

LUXURY 10 BED ASSISTED LIVING REAL ESTATE & BUSINESS FOR SALE



BUSINESS OPERATION: \$500K

- Average Annual Income \$1.25M+ for the past 3 yrs
- \$115K Average Monthly Revenue for past 12 months
- Currently 8 residents with a Revenue of \$85K per month
- Licensed for 10 Beds with potential for increase to 16 residents without additional cost
- 11 Years of Operation with an outstanding reputation in the local market
- Uniquely designed floorplan and concept unmatched in the Arizona market
- Property customized for LTC Private Insurance/Private Pay market
- LLC Entity & High End FF&E included in sale

REAL ESTATE: \$8.499M

- Section 1 (Care Home): 13 BED / 13.5 BATH / 7,000 SQ FT
- Section 2 (Casita): 4 BED / 5 BATH / 4,200 SQ FT
- Section 3 (Upstairs Apartment, Downstairs Bedrooms & Garage): 4 BED / 4 BATH / 3,000 SQ FT
- Total square footage for entire complex: 14,000 SQ FT
- Multiple Kitchens, Laundry Rooms, Patios, Common Areas and beautiful outdoor spaces
- Central courtyard is surrounded by covered patios providing a safe & serene environment
- Spacious Casita plus additional living quarters for live-in caregivers or owner-operators
- Medication & Supply Room, Large Office for staff, Rehab/Workout room, Beauty Salon, & More
- Onsite parking infrastructure with 10 dedicated spaces for staff and visitors
- NDA / Proof of Funds and/or Pre-Approval required for tours



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