

An aerial photograph of Santa Fe, New Mexico, showing a residential area with several buildings, a parking lot, and a road. The background features a vast landscape with mountains under a clear blue sky. An orange line with a white dot at the end points from the text "Santa Fe, NM" to a specific location on the road.

Santa Fe, NM

Behavioral Health Facility – For Sale

46 Bed - Residential Treatment Center

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Santa Fe Behavioral Health

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THIS IS NOT AN APPRAISAL: This Real Estate Broker's Opinion of Value is intended for the sole and exclusive use of Client and may not be relied upon by any person or entity other than the Client for any purpose whatsoever. This Real Estate Broker's Opinion of Value represents only the opinion of Colliers International as to the value of the Subject Property, subject to the assumptions and qualifications set forth herein. Colliers International is not licensed to perform real property appraisals. Accordingly, this Real Estate Broker's Opinion of Value does not constitute an appraisal of the Subject Property and has not been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The Real Estate Broker's Opinion of Value set forth herein is specifically qualified by, and based solely upon, the relevant facts, circumstances, and market conditions that exist as of the date of this Real Estate Broker's Opinion of Value, and we undertake no obligation to update, modify, or supplement this Real Estate Broker's Opinion of Value to the extent that such facts, circumstances, or market conditions subsequently change. Colliers has not had a chance to perform an on-site tour of the Subject.

Santa Fe Behavioral Health

Summary & Highlights

Colliers is proud to exclusively present the opportunity acquire a formerly operating behavioral health residential treatment facility in the Sangre de Cristo Foothills of Santa Fe, NM. This 46-bed campus is situated on approximately 5.71 acres and offers a highly desirable and private retreat-like setting for therapy. The campus is made up of several housing cabins, group therapy spaces, administrative offices and features attractive amenities promoting wellness and health. This offering is positioned to accommodate adults and adolescent programs as well as treatments for mental health, SUD and eating disorders.



- ✓ Move In Ready Behavioral Health Facility
- ✓ Accessible Retreat Destination
- ✓ Private Treatment Setting
- ✓ Offered at Below Replacement Cost
- ✓ Speed to Market Opportunity

Asset Profile

Life Healing Center

25 Vista Point Rd, Santa Fe, NM 87508



Operating History

Life Healing Center is a former operating behavioral health residential treatment campus. Previously treating mental health and SUD related disorders.

Life Healing Center ceased operations in January 2024.



Property Overview

46 Beds
+/- 22,121 SF (Combined)
20 Buildings, 11 Housing Cabins
1960 / 1983 Construction
Single-Story
+/- 5.71 AC



Facility Highlights

HVAC: Updated & functional

Septic: All tanks serviced & repaired in Nov. of '23

High Speed Internet – Cabling project completed in Sept. '23

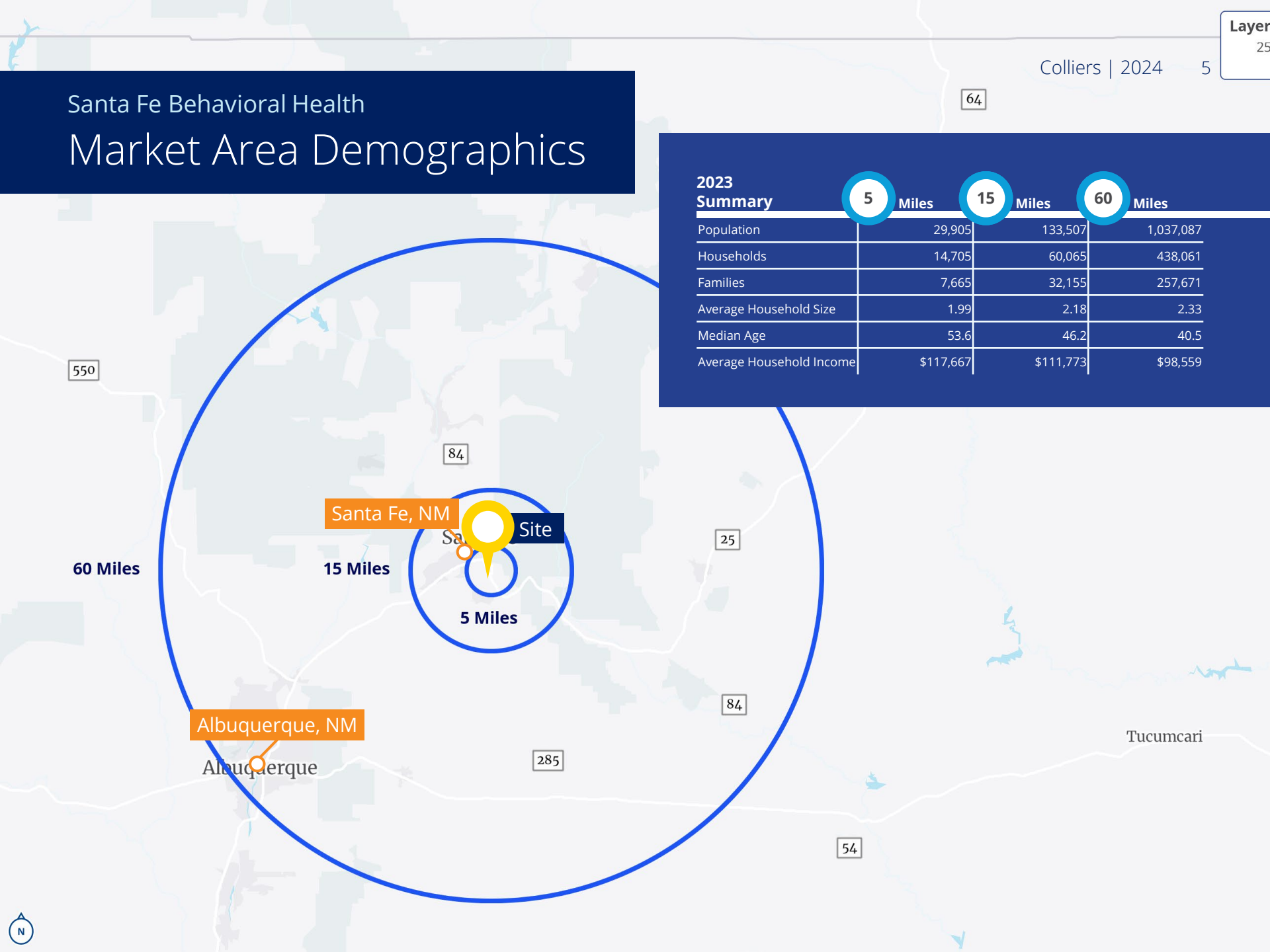
Paving – Lower parking lot completed Summer of '23

Cabin – 2 decks re-built & repainted, all ramps repaired & repainted, all roofs repaired

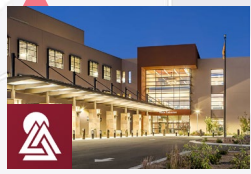


Santa Fe Behavioral Health Market Area Demographics

2023 Summary	5 Miles	15 Miles	60 Miles
Population	29,905	133,507	1,037,087
Households	14,705	60,065	438,061
Families	7,665	32,155	257,671
Average Household Size	1.99	2.18	2.33
Median Age	53.6	46.2	40.5
Average Household Income	\$117,667	\$111,773	\$98,559

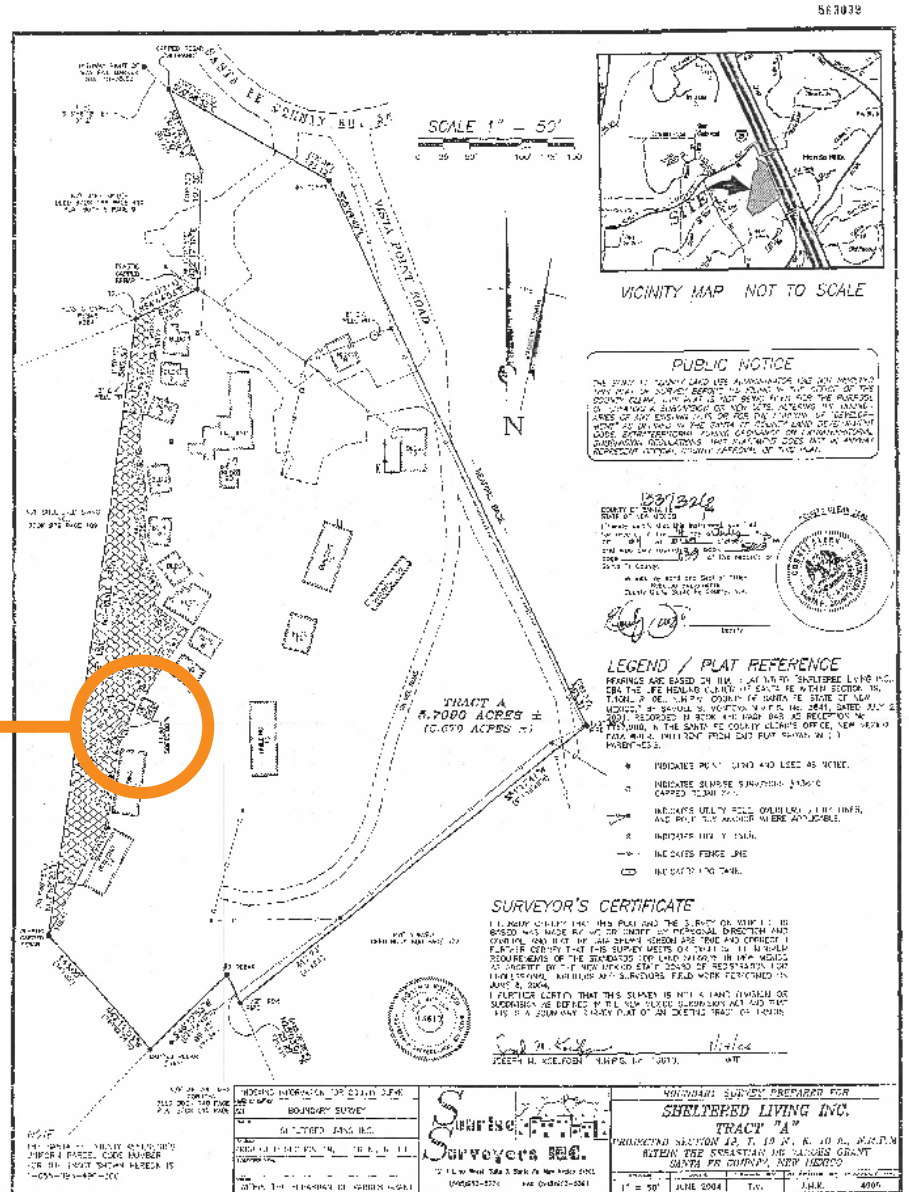


Santa Fe Behavioral Health Local Healthcare Area Map



Santa Fe Behavioral Health Site Plan

Original Copy Available Upon Request



Facility Pictures – Exterior



Facility Pictures – Patient Rooms



Facility Pictures – Clinical and Admin





NEW MEXICO ASSOCIATION OF REALTORS®
BROKER DUTIES - 2024
PART I – BROKER DUTIES



Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

SECTION A:

All Brokers in this transaction owe the following broker duties to ALL buyers, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyers, sellers, landlords and tenants in the transaction:

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to;
 - A. Any written brokerage relationship the Broker has with any other parties to the transaction or;
 - B. Any material interest/relationship of a business, personal or family nature that the broker has in the transaction; or
 - C. Any written agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

SECTION B:

In addition to the above duties, Broker(s) owes the following Broker Duties to the buyers, sellers, landlords and/or tenants in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction including:
 - A. timely presentation of and response to all written offers or counteroffers; and
 - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;

If the broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing that the broker is not expected to provide such service, advice or assistance. The broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship option available in New Mexico:
 - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interest of the person in real estate transaction;
 - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as facilitator in real estate transaction rather than as an exclusive agent for either party;
 - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
 - A. that the seller has previously indicated he/she will accept a sales price less than the asking or listed price;
 - B. that the seller will agree to financing terms other than those offered;
 - C. the seller's motivation for selling/leasing; or
 - D. any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
 - A. that the buyer has previously indicated he/she will pay a price greater than the price submitted in a written offer;
 - B. the buyer's motivation for buying; or
 - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.

BUYER(S), SELLER(S), LANDLORD(S) AND/OR TENANT(S): PLEASE ACKNOWLEDGE RECEIPT BY INITIALING BELOW.



NEW MEXICO ASSOCIATION OF REALTORS® BROKER DUTIES - 2024



PART II - OTHER REQUIRED DISCLOSURES *Broker shall update these and all other required disclosures as needed.*

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

1. Broker has a written brokerage relationship with any other party(ies) to the transaction.
2. Broker(s) has any **CONFLICT OF INTEREST** (including any material interest or relationship of a business, personal, or family nature in the transaction).
3. Broker(s) knows of **ADVERSE MATERIAL FACTS** about the Property or Transaction.
4. Broker(s) has a written agreement with a **TRANSACTION COORDINATOR** who will be providing services related to the transaction. **BROKER DUTIES:** TCs who have no interaction with the Broker's Customer or Client and/or other parties or brokers involved in the transaction, owe Broker Duties 1-5 in Section A on Cover Page I. TCs who work directly with the Broker's Customer or Client and/or other parties or brokers in the transaction, owe Broker Duties 1-5 of Section A and 5, 7 and 8 of Section B. TCs: _____
5. **PROPERTY MANAGEMENT ONLY. TO TENANT:** If Broker is working as a residential property manager Broker is working as the agent of the owner of the Property. In the commercial property management context, broker is working with the owner of the Property in the following capacity: AGENT TRANSACTION BROKER OTHER. If "OTHER", explain: _____

APPLICABLE PARTY

PARTY IS A SELLER BUYER LANDLORD (OWNER) TENANT

AuthentiSIGN

Bill Robertson

06/24/24

Name Signature Date Time

Name Signature Date Time

Bill Robertson

Colliers

505-883-7676

Broker Name

Brokerage Name Office

Phone

The background of the entire page is an aerial photograph of the Santa Fe Behavioral Health facility. The facility is a large complex of several interconnected buildings with light-colored walls and flat roofs, surrounded by a dense forest of green trees. In the foreground, there is a large paved parking lot with several cars. The surrounding landscape is a mix of trees and open land, with mountains visible in the far distance under a clear blue sky.

Sale Contacts: For More Information

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