



16 bed assisted living facility for sale. Type 1.

Property Highlights

- Sales Price: \$3,190,000
- CAP Rate: 8.2%
- NOI: \$262,130
- Size: 13,238
- Lot Size: 0.655 Acres
- Year Built: 2014
- 16 Beds:
 - 13 units at 360 SF
 - 3 studio units at 566 SF
- Great location by the creek
- Currently operating as Type 1 but can convert to Type II
- Very well appointed and open space for residents
- Close to Hwy 89 and I-15
- Quietly marketed. Please do not disturb residents. Appointment only.



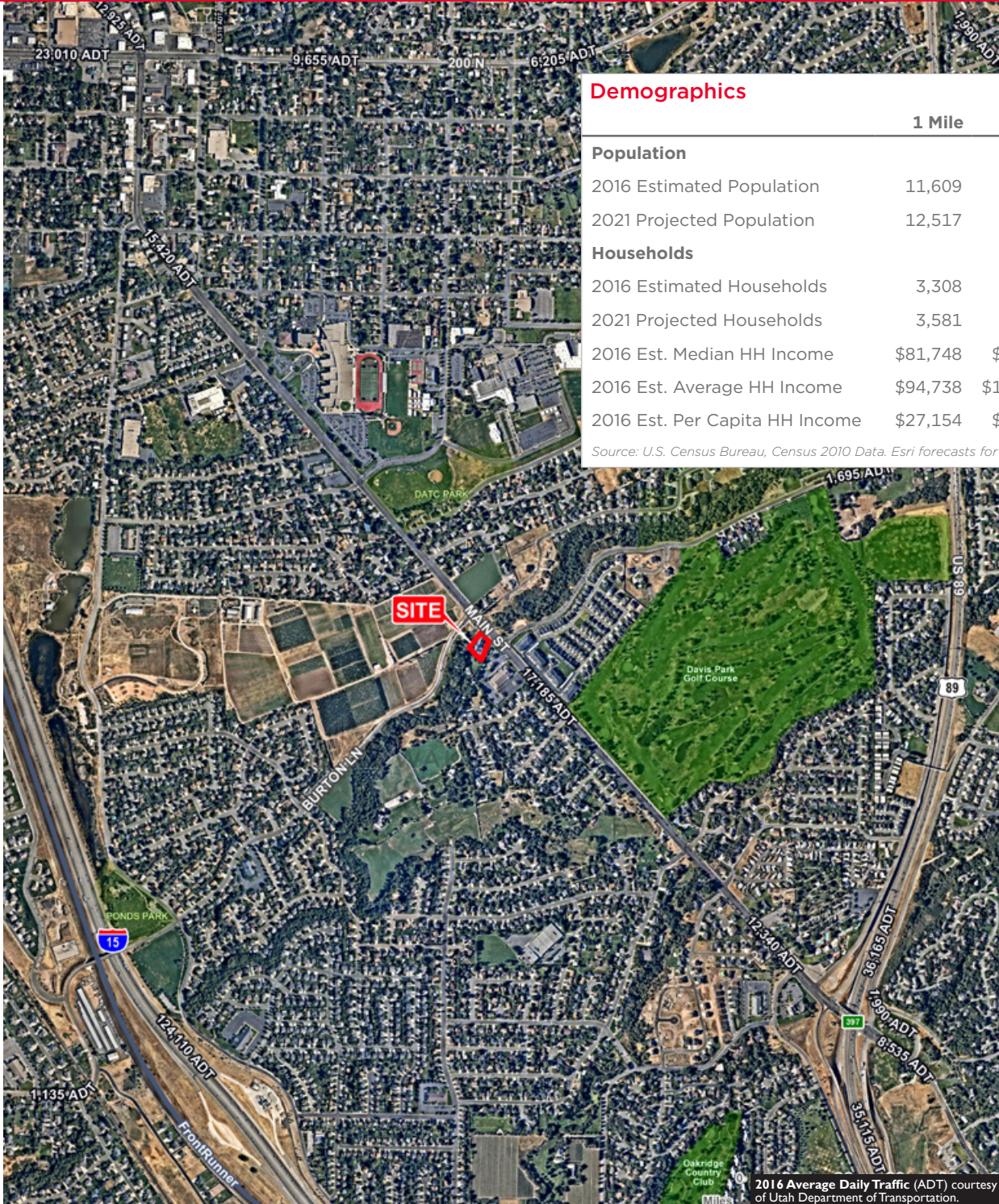
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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	11,609	58,250	104,447
2021 Projected Population	12,517	64,715	115,575
Households			
2016 Estimated Households	3,308	16,666	30,669
2021 Projected Households	3,581	18,547	33,913
2016 Est. Median HH Income	\$81,748	\$87,868	\$80,793
2016 Est. Average HH Income	\$94,738	\$106,509	\$99,008
2016 Est. Per Capita HH Income	\$27,154	\$30,555	\$29,322

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

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