



## *Sale Summary*

# APPLE VALLEY ASSISTED LIVING

715 N. BUTTE AVENUE | EMMETT, ID 83617

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# OVERVIEW



## Property Profile

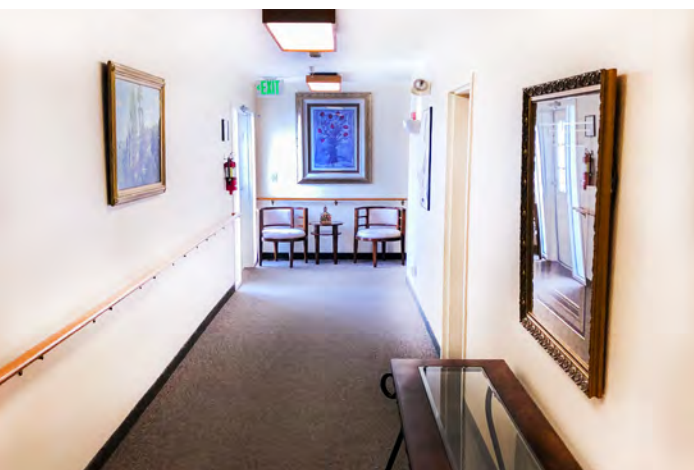
Property Type:	Assisted Living — Owner/Operator
Facility Name:	Apple Valley Assisted Living
Building Size:	16,488 SF
Land Size:	0.76 Acres
Year Built:	1993
Construction:	Single story asphalt composition shingle
Units:	35 units (34 occupied—97%)
Beds:	46 bed license (currently 41—89%)
Payor Mix:	66% Private, 34% Medicaid
Parcel:	RP00001700
Parking:	8 free surface spaces

## Highlights

- » Great opportunity to own and operate an established assisted living center
- » Unique combination of comfortable residential housing, transportation services, and 24-hour health care
- » Elegantly decorated facility at an affordable price
- » Panoramic views
- » Only about a mile to Downtown Emmett

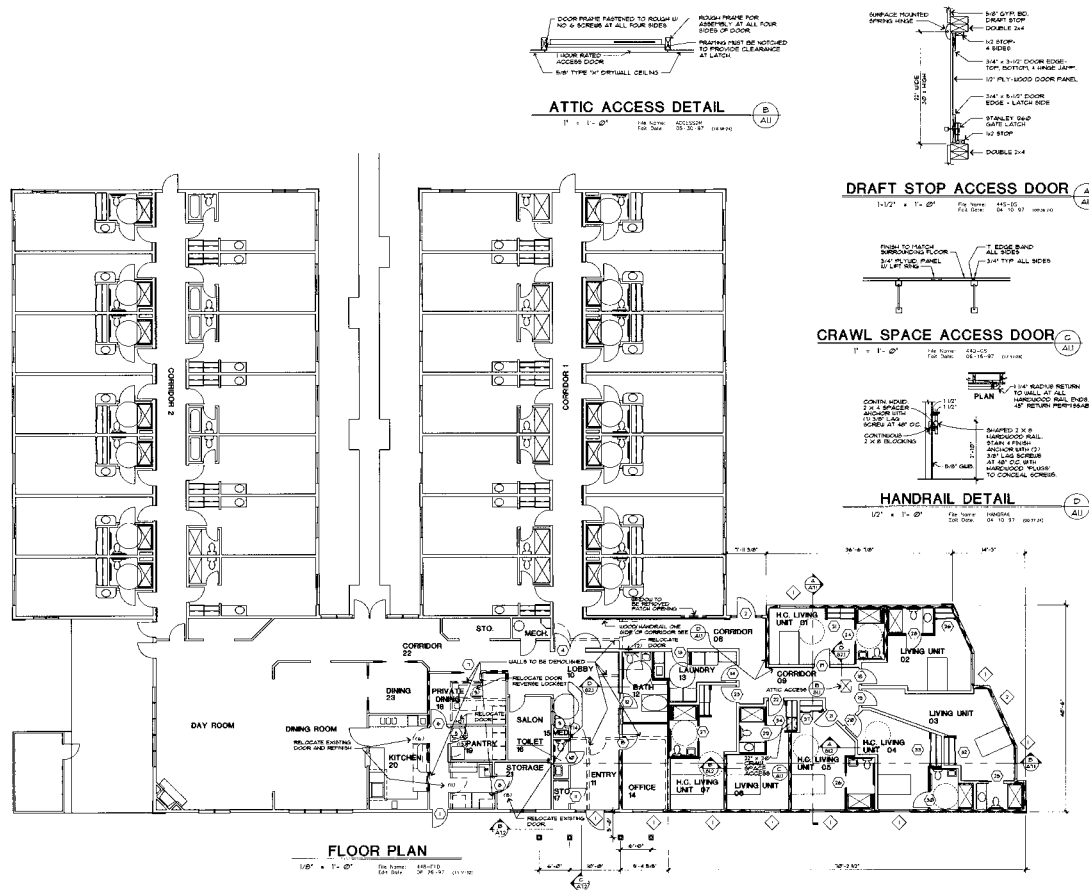
Cap Rate:	12%
NOI:	\$242,496
Asking Price:	\$2,000,000

 VIEW OFFERING  
MEMORANDUM



# LAYOUT

## Floor Plan





# LOCATION

