

FOUNTAIN HOME

Assisted Living Facility

8129 E FOUNTAIN ST | MESA, AZ 85207

Sale Price: \$450,000

OWNER USER/INVESTMENT OPPORTUNITY

BEHAVIORAL HEALTH -

TRADITIONAL LIVING -

TREATMENT CENTER -

SENIOR CARE -



EXCLUSIVE CONTACTS:

KIMBERLY A. ROLLINS

D 480 634 2319
M 602 750 1695
krollins@cpiaz.com

DALLAN RANDALL

D 480 634 2320
M 480 262 1023
drandall@cpiaz.com

TATE GUNNING

D 480.634.2328
M 480.286.9761
tgunning@cpiaz.com



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Offering Memorandum

Table of Contents

Executive Summary	
Project Summary	3
Property Photos	4
Floor Plan.....	5
Location Maps	
Zoom In Map	7
Financial Overview	
Rent Roll & Proforma.....	8
Market Overview	
Sale Comparables Overview	9
Sale Comparables Map.....	10
Demographics	11
CPI Overview	
Confidentiality & Disclaimer Statement	12



Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Project Summary

Address	8129 E Fountain St Mesa, AZ 852087
APN	218-08-168
Total Building SF	±2,783
Rooms	7
Beds	10
Baths	2
Year Built	1990
Lot SF	±7,693
Offering	Assisted Living Facility
Sale Price	\$450,000
Price / SF	\$161.69

Property Features

- Currently occupied assisted living facility
- Possible transition to Behavioral Health or Group Homes
- Can be delivered with current residents or vacant
- Fully equipped 10 bed assisted living facility
- Fire sprinklers throughout
- Fantastic Mesa Location - Close to Loop 202
- All State required documents and licenses
- Existing fixtures and equipment



Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Property Photos

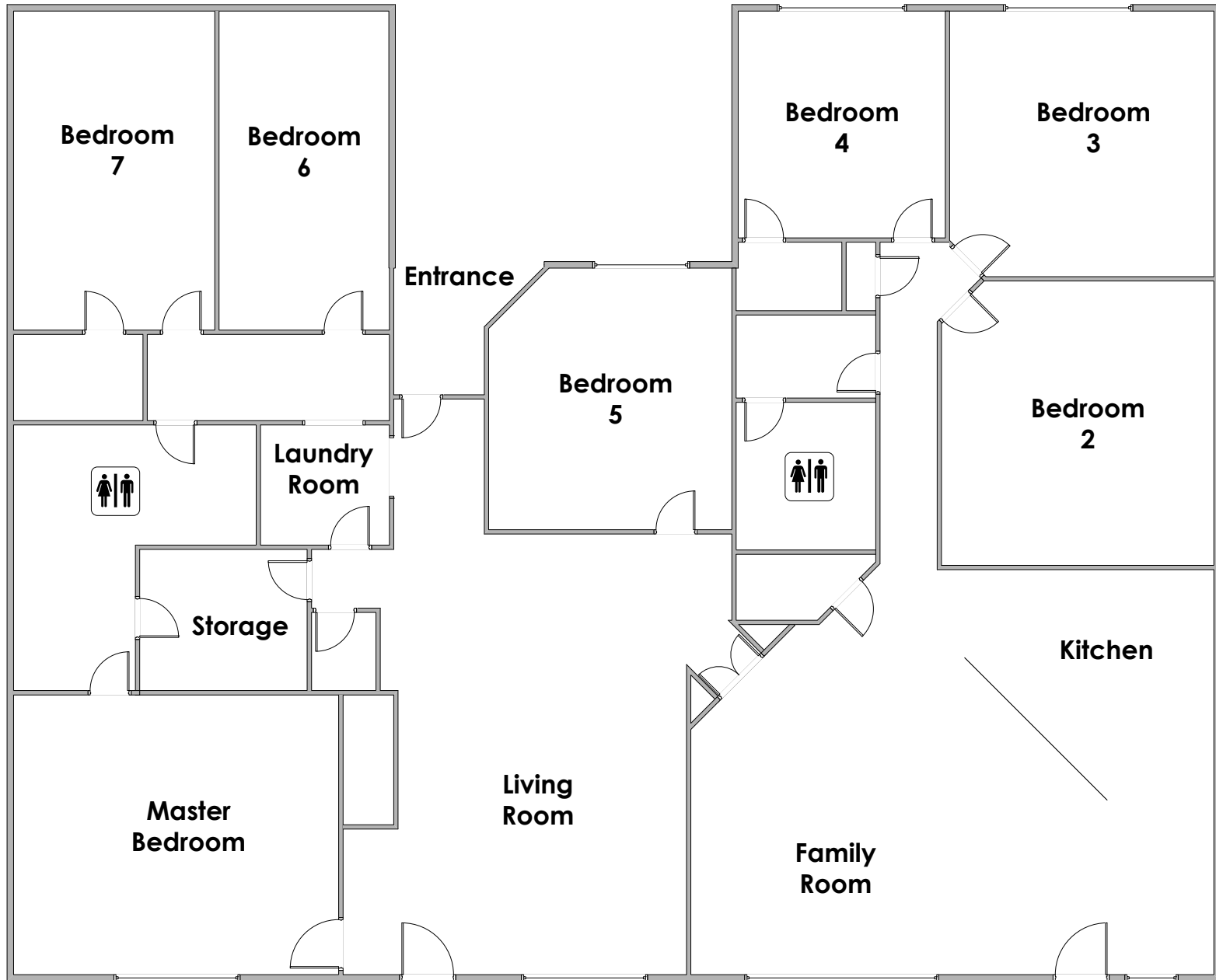


Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Floor Plan



Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Location

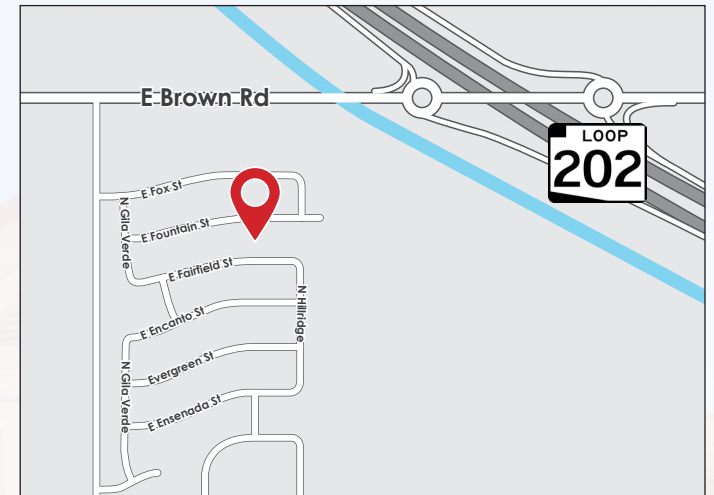
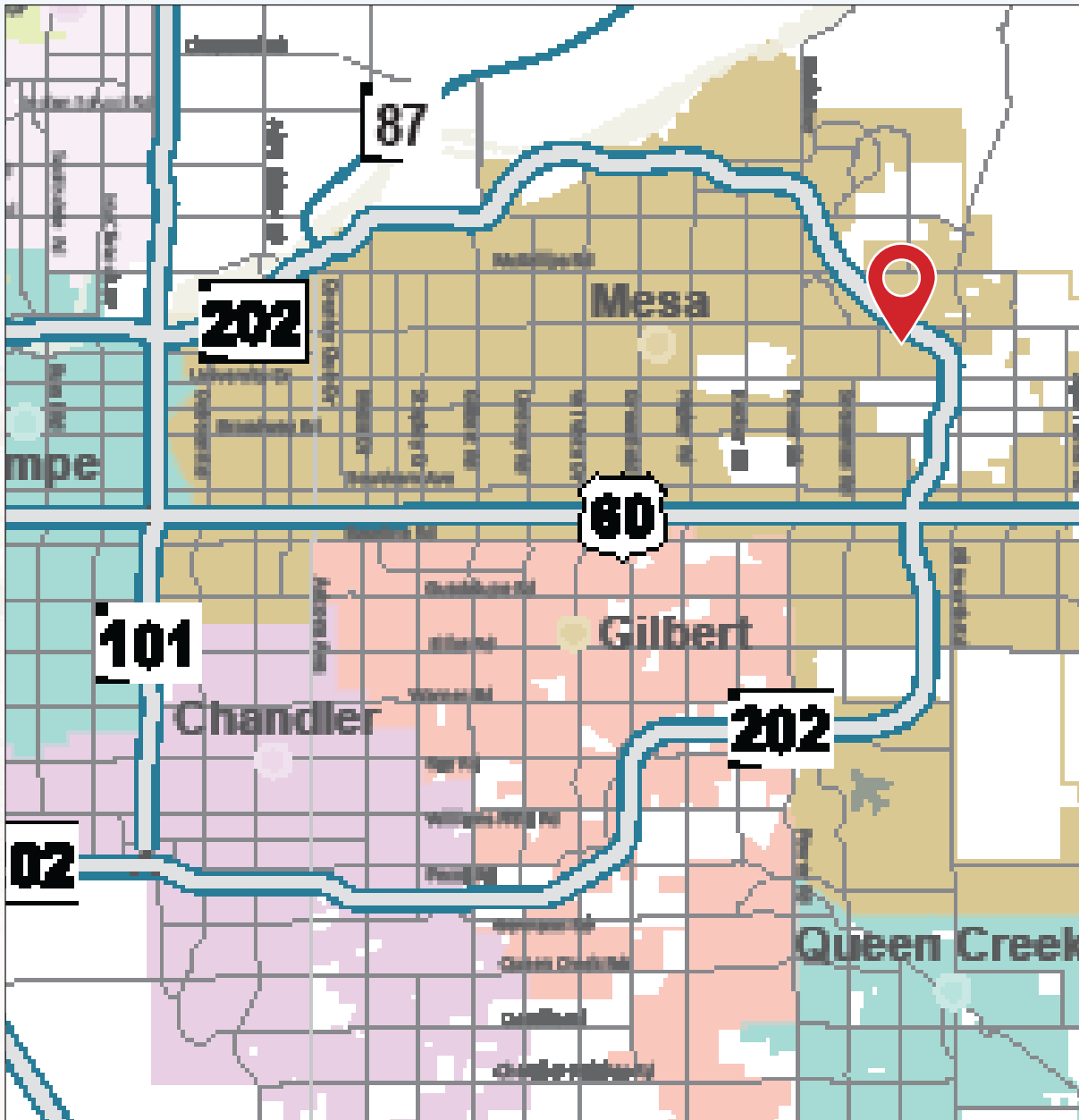


Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Location



Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Financials

Type	# of Beds	Market Rent
Private Bed	2	\$3,000
Shared Bed Room	8	\$2,300
TOTAL	10	\$24,400
ANNUAL		\$292,800

	ANNUALIZED PROFORMA	
	Total	Per Bed
INCOME		
Annual Scheduled Market Rent	\$292,800	\$29,280
Loss to Lease	--	--
Gross Potential Rent		
Vacancy Loss 7%	(\$20,496)	(\$2,050)
Utility Reimbursement		
Other Income		
Effective Gross Income	\$272,304	\$27,230
EXPENSES		
Property Taxes	\$2,169	\$217
Insurance	\$12,230	\$1,223
Management Fee 8%	\$48,000	\$4,800
Marketing	\$2,400	\$240
Contract Labor	\$99,300	\$9,930
Maintenance & Repairs	\$900	\$90
Utilities	\$7,000	\$700
Contract Services	\$13,553	\$1,355
Food & Supplies	\$20,800	\$2,080
Administrative	\$1,200	\$120
Total Operating Expenses	\$207,552	\$20,755
Net Operating Income	\$64,752	\$6,475
Purchase Price	\$	450,000
CAP RATE		14.39%



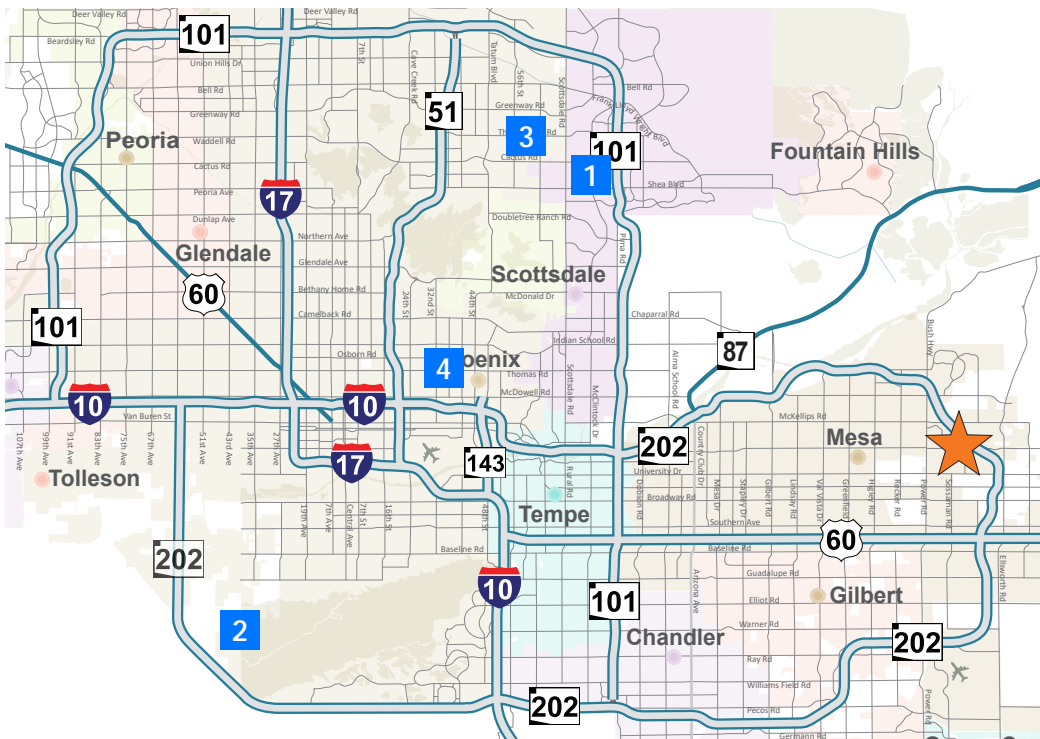
Fountain Home



8129 E Fountain St | Mesa, AZ 85207

Sale Comparables Overview

Property	Year Built	Square Footage	Sale Price	Price/SF	Sale Date	Notes
★ Fountain Home 8129 E Fountain St Mesa, AZ 85207	1990	±2,783	\$450,000	\$161.69	-	Assisted Living Building
1 Assisted Living Home for 10 13330 N 88th Pl Scottsdale, AZ 85260	1994	±3,000	\$860,000	\$286.67	9/2/2019	Assisted Living Building 10 Beds
2 Heaven Can Wait 4205 W Sioux St Laveen, AZ 85339	-	±3,036	\$500,000	\$164.69	8/23/2019	Assisted Living Building 10 Beds
3 6149 E Thunderbird Rd Scottsdale, AZ 85254	1979	±3,314	\$659,800	\$199.09	5/15/2019	Assisted Living Building 10 Beds
4 3347 E Windsor Ave Phoenix, AZ 85008	1960	±2,806	\$465,000	\$165.72	10/4/2019	Assisted Living Building 10 Beds
Average	1982	±3,160	\$540,971	\$171.20		



- ★ **Fountain Home**
8129 E Fountain St | Mesa, AZ
- 1** **Assisted Living Home for 10**
13330 N 88th Pl | Scottsdale, AZ
- 2** **Heaven Can Wait**
4205 W Sioux St | Laveen, AZ
- 3** -
6149 E Thunderbird Rd | Scottsdale, AZ
- 4** -
3347 E Windsor Ave | Phoenix, AZ

Fountain Home

8129 E Fountain St | Mesa, AZ 85207



Demographics



POPULATION

6,538 (1M)

85,030 (3M)

210,365 (5M)



HOUSEHOLDS

2,337 (1M)

37,788 (3M)

87,552 (5M)



AVG HH INCOME

\$81,668 (1M)

\$54,279 (3M)

\$56,785 (5M)



MEDIAN AGE

39.10 (1M)

44.00 (3M)

44.20 (5M)



EXCLUSIVE CONTACTS:

KIMBERLY A. ROLLINS

D 480 634 2319
M 602 750 1695
krollins@cpiaz.com

DALLAN RANDALL

D 480 634 2320
M 480 262 1023
drandall@cpiaz.com

TATE GUNNING

D 480.634.2328
M 480.286.9761
tgunning@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 03 16 20

