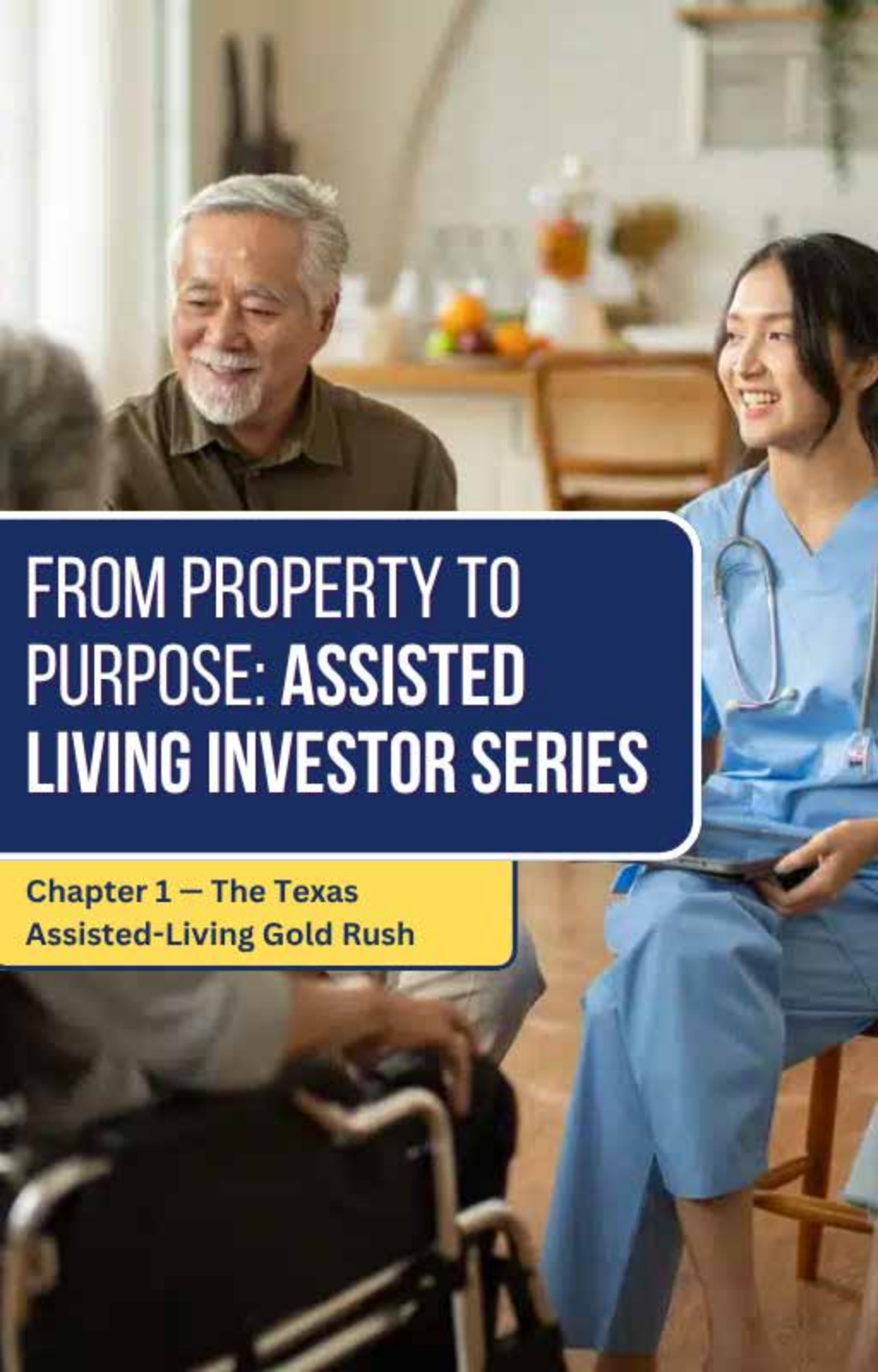




FROM PROPERTY TO PURPOSE: ASSISTED LIVING INVESTOR SERIES

**Chapter 1 — The Texas
Assisted-Living Gold Rush**

WHY ASSISTED LIVING IS THE NEXT BIG INVESTOR WAVE IN TEXAS?

Texas is experiencing a demographic and economic transformation. The state's population aged 65 and older will nearly double by 2040, yet the supply of assisted-living facilities isn't keeping pace. At the same time, investors are looking for asset classes that resist recessions and deliver stable monthly income.

That's where assisted-living conversions come in — turning an existing commercial or residential property into a licensed care facility that earns income per bed instead of per square foot.

“We’ve helped investors unlock hidden value by converting underperforming assets into thriving assisted-living operations. It’s not just real estate — it’s real impact.”



Shams Sidiqqi
(Commercial Realtor & Business Broker.)

THE PERFECT STORM OF OPPORTUNITY



Aging Population



Limited Supply



Investor
Advantages

**Why Conversions Beat
New Construction?**



**Conversions allow investors
to move faster and spend
less, achieving faster ROI**

THE INVESTOR MINDSET



Purpose Driven
Profit



Partnership
Approach



Long-Term
Vision

CASE SNAPSHOT



Houston Suburban Conversion

🏠 4,800 sq. ft. Home

💰 \$625K Purchase

🔧 \$300K Conversion

🛏️ 10 Beds

📈 \$60K Monthly Revenue

💰 \$20K Profit

GETTING STARTED IN TEXAS



Identify Market Gaps



Check Zoning



Estimate Costs



Build Your Team

Assisted-living investing aligns profit with purpose
— solving a social need while building wealth.

Download Next Step:

Conversion Readiness Checklist, Next Week —
Finding the Right Property for Conversion.

ABOUT SHAMS SIDDIQUI



Commercial Realtor | Business
Broker | Investment Coach

Helping investors acquire and
convert properties into
profitable assisted-living
facilities across Texas.

Questions?

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