

# 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](http://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**



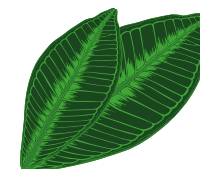
**operational beds  
across six homes**

**3**



**purpose built**

**3**



**conversions with  
purpose built additions**

## Individual home enquiries

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**Project Hawthorn – England & Wales**

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