



Arizona Children's Group Home

142 W Ivanhoe Pl, Chandler, AZ 85225

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Arizona Children's Group Home

\$699,000

Up for sale is a fully remodeled single family home in Chandler, Arizona with solar panels that is currently licensed as a behavioral health home for up to 5 residents. Home can be enlarged and licensed for up to 10 residents - will need to go through the City of Chandler for permitting. Current tenant in place since 2018 and just renewed for a one year lease extension (ends 12/23) at \$5,000/month. Tenant owns and operates his own business, Arizona Children's Group Home, and will not be sold in conjunction with the property - just the property is for sale. Monthly management expenses include \$75/mo for property management, \$170/mo for solar, and taxes are just under \$1000/year with a total NOI of \$55,000/year. Extremely easy rental with 8% cap rate.

- Easy rental income property with property management in place and long term tenant
- Fully updated home in 2018.
- Tenant in place for next year at \$5,000/mo



Price:	\$699,000
Property Type:	Health Care
Sale Type:	Investment or Owner User
Cap Rate:	7.80%
Building Size:	1,619 SF
Sale Conditions:	[object Object]
No. Rooms:	1
No. Stories:	1
Year Built:	1961
Parking Ratio:	0.62/1,000 SF
APN / Parcel ID:	302-56-005



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Property Photos



2021 ARMLS

Ivanhoe 4



2021 ARMLS

Ivanhoe 5

Property Photos



2021 ARMLS

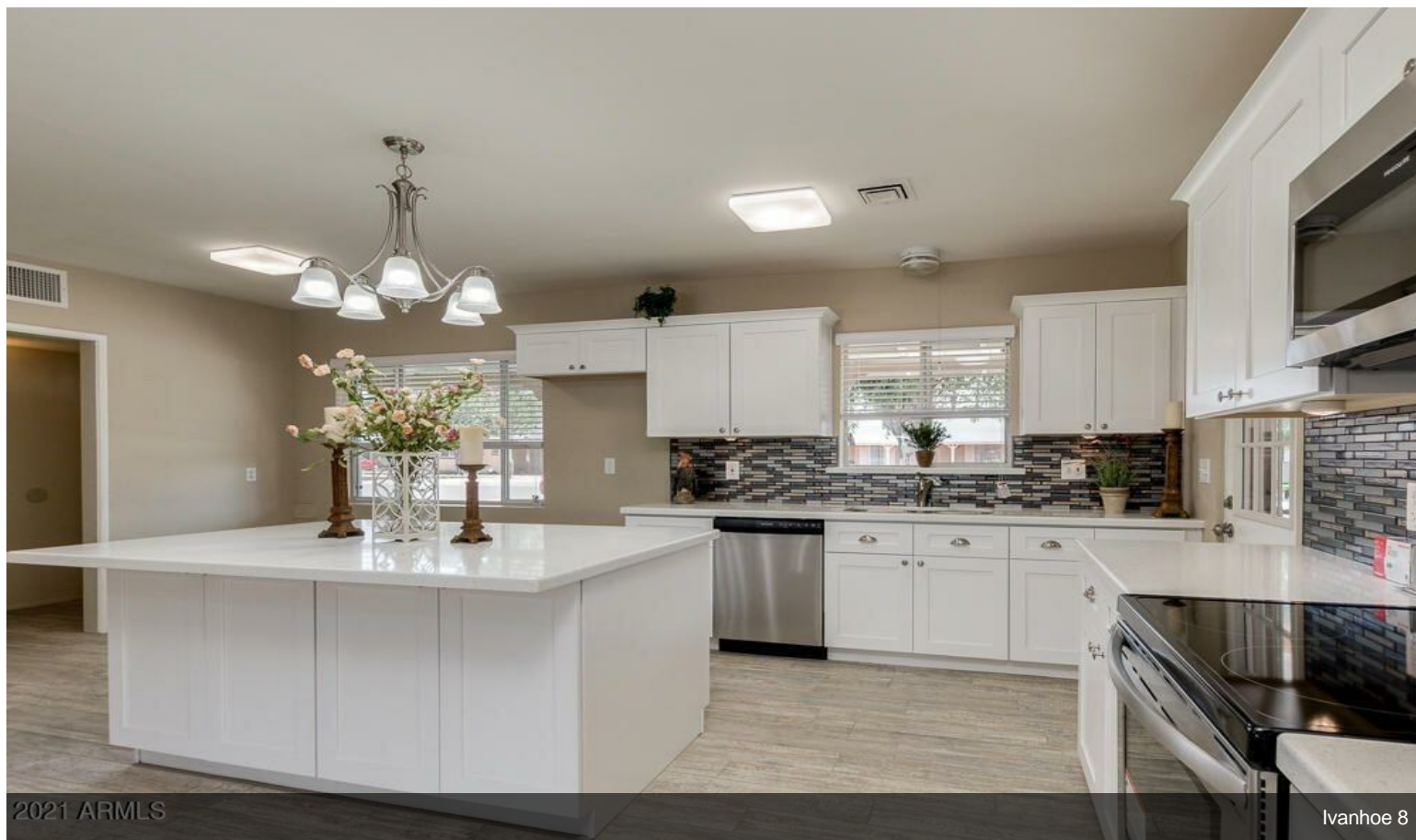
Ivanhoe 6



2021 ARMLS

Ivanhoe 7

Property Photos

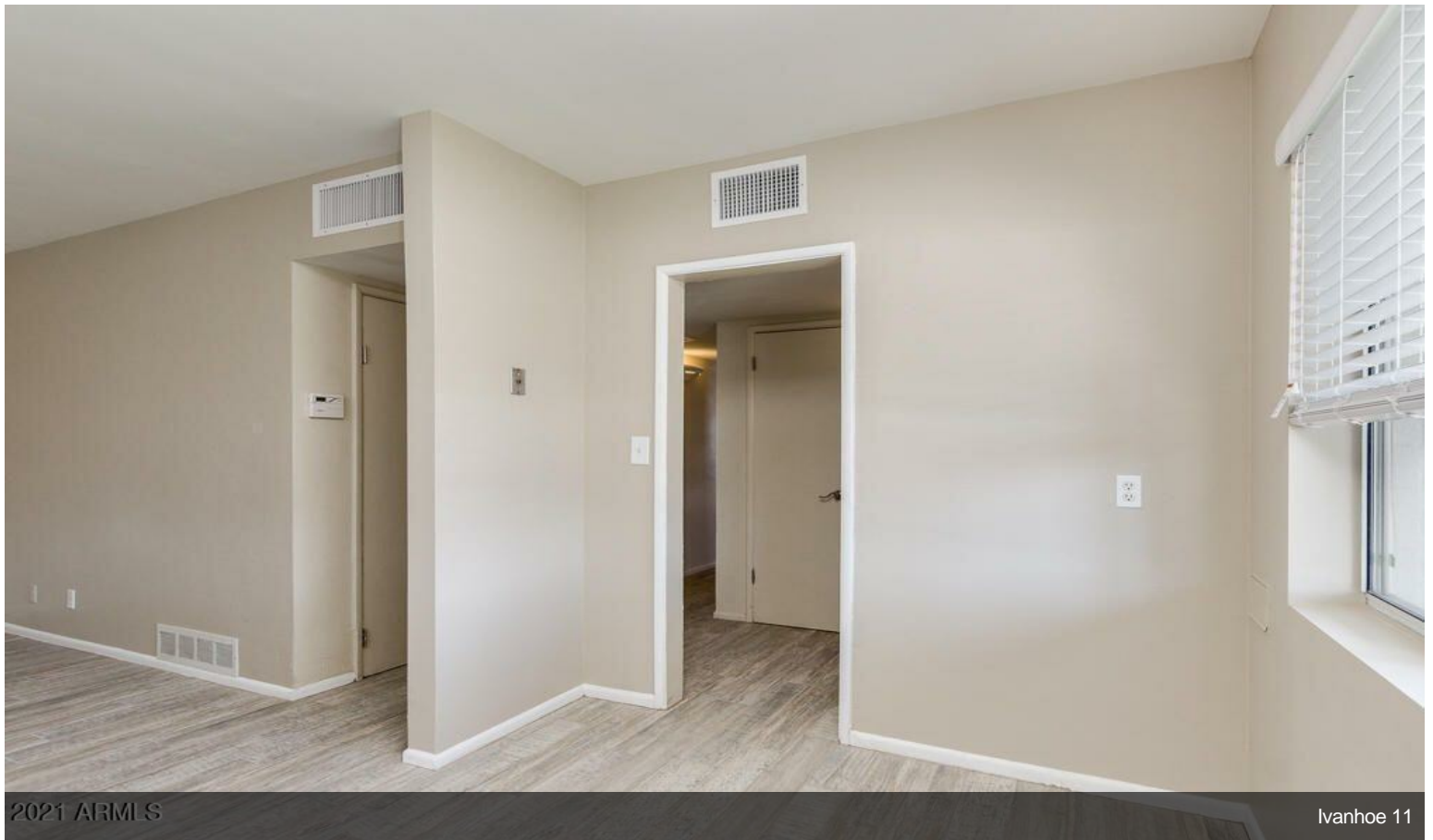


Property Photos



2021 ARMLS

Ivanhoe 10



2021 ARMLS

Ivanhoe 11

Property Photos



2021 ARMLS

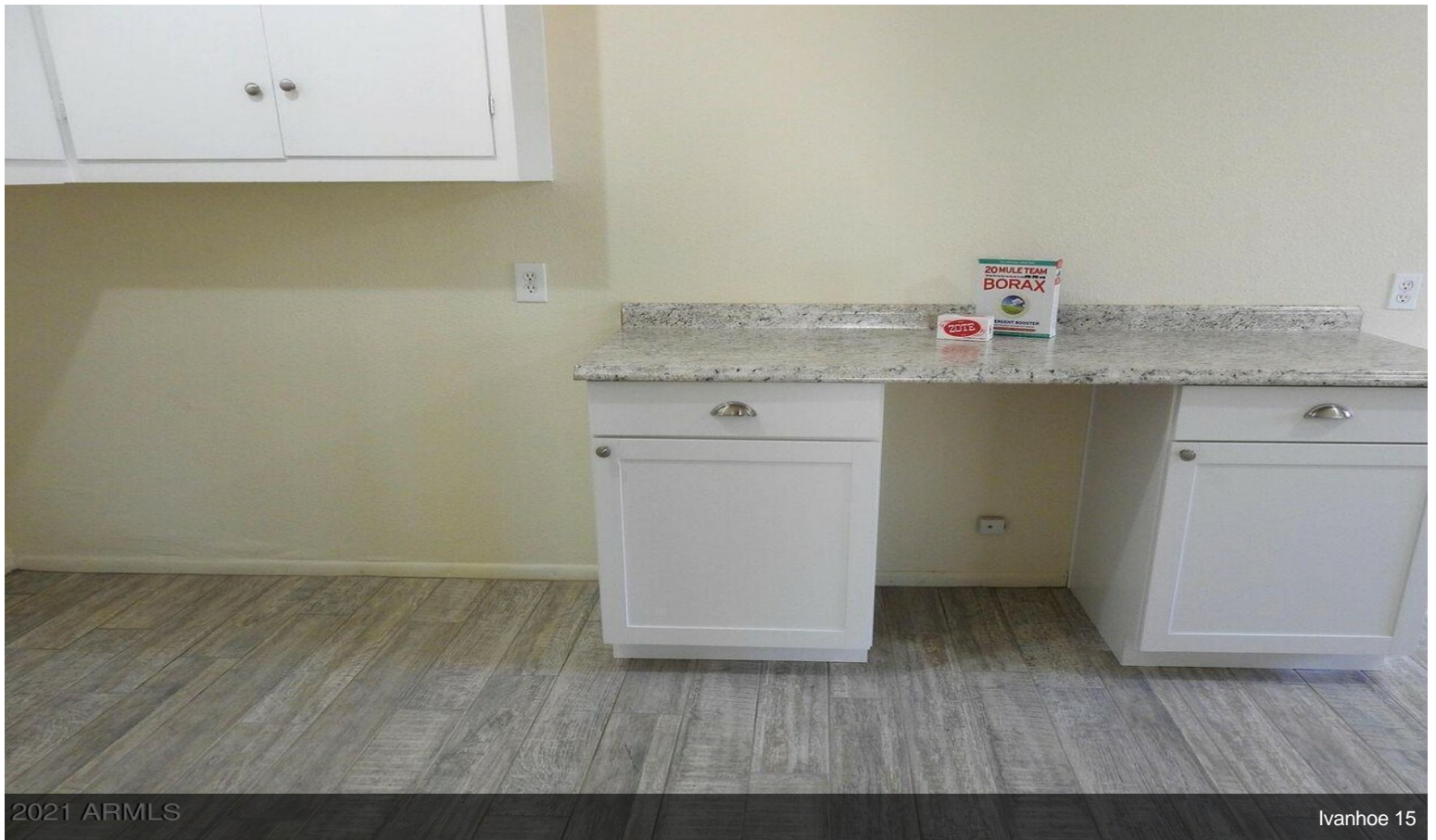
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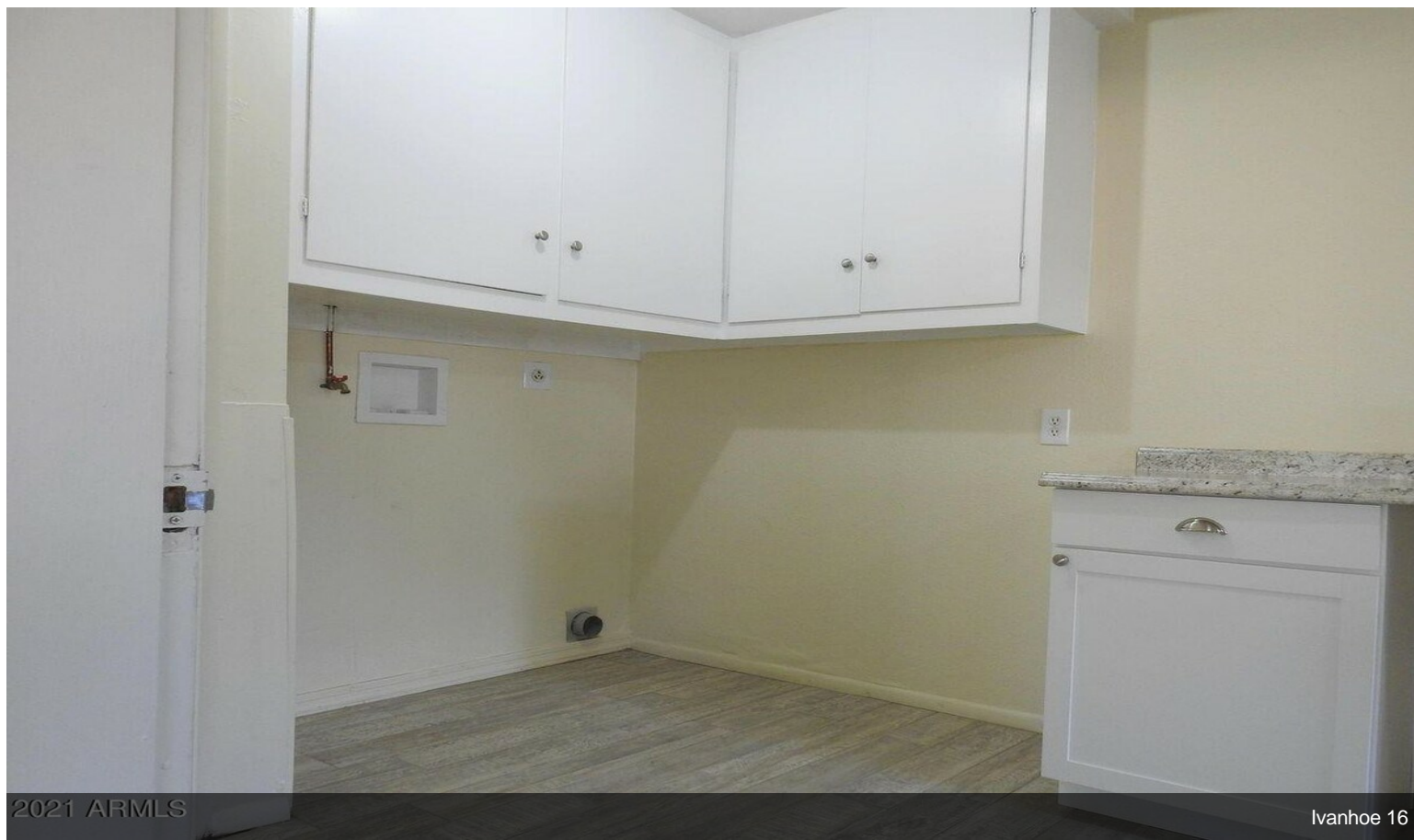
2021 ARMLS

Ivanhoe 13

Property Photos

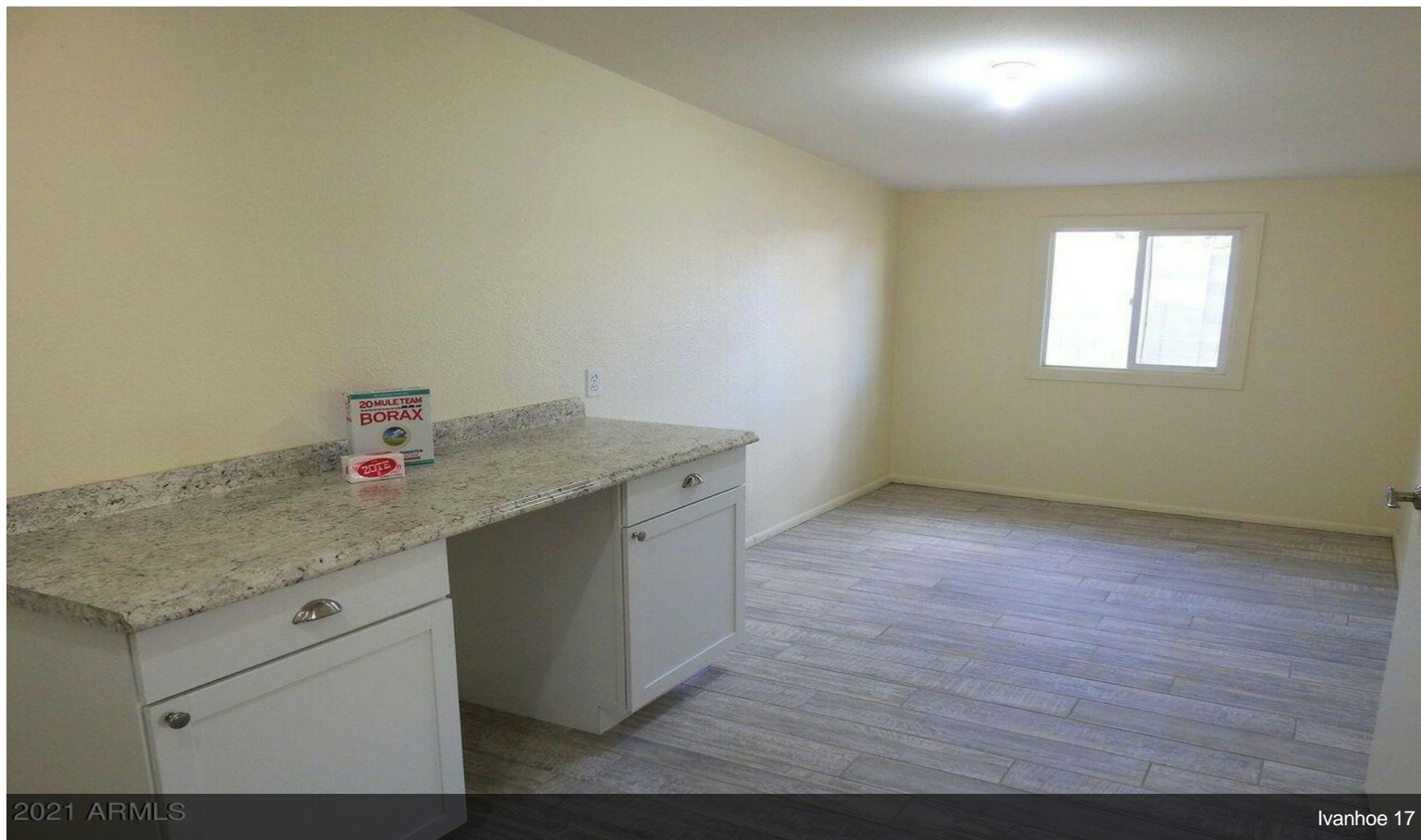


Property Photos



2021 ARMLS

Ivanhoe 16



2021 ARMLS

Ivanhoe 17

Property Photos



2021 ARMLS

Ivanhoe 18



2021 ARMLS

Ivanhoe 19

Property Photos



Property Photos

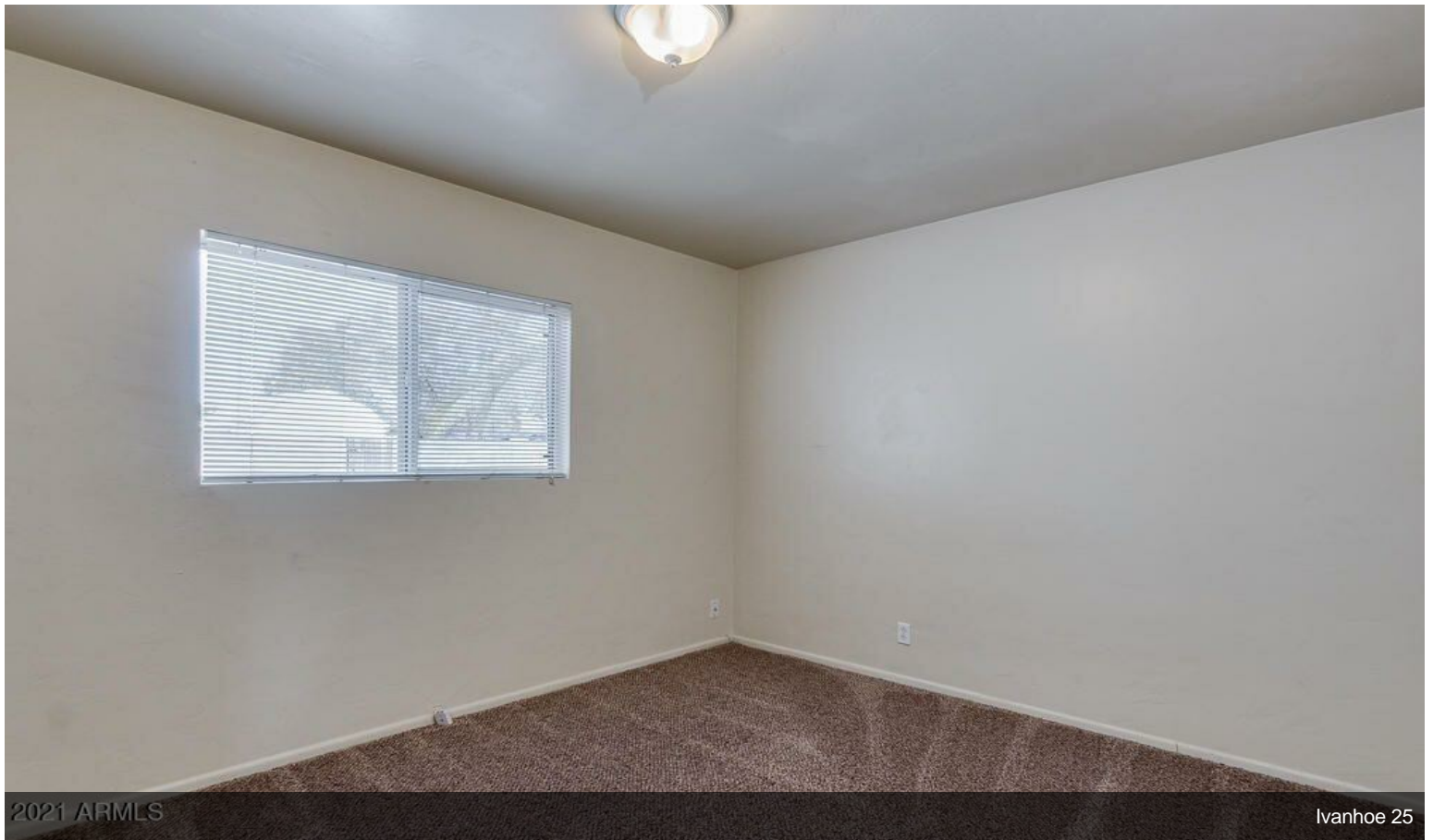


Property Photos



2021 ARMLS

Ivanhoe 24



2021 ARMLS

Ivanhoe 25

Property Photos



2021 ARMLS

Ivanhoe 26



2021 ARMLS

Ivanhoe 27

Property Photos



2021 ARMLS

Ivanhoe 28