



ASSISTED LIVING FACILITY

Boise, Idaho

THE COMPANY

This facility was professionally remodeled in 2011 from a house to a nine room, 11 bathroom Assisted Living Facility which is currently licensed by Heath and Welfare for 11 residents. The floorplan is well laid out with nice, accommodating fully furnished rooms and hardwood floors throughout. There are five private suites with half baths, three large master suites with half baths and one large common full bath. Also included is a nicely appointed, fully equipped kitchen, a large common dining room and an activities room. The spacious fully fenced back yard includes a shaded outdoor social patio next to the organic garden and safe walking area where residents can stretch their legs and enjoy some fresh air.

THE LOCATION

The facility is located in a quite mature neighborhood with easy access to I-84 from all of the Treasure Valley.

THE STRENGTHS

The strengths include a custom re-modeled facility that is very clean and well maintained. All safeguards are in place including a 24 hour response system, special door entrance hardware and full fire suppression system. A quiet subdivision provides an inviting and relaxing environment for the residents.

THE REASON FOR SELLING

The Owner is ready to retire.

THE IDEAL BUYER

The ideal buyer would be another assisted living facility operator looking to expand, a medical professional or any entrepreneur interested in an assisted living opportunity.

THE POSSIBILITIES

The office could be converted to another room to increase current capacity. The facility could possibly be relicensed to a memory care facility or other level of care. Any relicensing or increase in capacity would have to be approved by the appropriate agencies. A stand alone structure in the back yard would make a great private office.

ASKING PRICE
\$525,000

TERMS:
Cash

ASSETS

Furniture, Fixtures & Equipment (Cost Basis)	\$20,530
Real Estate (Assessed Value)	429,500
Fire Suppression System	<u>17,632</u>

Total Assets **\$467,662**

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales \$103,682

Financial information provided by Seller

Request Additional Information:

Brent Bungard

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