

Investment Offering Memorandum

10441 W Twin Oaks Dr, Sun City, AZ

Executive Summary

Asset Type: Assisted Living Real Estate with Lease Assignment

Purchase Price: \$950,000

Lease Structure: 5-Year Escalating Lease

Total Lease Income: \$513,000

Year 1 Avg Rent: \$7,250/month

Year 5 Rent: \$9,500/month

Lease Schedule

Month 1–6 (Dec 2025 – May 2026): \$7,000/month

Month 7–12 (Jun 2026 – Nov 2026): \$7,500/month

Year 2 (Dec 2026 – Nov 2027): \$8,000/month

Year 3 (Dec 2027 – Nov 2028): \$8,500/month

Year 4 (Dec 2028 – Nov 2029): \$9,000/month

Year 5 (Dec 2029 – Nov 2030): \$9,500/month

Income Summary

Total Lease Income Over 5 Years: \$507,000

Average Annual Income: \$101,400

Average Monthly Income: \$8,450

Cap Rate Analysis

Average Annual NOI (Lease): \$101,400

Cap Rate at \$950,000: 10.67%

Investment Highlights

- Escalating rent structure increases income yearly
- Strong senior housing demand in Sun City
- Immediate income from closing
- 10-bed assisted living configuration

- Future upside at lease expiration

Listing Description

Income-producing assisted living property in Sun City, Arizona. This offering includes the real estate and a 5-year escalating lease with a qualified operator.

The lease provides increasing rental income from \$7,000 per month to \$9,500 per month over the term, resulting in total lease income of over \$500,000.

This is an ideal opportunity for investors seeking stable income with built-in growth and long-term upside in a high-demand senior housing market.

Offered at \$950,000.