

PROJECT HAWTHORN SCOTLAND

An exceptional opportunity to acquire
six freehold care homes in Scotland

Available individually, as a sub portfolio
or as a portfolio

www.projecthawthornSc.christie.com

KEY HIGHLIGHTS

311 operational beds across 6 homes

Predominantly suburban locations

3 fully purpose built assets plus 3 part purpose built

A highly level of en suite facilities - 5 have 100%, 1 has 73%

Significant business development undertaken to drive trade levels with further upside potential

Annualised EBITDARM for all homes for the 6 month period ending 31.03.19 in excess of £2.35m, equating to over £7,500 per bed

Good Capex investment into the homes averaging c. £1,450 per bed per year for the last three years

311



**operational beds
across six homes**

3



purpose built

3



**conversions with
purpose built additions**

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