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**7.5% Cap Rate | Modified-NN 5 year Lease w/Rent
Increases Assisted Care Investment**

\$825,000

**15456 W Morning Glory St
Goodyear AZ 85338**

HIGHLIGHTS

MLS#6851101



- * Single-family home leased to assisted care operator
- * Modified-NN lease structure
- * New 5-year lease in place
- * Two (2) five-year renewal options
- * Annual rent escalations built into lease
- * Tenant pays utilities, maintenance, landscaping, and repairs
- * Landlord pays taxes, insurance, and HOA
- * True 7.5% cap rate
- * Needs-based tenant with long-term demand
- * Passive ownership profile

DETAILS:

- Stabilized single-family investment leased to an established assisted care operator under a modified-NN lease structure. The tenant recently executed a new 5-year lease with two additional 5-year renewal options, providing long-term income security and reduced rollover risk.

Current rent is \$5,600 per month, with annual contractual increases to \$6,000 per month by Year 5. The tenant is responsible for all operating expenses, including utilities, maintenance, landscaping, and repairs. The landlord covers property taxes, insurance, and HOA fees.

Offered at \$825,000, this asset delivers a true 7.5% cap rate, supported by a needs-based tenant and predictable income growth.

Ideal for investors seeking stable cash flow, limited management intensity, and long-term lease security.



CAP RATE: 7.50%

Numbers:

Gross Rent NN	\$67,200
-Insurance	(\$2,793)
-Property Taxes	(\$1,924)
-HOA	(\$600)
Operating Expenses	\$5,317
Net Operating Income	\$61,883



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