



Progress to Plan

- Leveraging 20 years of experience
- Piloted with the first Temecula facility in 2023 fully licensed
- 95% occupancy, 46% Gross Margins, 27% annual return on Investment
- Levered ROI 144%
- Current Outbound Marketing yields 2,000 hits on the website/month
- Future Marketing budget will grow as Franchisees are added
- Excess Leads are sold to Referral agencies
- First 8 Franchisees in Progress

For more information contact Ken Oosting



A Real Home in a Real Neighborhood with
three to four times as many care staffs per
resident than a Nursing Home

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Additional Benefits of Being a Franchisee

1. Training
 - Owners and Managers
 - Administrators
 - Care Staffs
2. Business Services
 - Accounting
 - Billing
 - Financial Planning
3. Staffing
 - Recruiting
 - HR Functions
 - Emergency Staffing
4. Consulting Services
 - Compliance
 - Business
 - Growth
 - Technology
5. Vacation Relief
 - Owners and Managers
 - Administrators
 - Care Staffs
6. Real Estate
 - Mortgage Assistance
 - Market Studies
 - Property Evaluation
 - Design Services
7. Branding
 - Advisory Services
 - Décor and Furnishings Sourcing
 - Performance Reviews
8. Food, Supplies and Technology
 - Planning
 - Purchasing Services
 - Collective Pricing

Competitive Landscape for Assisted Living Facilities

High Quality Assisted Living Facility

- Cost is \$5,000 to \$7,000 month based on the level of care
- 1 caregiver per 12 to 25 residents
- Cafeteria style food and dining

Quality Skilled Nursing Facility

- Cost is \$12,000 to \$16,000 month
- 1 caregiver per 10 to 16 residents
- Hospital style food and dining

Angelica's Home Facilities

- Cost is \$6,200 to \$11,000 month based on the level of care and private vs. semi-private rooms
- 1 caregiver per 3 residents
- Home cooked meals

Now Accepting Applications

Please see:

- Ken Oosting: (951) 373-0754, ken@angelicashome.com
- or
- A.J. Oosting: (615) 779-1321, aj@angelicashome.com

The Opportunity

- Own your own business
- Low Risk
- High rewards
- Many Benefits of being a franchisee

Investment Requirements

- \$75,000 Franchise Fee
- Down Payment for or Ownership of Property
- Good to Great Credit
- Down Payment or Cash for Renovations and Furnishings
- \$75,000 Operating Cash





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Thank You!