



LA CASA CANAVERAL

Assisted Living Facility

Cape Canaveral, Florida

Patrick Oberg
Director of Project Funding
La Casa Canaveral Assisted Living Facility
100 N. Orlando Ave. STE #102
Cocoa Beach, FL. 32931
540-556-9563
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To: Venture Capital Firms
 Hedge Funds
 Private Equity Groups
 Private Investor Associations

RE: La Casa Canaveral Assisted Living Facility Introduction

La Casa Canaveral Assisted Living Facility located in Cape Canaveral, Florida is a 235 unit Assisted Living Facility with 21 double occupancy Memory Care/Alzheimer's care on the main floor. We are pleased to announce we are in need of a \$28,000,000 construction loan on the \$46,202,397 project that will be valued at \$86,200,000 at stabilization. The 7.7 acre parcel is located in the City of Cape Canaveral, Florida 32920 and will be bringing multiple jobs to the area, both before the completion during construction, and after providing jobs in healthcare. The assigned address is 700 West Central Blvd. We will be under construction right away and look to have our Certificate of Occupancy within 15 months.

Evening Tide LLC, owned by Pamela Dillon and located in Boise, Idaho has been selected as the Operating Assisted Living management company. Her company manages over twenty similar facilities throughout the U.S. Her company is approved in Florida.

We have multiple Exit Strategies in place to make sure the investor has a good pathway out after reaching their ROI goal.

Sincerely,

Patrick Oberg
Director of Project Funding
La Casa Canaveral Assisted Living Facility
100 N. Orlando Ave. STE #102
Cocoa Beach, FL. 32931
540-556-9563
patrickoberg@gmail.com



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Project Overview

- **La Casa Canaveral Assisted Living Facility located in Cape Canaveral, Florida is a 235 unit Assisted Living Facility with 21 double occupancy Memory Care/Alzheimer's care that is **in need of a \$28,000,000 Construction Loan** on the \$46,202,397 (60%LTC) project.**
- **La Casa Canaveral Assisted Living Facility **will be valued at \$86,200,000 at stabilization.** We have multiple Exit Strategies in place to make sure the investor has a good pathway out after reaching their ROI goal.**
- **At project phase I completion (land/bldg.) Development and building will require approx. fifteen months from building permits issuance. **Land valuation, \$10,720,000 Nov 2017.****
- **Ramp-up of facility will require three months. Year 1 will produce a net profit of \$1.338MM and year 2 will produce a net profit of \$5.804MM. Year 3 thru year 5 will produce a net profit of \$7.81MM. This income has not been factored in as a considerable value to the overall project, e.g. (Income Approach).**
- **The 7.7 acre parcel is owned by La Casa Canaveral, L.L.C.,(Danny P. Ringdahl). Ringdahl is the developer and will be the general contractor of La Casa Canaveral (he is 100% stockholder of La Casa Canaveral L.L.C.)**
- **The parcel also includes an approved future site for a 13,800 s.f. commercial bldg. (business / clinic). Est. value for land and bldg. is \$2,500,000. Triple net lease probably highest and best use.**
- **\$32,000,000 Phase II is pre-approved and will consist of approximately 120 additional units when constructed.**
- **This is a fantastic project with multiple revenue streams in a great area!**



EXECUTIVE SUMMARY

LA CASA CANAVERAL

Assisted Living Facility

Cape Canaveral, Florida





Procurement of \$28,000,000 for La Casa Canaveral, LLC.

La Casa Canaveral LLC, is in need of a \$28,000,000 construction loan to build a 235 unit Assisted Living

The project completion valuation is \$86,200,000. The project is located;

**700 West Central Blvd.
Cape Canaveral, Florida
32920**

Developer:

La Casa Canaveral, LLC.

Company:

- DANNY P. RINGDAHL ENTERPRISS, INC

Developer * Builder * Broker
100 N. Orlando Ave. STE #102
Coco Beach, Florida 32931
321-543-0779
dpringdahl@yahoo.com

State Certified General Contractor CGC009996
State Certified Roofing Contractor CCC057339
Real Estate Broker, State of Florida, BK0385006

- The 7.7 acre parcel is owned by La Casa Canaveral, L.L.C.,(Danny P. Ringdahl). Ringdahl is the developer and will be the general contractor of La Casa Canaveral (100% stockholder of La Casa Canaveral L.L.C.)
- Danny P. Ringdahl has held an active Class A Unlimited General Contractor's License since 1976. Danny has been directly responsible for the development, building and marketing of approximately 1,500 single-family homes and lots including high-rise Condominiums and Office Complexes.
- Has been a major stockholder and officer of various successful development corporations for the past 35 years. Being a part of over \$500,000,000 in transactions in the State of Florida during his career.
- Currently completed construction in Brevard County, Florida, is a three-phased, \$38,500,000 high-rise condominium project "Puerto Del Rio". This project consists of 412 units in 3 phases of which 172 are completed.



Project Details:

Land Valuation; \$10,720,000 (Done November 2017 / Ordered 3rd Party)
Land Purchase Price; \$1,971,000 (Purchased in 08 / 2003)
Land Entitlement / Soft Costs; \$4,011,397
Preferred Equity: \$5,000,000
Total Collateralization: \$21,702,397
Less Land Debt Payoff: - \$3,500,000
Total Collateralization: \$18,202,397

\$28MM Loan + Collateralization (\$18,202,397) = \$46,202,397 (Total Cost)
\$28MM Loan Divided by Total Cost: 40% / 60%LTC
\$28,000,000 60%LTC 1st Lien @ 7.00% \$163,333 Month Interest Only

\$28MM + \$5MM (Borrower Liquidity) = \$33MM Total Use of Funds:

Construction Budget: \$23,624,213
Loan Payoff: \$3,500,000
3% Origination: \$1,000,000
14 Month Interest Reserves: \$2,286,662
Contingency: \$2,589,125

November 2017 Land Appraisal; \$10.72MM

October 2017 Full Appraisal;

Completed Value: \$65MM
Stabilization Value: \$86.2MM

- La Casa Canaveral located in Cape Canaveral, Florida is a 235 unit Assisted Living Facility with 21 double occupancy Memory Care/Alzheimer's care on the main floor. The 7.7 acre parcel is located in the City of Cape Canaveral, Florida 32920 and will be bringing multiple jobs to the area, both before the completion during construction, and after providing jobs in healthcare. The assigned address is 700 West Central Blvd. We will be under construction right away and look to have our Certificate of Occupancy within 15 months.
- The subject is a proposed newly constructed 235 unit Independent/Assisted living facility capable of housing 268 residents. PROPOSED MONTHLY RATES;
 - Independent/Assisted Living
\$4,500.00
 - Memory/Alzheimer's Care
\$5,500.00

- Independent Living (IL) is a residential living option for self-sufficient seniors who need little to no assistance in taking care of them, but who are interested in having the conveniences of meals and a variety of services available to them to help make their lives easier. Services typically include housekeeping, transportation, social programs and activities. Independent living in the PMA is defined as assisted living.
- Assisted Living (AL) is for people who cannot live independently in a private residence but who do not need the 24-hour medical care provided in a skilled nursing setting. Residents typically live in apartment style accommodations; receive most, if not all daily meals, supportive care services and assistance with daily living, such as bathing, dressing and grooming.
- ALZ Memory/Alzheimer's Care (ALZ) communities provide specialized services in a secured environment for individuals with dementia. These rules are designed to ensure that residents living in AL/ALZ Memory/Alzheimer's Care communities have positive quality of life, consumer protection, and person directed care. Resident's rights, dignity, choice, comfort, and independence are promoted in this setting.

Combined Independent/Level I, II & III ALF Units	214
Memory Care Units	21
Grand Total Units	235

- The site is a 7.7 acre parcel of vacant land in Cape Canaveral, Florida zoned R3 (medium density residential.) The subject property is a proposed 235 unit Independent/Assisted living/Memory/Alzheimer's Care facility. The breakdown of units is as follows:
- The subject will be capable of housing 268 beds (residents). Upon completion each unit will contain pull cords, air conditioning, carpet, window coverings, mini refrigerator and microwave.
- The property will also contain the following features and services: Central dining room, housekeeping services, three daily meals, library, schedule activities, transportation, assistance with daily living, beauty shop, chapel, multi-purpose room and laundry facility. The halls will be equipped with handrails.
- The target market for the subject is individuals ages 75 and older in Cape Canaveral and Cocoa Beach, Florida. Total population within the PMA is 21,189. In 2014 EveningTide Management determined that there were 3,116 individuals ages 75 and older in the market area. These 3,116 individuals represent 14.70 percent of the total population. The subject's units will attract private pay households ages 75 and older.

Evaluation of the Market:

- The analyst has spent a total of three years researching the La Casa Canaveral project. Our visits have included a complete analysis of the state, county and city competition and found 115 operating assisted living facilities within the Brevard county area.

Operating AL's in Brevard County	115
Facilities with:	
17 beds and under	94
18-24 Beds	1
25-50 Beds	1
51-100 Beds	15
Greater than 100 Beds	4

- Within a 30 mile radius average occupancy for full service assisted living is 92%. National average for a full service assisted living center is 87% occupancy. In the current local market over 50% of the centers were built over 12 years ago, 25% were built between 7-12 years ago and the other 25% were built within the past 7 years. The analyst determined a competitive monthly rent rate for subject properties Independent/Assisted living is \$4500.00. Competitive rates for Memory/Alzheimers Care will be \$5,500.00. An additional fee for care services provided will be applied to each resident based on the level of care needed.

Level 1	\$750.00
Level 2	\$1150.00
Level 3	\$1550.00

- Research suggests a new building with full assisted living services, located in a city with limited senior services would be competitive and fulfill an unmet demand within the primary market area. Cape Canaveral currently has no senior housing apartments, no independent living centers and no assisted living centers.
- One of the most important issues to consider is the opinion of the population and its political representation. Meetings with City council, City Planning and Zoning, the Mayor, the City Manager and staff, Fire Department and local hospitals, have shown positive feedback for the project. Continued support of subject property and its ability to provide employment and tax revenue within the city and offer a needed community service is important. There have been no adverse responses to the opening of the project. This will enable subject to have a positive marketing strategy.

Proposed Service and Amenities:

Spacious rooms with private baths all ADA compliant
Eight foot+ wide hallways
Laundry rooms(every floor) and commercial laundry service
Beautiful front room lobby as well as sitting rooms Formal dining and room service large activity rooms with overflow community area Bistro/coffee shop for daily snacks and meals
Spa services to include:
Hair salon/Men's barber service/Manicure/Pedicure and masseuse services
Water feature
Chapel

Physical therapy center/Pool
Chef developed menus
Men's and Women's activities centers/bar/game room
Spacious activities/reception and social gathering areas
Daily community and personal activity programs
Personal care services to include Nursing services
Daily care consultants
Concierge service with transportation
Manicured/landscaped Interior and Exterior courtyards
Wellness center/Exercise room
Mail room
Theater

- In addition to physical plan features it is recommended that specialty Alzheimer's/Dementia specific programming be put in place within this campus. This specialty programming should include allowances for:

Color/light therapy
Music therapy
Pet therapy
Outdoor activity/Gardening space
Personalized activities programing

Secured landscaped and manicured outdoor walking space
Ambient walkways
Climate/Pest controlled outdoor sitting space

- These spaces should be secured, private, interactive and staffed to provide the best environment for cognitive therapy to the ALZ/Dementia diagnosed resident.

Definition of the Market Area:

- The subject is located near a key entrance into the city. The city of Cape Canaveral receives over one million visitors annually with the average age of visitor being over 60. Retired seniors visit Cape Canaveral to enjoy temperatures, NASA programs and Cruise ship tours. Casa Canaveral sits one and one half block off of A1A. The assisted living center faces both the Banana River and the Atlantic Ocean.
- Taking all of these factors into consideration, the subject is located in one of the highest value locations in Florida. Cocoa Beach is a residential community and a tourist destination. The base population is 12,631 and swells to as high as 30,000 during the peak tourist season when the hotels, motels, timeshares and condominium rentals are filled. In addition, Cocoa Beach is the destination for another 2.4 million day visitors per year; it is the primary tourist destination on the Florida Space Coast. It is also home to an active retiree population, many of whom devoted their careers to our nation's space program. The casual beach lifestyle is enjoyed by visitors and residents alike.

- The location of the site is within 7 miles of three hospitals and 11 miles of four surgery centers. There are six senior citizen centers within a 20 mile radius of the site. In the surrounding area there are 8 home health agencies, 3 of which are HMOs. United Health is one of the largest insurance providers, servicing 18% of the geriatric population in Florida. The city of Cape Canaveral houses two separate DME providers (Durable Medical Equipment).





Management Details:

<http://www.eveningtideconsultants.com/>

- EveningTide Management, Inc. is wholly owned by Pamela Dillon and is a privately held company. ETM is an organization involved in the management of Independent Living, Assisted Living and AL/ALZ Memory/Alzheimers Care (Alzheimer's) properties. ETM has over 30 years of experience in the business of elder care, combined with the seven consultants EMT brings over 100 years of successful business experience. ETM's approach to senior care focuses on Assisted Living facilities, dementia care facilities and a hospice/home health organization, as well as wellness centers, public meeting facilities and senior oriented properties. ETM supports senior missions, support groups, Alzheimer's support groups, senior pageants and senior Olympics through its ongoing commitment to the senior community.
- ETM continues to aggressively grow its operations through acquisition and expansion of Management and consulting services. EMT and Consulting has embraced the following mission statement: "Creating a better future for those who pioneered our past". This statement is the core value of ETM's company and goals. EMT works along-side investment teams and facilities that are willing to embrace the philosophy of best-practice as part of their long term goals. ETM and Consulting is a company with over 30 years of experience in management, consulting, activity planning, marketing and training. ETM employs a team with expertise in assisting investment groups in the early preparation stages of Continuum Care Retirement Community (C.C.R.C.) projects.
- ETM is involved from the foundations of business plan development through the management components of effectively running Independent, Assisted Living and AL/ALZ Memory/Alzheimers Care communities. EMT experts assist owners in the building of important community relationships that can be imperative to the success of future business. The ETM team works to ensure that employees of uncompromising quality are hired and trained from day one. EMT is involved in the training of owners and employees in the areas of, regulations, policies, procedures, and best practice management. ETM created and utilizes a management training program called "The Power".

EveningTide Management CEO Bio:

- Pamela Dillon has developed a management company designed to evaluate and improve business strategy. This company consists of a group of professionals with experience in all aspect of business development. EveningTide Management and Consulting has embraced the following mission statement: “Creating a better future for those who pioneered our past”. This statement is the core value of Pamela’s company. Pamela’s company looks forward to working alongside investment teams and facilities that are willing to embrace this philosophy as part of their long term goals. Respect for our clients and our customers’ is a key component to Pamela’s company vision. Pamela seeks consulting and management contracts from Assisted Living Facilities, Independent Living, Skilled Nursing Care, Rehabilitation, Hospice and Pharmacy. Pamela has acquired contracts throughout the United States. As Chief Executive Officer and Senior Analyst, Pamela’s duties include all aspect of new business development, financials, Human Resource management, Training, budget management and quality assurance. She comes from a family of construction and structural developers giving her an edge in the “senior” market through architectural evaluation and review.

Conclusion:

- The subject can attain its required share of the market area for the following reasons: Demographic analysis indicates high percentages of seniors within the primary market area. 30 percent of the population is over the age of 65 and approximately half of those are 75 and older.

<i>PMA</i>	<i>Number</i>	<i>Percent</i>
65 and over	6,433	30.18%
75 and over	3,116	14.7%

Exit Strategy:

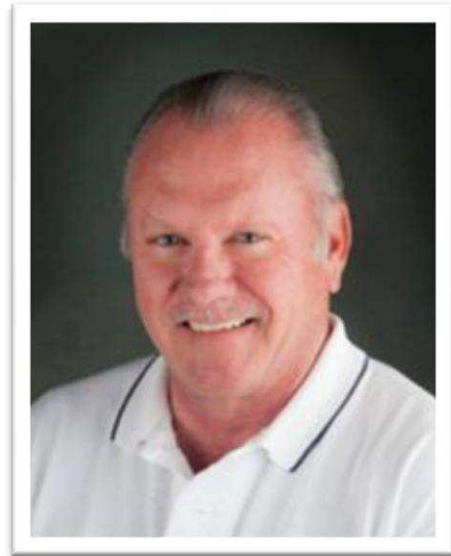
- La Casa Canaveral has a Funding Team that’s first priority after we close is to close on our Permanent Loan as soon as possible, before we receive our Certificate of Occupancy. This will be easy once we’ve closed on our construction loan and are underway. This will be done through multiple interested sources in private equity and bank portfolio programs.



Danny Ringdahl Resume Project Profiles General Contractors Lisence

DANNY P. RINGDAHL EXPERIENCE PROFILE:

Danny P. Ringdahl has held an active Class A Unlimited General Contractor's License since 1976, and has been directly responsible for the development, building and marketing of approximately 1,500 single-family homes, including high-rise Condominiums and Office Complexes.



Born: December 7, 1947, Wauchula, Florida

EDUCATION:

**Dave Buster's School of Construction Gainesville, Florida – 1971-1975
Specialized in Class A Construction Knowledge and Contracting Law.**

**Brevard Community College, Cocoa, Florida – 1965-1971
Mechanical Engineering, Electronics Technology and Civil Engineering**

Graduated Cocoa Beach High School, Cocoa Beach, Florida – 1965

SPECIALIZED TRAINING:

Numerous Real Estate and Construction training seminars, 1975 – 1980

Specialized Training National Aeronautics Space Administration 1965-1974

LICENSES HELD:

State Certified General Contractor CGC009996 (Class A since 1976)

State Certified Roofing Contractor CCC057339

Real Estate Broker, State of Florida, BK0385006

**DANNY P. RINGDAHL ENTERPRISES INC.
MAJOR DEVELOPMENTS (1988-2008) –**

Puerto Del Rio – (2007)

(412) unit high-rise condo project, of which (176) are completed (\$38,500,000).

Harbor Del Rio – (2005)

(94) unit high-rise condo project (\$22,000,000).

Riverbend – (2001)

(52) unit Condo complex (\$13,000,000).

Palmas De Majorca – (2000)

(34) unit high-rise condo complex (\$10,000,000).

DANNY P. RINGDAHL Partnerships and General Contracting – (1978-1988)

Merritt Towers, Merritt Island, FL –

(240) units, (3) buildings, each (8) story buildings of riverfront condos.

Sykes Cove Subdivision, Merritt Island, FL –

(228) Deluxe Waterfront Lots, installation of all utilities for home sites.

Harbor Pines Subdivision, Merritt Island, FL –

(45) lots, installation of all utilities for upper income single family home sites.

Woodslake, Cocoa, FL –

(32) lot subdivision, all utilities and site developments.

Brevard County Homes – 75 high-end single family homes in various locations throughout Brevard County: Horti Point; High Point; Eastwood Estates; Merritt Island Subdivision; Merritt Island Riviera Isles; Milford Point, Merritt Island; Harbor Pines, Merritt Island.

Lake Harney, Woods Volusia County –

(13) single family homes for American Bank of the South.

Sabal Lakes and Forest Creek, Cocoa, FL –

(14) single family homes for American Bank of the South.

**Lighthouse Cove Subdivision, Orlando, FL –
(18) Deluxe single family homes.**

**Carmel Oaks, Orlando, FL. -
(136) Condo units (4-plexes).**

**Acorn Village, Orland, FL –
(250) unit condo site development, sold to Ryland Homes for build out.**

**Prescott Office Complex, Orlando, FL –
Two-story, (3) phase office complex (15,000 sq. ft.) and all site development.**

**Villas of New Found Harbor, Merritt Island, FL –
FHA-VA approved project, (376) single family homes, and site development.**

**Ridge Manor and Holiday Cove, Merritt Island, FL -
(75) middle income, single family homes.**

**Indian River Village, Merritt Island, FL –
(187) middle income single family homes, including site development.**

**Village Green Office Complex, Merritt Island, FL –
(20,000 square foot) Office Complex.**

MECHANICAL ENGINEERING (1974-1977)

**Westinghouse Electric –
Mechanical Engineer, for Power Plant Construction
Palatka, Florida.**

GENERAL CONTRACTOR LIAISON (1965-1974)

**Boing Company, Kennedy Space Center, Florida
Quality Control and Inspector General, Contractor Liaison.**



Puerto Del Rio

172 High Rise Completed Condominium Project.
8954 Puerto Del Rio Drive, Cape Canaveral, FL32920

Nestled along the quiet solitude of the Banana River, Puerto Del Rio Condos feature a unique design that enables every unit to have a wraparound balcony offering panoramic views of the river, Port Canaveral's cruise ship basin, and the Kennedy Space Center.

Located in Cape Canaveral, Florida, this Spanish Mediterranean style complex is in a perfect location for quick access to the Orlando International Airport, major attractions, beaches, restaurants, and more.

Whether you want a vacation home or a new river front view, these spacious condominiums are perfect for you! While sipping on your morning coffee from your astonishing balcony you can catch a rocket launch while observing the dolphin and manatees right below or take part in a cruise ship send off.

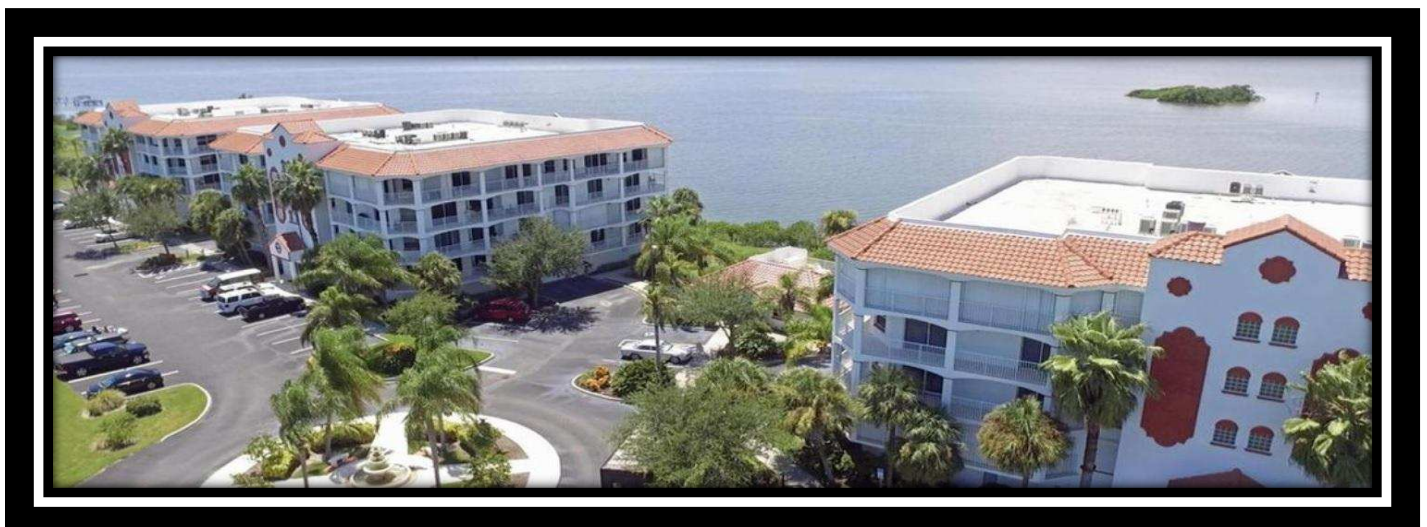
It is packed with many amenities and is minutes from some of Florida's most beautiful beaches. Enjoy unobstructed views of the Inter-coastal waterway from your balcony. As you walk in, you will be greeted with an open floor plan that flows from the kitchen into the living room. There are huge master bedrooms most with there own garden tub and his/hers sinks.

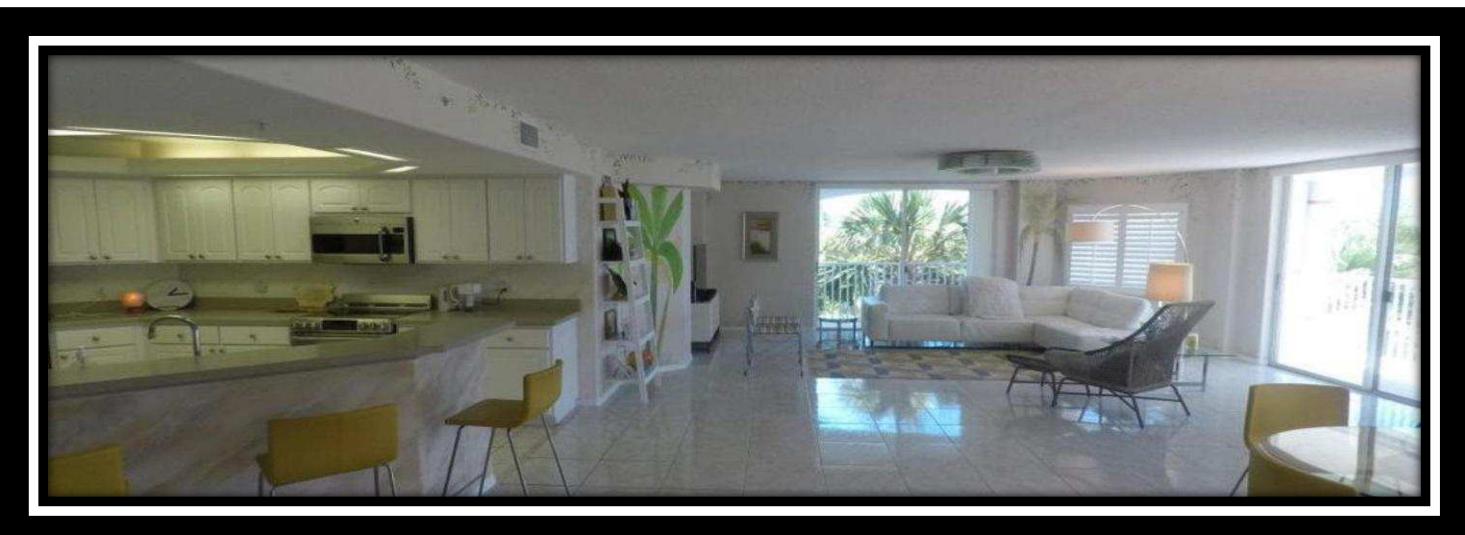
These units also features hurricane shutters, garage with designated parking spot, storage room, and elevator that opens up to your front-door. With plenty to enjoy within your common areas such as a modern, fully equipped clubhouse, sauna, exercise room.

Developed by: Puerto Del Rio LLC. 2007 (Danny P Ringdahl)
General Contractor: Danny P Ringdahl Enterprises, INC. State Certified General Contractor CGC009996

Size. Buildings, lot and square footage: 11 Buildings on 12.1 Acres, 511,000sq ft.

Completion Cost & Valuation: \$38,500,000 paid to complete, with a \$55,000,000 valuation.





HARBOR DEL RIO



Harbor Del Rio
100 Unit High Rise Completed Condominium Project.
820 Del Rio Way Merritt Island FL 32953

Harbor Del Rio is a 6-story mid-rise condo building that was built in 2005 in Merritt Island, FL. Amenities at Harbor Del Rio include private balconies, a heated swimming pool, spa, fitness center, shuffleboard, and a resident clubhouse.

Developed by: Harbor Del Rio LLC. 2005 (Danny P Ringdahl Enterprises, INC)
General Contractor: Danny P Ringdahl Enterprises, INC. State Certified General Contractor CGC009996

Size. Buildings, lot and square footage: 100 unit in 5 Buildings on 5.5 Acres, 221,785sq ft.

Completion Cost & Valuation: \$23,178 paid to complete, with a \$55,000,000 valuation.







PALMAS DE MAJORCA

34 Unit Direct Ocean View 8 Story High Rise Completed Condominium Project.
301 N. Atlantic Ave., Cocoa Beach, Florida

Palmas de Majorca Cocoa Beach Florida Direct Oceanfront real estate with fantastic ocean views! Spacious double door entry foyer, 3 – 4 large bedrooms, separate large garden tub with large walk-in shower, large eat in kitchen with breakfast bar, tastefully appointed, perfect downtown location, walk to library, post office and the best restaurants in Brevard.

Complex features a heated pool, jacuzzi, private beach access, secure lobby, exercise room, library, recreation room with kitchen, Private dune crossover to the beach. Palmas del Majorca is a gated complex. 2 pets are allowed under 35lbs. Beach living at its best so contact us for all of your real estate needs.

Developed by: Palmas De Majorca LLC. 2001 (Danny P Ringdahl)
General Contractor: Danny P Ringdahl Enterprises, INC. State Certified General Contractor CGC009996

Size. Buildings, lot and square footage: 1 Building on 2.25 Acres, 91,600sq ft.

Completion Cost & Valuation: \$10,000,000 paid to complete, with a \$14,000,000 valuation.

FEATURES & AMENITIES	CONDO DETAILS												
<ul style="list-style-type: none"> Clubhouse/Rec Room Community Pool Exercise Room Hot Tub/Spa Ocean Access Vehicle Wash Access 	<table> <tr> <td>Square Feet:</td><td>1801 - 2213</td></tr> <tr> <td>Year Built:</td><td>2000</td></tr> <tr> <td>Bedrooms:</td><td>3 - 4</td></tr> <tr> <td>Bathrooms:</td><td>2 - 3</td></tr> <tr> <td>Monthly Maintenance Fee:</td><td>450</td></tr> <tr> <td>Pool:</td><td>Yes</td></tr> </table>	Square Feet:	1801 - 2213	Year Built:	2000	Bedrooms:	3 - 4	Bathrooms:	2 - 3	Monthly Maintenance Fee:	450	Pool:	Yes
Square Feet:	1801 - 2213												
Year Built:	2000												
Bedrooms:	3 - 4												
Bathrooms:	2 - 3												
Monthly Maintenance Fee:	450												
Pool:	Yes												





River Bend Condominium Complex



River Bend Condominium Complex

52 Unit 4 Story Mid Rise Completed Condominium Project.
3360 S. Atlantic Ave., Cocoa Beach, FL 32931

Beautiful, Spacious Units with Sailboat Slips. Water Lover's Paradise. On Banana River & Walk to Ocean Beach across the street. Great Views from Wrap Around Balcony, Rocket Launches, Sunrises & River Sunsets. Observe Bicyclists, Fun Runs & more!

Great Ocean Breezes. Bright, Open Floor plan, Large Eat-in Kitchen. Breakfast Bar doubles as Wet Bar when Entertaining. Split BR plan w/ Huge MBR & Bath, His/Her Walk-in Closets. Laundry Rm w/storage.

Formal Dining area currently used as extra Guest Rm. w/Murphy Bed. 2015 Upgrades inc: Hurricane Windows & Trane A/C. Furnishings Negotiable. Secure Lobby w/ 2 Elevators. Assigned Garage Space under the building. More Parking outside. Well Maintained Complex. Building is in process of being Repainted. Gym, Heated Pool, Jacuzzi & Fishing dock. Up to 2 dogs allowed, Max 35 pounds each.

Great Schools, Restaurants & Patrick AFB close by. River Bend is the best of all worlds with the Banana River on one side and the uncrowded Cocoa Beach across the street.

Developed by: River Bend of Cocoa Beach INC. 2001 (Danny P Ringdahl)
General Contractor: Danny P Ringdahl Enterprises, INC. State Certified General Contractor CGC009996

Size. Buildings, lot and square footage: 1 Buildings on 1.4 Acres, 152,000sq ft.

Completion Cost & Valuation: \$13,000,000 paid to complete, with a \$17,500,000 valuation.





General Contractors License



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

(850) 487-1395

RINGDAHL, DANNY PAUL
DANNY P RINGDAHL ENTERPRISE INC
750 N ATLANTIC AVENUE STE 1209
COCOA BEACH FL 32931

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbecue restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

CGC009996

ISSUED 07/26/2016

CERTIFIED GENERAL CONTRACTOR
RINGDAHL, DANNY PAUL
DANNY P RINGDAHL ENTERPRISE INC

IS CERTIFIED under the provisions of Ch. 489 FS.
Expiration date : AUG 31, 2018 L1607260001336

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER

CGC009996

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018

RINGDAHL, DANNY PAUL
DANNY P RINGDAHL ENTERPRISE INC
750 N ATLANTIC AVENUE
COCOA BEACH FL 32931



ISSUED: 07/26/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1607260001336



LA CASA CANAVERAL

Assisted Living Facility

Cape Canaveral, Florida

Patrick Oberg
Director of Project Funding
La Casa Canaveral Assisted Living Facility
100 N. Orlando Ave. STE #102
Cocoa Beach, FL. 32931
540-556-9563
patrickoberg@gmail.com