ABBINANTE & CO.

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Residential Adult Care Homes

Location: Tucson, Arizona

Financial Information:
Asking: $190,000
Gross: $445,000 **Cash Flow:** $165,000
Furniture, Fixtures & Equipment: $55,000
Inventory: $5,000 (included in price)
Real Estate: $800,000
Financing: Seller will carry a $90,000 second position note.
The Real Property has been Appraised and Approved by the SBA for financing.

Business Summary:
This Residential Care Business operates in two premium Homes that are licensed for 10 residents each on adjacent properties. This centrally located Business is well established and provides a phenomenal service to its residents.

The Real Estate must be sold together with the Business. The asking price for the Real Estate is $800,000.00.

This Business is being represented by a Licensed Real Estate Broker in the State of Arizona, License #BR009292000.

A potential buyer must have an Adult Care Home Manager's License issued by the State of Arizona. Because of the Confidentiality surrounding the sale of the Business and the Real Property: Potential buyers will be asked to meet at the Broker's office to sign a Confidentiality Agreement and provide proof of funds before receiving additional information.

General Information:
Facilities: The two homes are located on adjoining lots in a very nice residential area. One home is 2,956 sq. ft., built in 2000. The second home is 4,400 sq. ft. There are additional living quarters available for owner, staff or guests of residents. In March 2011, the SBA ordered and received an appraisal for Real Property (from an MAI Licensed Appraiser) with a value of $800,000.00 for the two Homes. The Real Estate must be sold together with the Business. Again, the asking price for the Real Estate is $800,000.00.
Growth and Expansion: The two Homes have been operating under capacity. A purchaser can increase revenues by becoming a Pima County Provider, joining referral service networks and by not turning-away resident referrals, when it causes the homes to exceed 15 residents (the current practice). Revenues per resident are low, based on what is being charged by similar (higher-end) Homes.
Support/Training: The seller understands the importance of assisting the buyer in a smooth transition.
Reason Selling: Retirement, seller is 67 years old.
Year Established: 1988
Employees: 8 FT

Contact Information:
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