

RESIDENTIAL CARE FACILITY FOR THE ELDERLY FOR SALE

CALLE DE VIDA ELDERLY CARE IN TIERRASANTA

4745 Calle De Vida, San Diego, CA 92124



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
AVERAGE 3-YEAR REVENUE	\$345,439
AVERAGE 3-YEAR NET INCOME:	\$159,041
ROOMS:	6
BATHROOMS:	7
LOT SIZE:	8,276 SF
BUILDING SIZE:	1,974 SF
ZONING:	R-1 Single Family-Residence
MARKET:	San Diego
SUBMARKET:	Tierrasanta

PROPERTY OVERVIEW

TOUR BY APPOINTMENT ONLY – PLEASE DO NOT DISTURB RESIDENTS

Calle De Vida has operated as a private Residential Care Facility for the Elderly (RCFE) for over 20 years by the same family. The residents enjoy the comforts of home in the 6 private rooms, each with a dedicated bathroom; the Property has a total of 7 bathrooms. The inside of Calle De Vida is well-kept and staffed with caring professionals, along with a comfortable patio and garden in the backyard. Calle De Vida maintains an excellent reputation with residents and their families because of the high level of care.

Calle De Vida is operated out of a 1,974 square foot, one-level, single-family residence that sits on an 8,276 square foot lot. The Property is located in the beautiful Tierrasanta community and is a stone's throw from Mission Trails Regional Park on a corner in quiet and safe neighborhood.

The owner is willing to provide guidance and assistance in the transition so the new owner/operator can provide the same high quality of care to the residents. All licenses, permits, and certificates are up-to-date and in order. With a signed non-disclosure agreement and proof of funds, more detailed financial information can be provided.

PROPERTY HIGHLIGHTS

- Accommodates Non-Ambulatory Residents
- 2 Hospice Waivers in Place
- Facility Licensed for 6 beds

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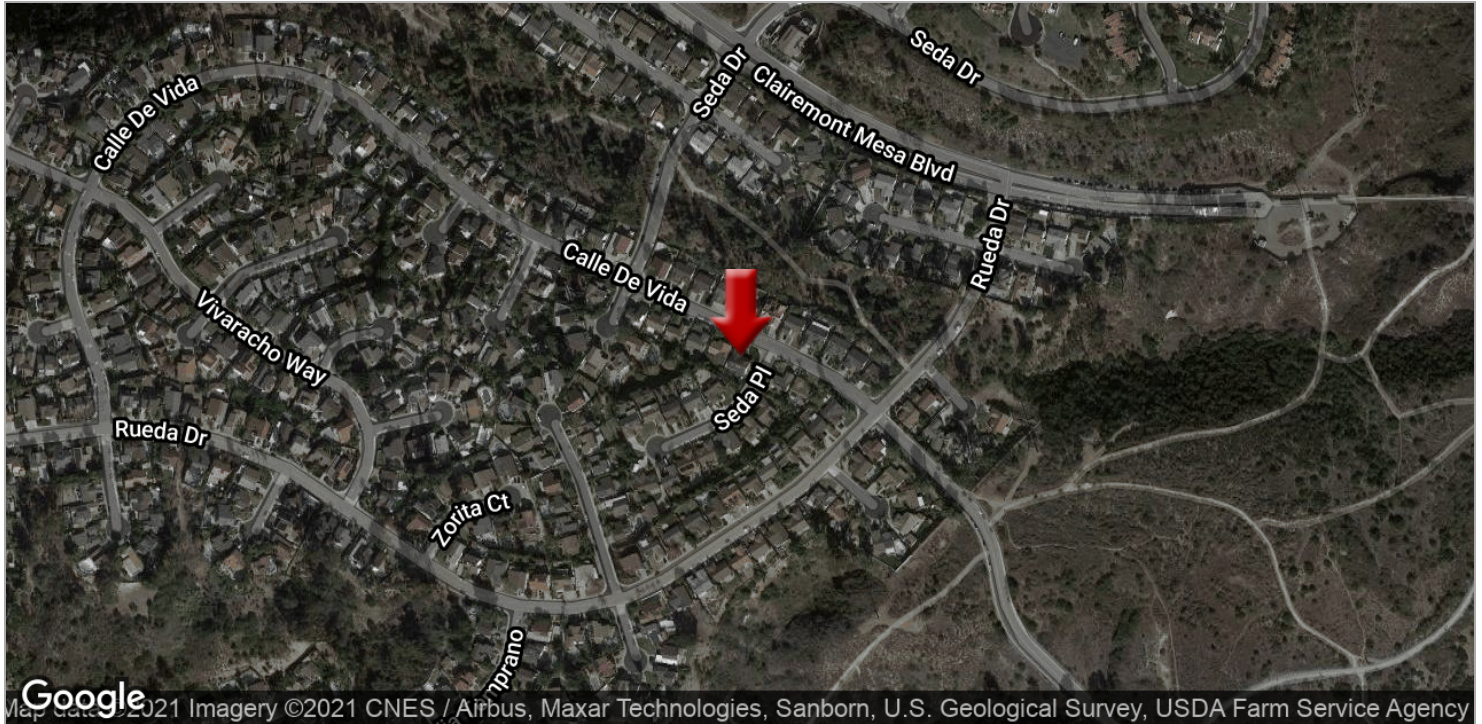
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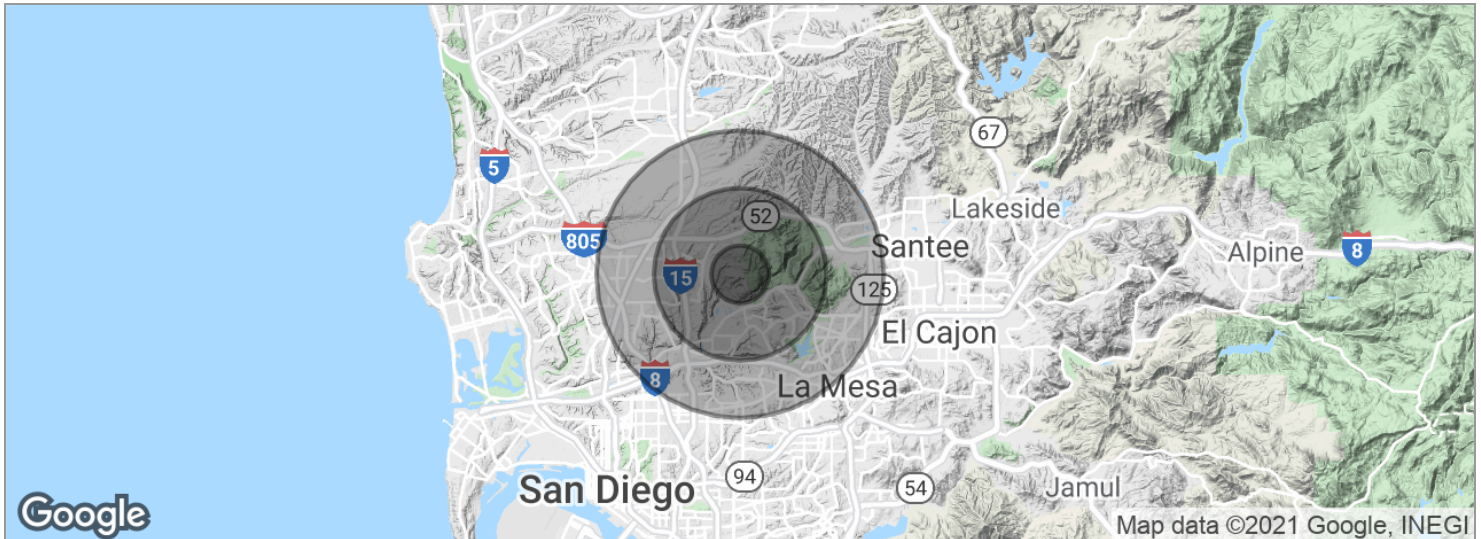
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,422	131,712	361,621
Median age	48.0	37.5	35.4
Median age (male)	45.8	36.4	34.4
Median age (Female)	49.4	38.4	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,318	52,757	137,985
# of persons per HH	2.4	2.5	2.6
Average HH income	\$108,247	\$75,915	\$72,303
Average house value	\$625,145	\$507,743	\$486,862

* Demographic data derived from 2010 US Census

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