

10000 E University Drive, Prescott Valley, 86314

LIFE PLAN COMMUNITY INVESTMENT
OPPORTUNITY

Price: Undisclosed – Contact Broker for
Details

Matthew Fish, MBA

Associate Broker / Owner

Phone: 480.309.1089

Email: matt@arizonacre.com

Dave Thomas, CCIM

Licensed Agent

Phone: 315. 374. 2134

Email: dave@arizonacre.com



TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received from or derived from Arizona Commercial Real Estate, its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without any representation or warranty as to completeness, accuracy, condition of the property, compliance with governmental requirements, developability, suitability, financial performance, projected performance, or any other matters.

Neither Arizona Commercial Real Estate nor its directors, officers, agents, advisors, or affiliates make any express or implied representations or warranties regarding the accuracy or completeness of any materials or information provided. Materials from any source, whether written or verbal, are not a substitute for a party's independent due diligence. Arizona Commercial Real Estate will not investigate or verify these matters unless otherwise agreed in writing.

Each party is responsible for its own independent investigation and due diligence. Any party considering or under contract for a transaction should verify all information and conduct inspections and investigations, including consulting appropriate third-party professionals. All financial data should be independently verified by reviewing relevant documents and reports and consulting independent advisors. Arizona Commercial Real Estate does not provide financial advice, and all financial data or assumptions, including market rents and projections, may differ from actual performance.

Legal questions should be addressed by an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions about the property's condition or compliance with governmental requirements should be discussed with engineers, architects, contractors, other consultants, or relevant government agencies.

All properties and services are marketed in compliance with applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
DEMOGRAPHICS MAP & REPORT	9
ADVISOR BIOS	10
MEET THE TEAM	11



PROPERTY INFORMATION



PROPERTY SUMMARY

The project is centered around an existing 54,552 Sq Ft three-story former university building, which will serve as the community hub. This structure is well-suited to accommodate a wide range of uses, including:

- Memory care units
- Skilled Nurse / Health Center Rooms
- Sports and fitness amenities
- Senior living apartments
- Community gathering and activity spaces

The development is approved for 259 residential units, offering a thoughtfully designed mix of:

- Assisted Living apartments
- Single-family residence
- Specialty and transitional units

The community is entitled for either:

- A 55+ Active Adult Community
- A full Continuing Care Retirement Community (CCRC)



OFFERING SUMMARY

Sale Price:	Price Undisclosed
Lot Size:	49.31 Acres
Building Size:	54,552 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	23,088	38,710	79,882
Total Population	54,602	89,481	179,656
Average HH Income	\$84,518	\$88,033	\$85,159

SITE PLAN



EXTERIOR GALLERY



INTERIOR GALLERY



LOCATION INFORMATION

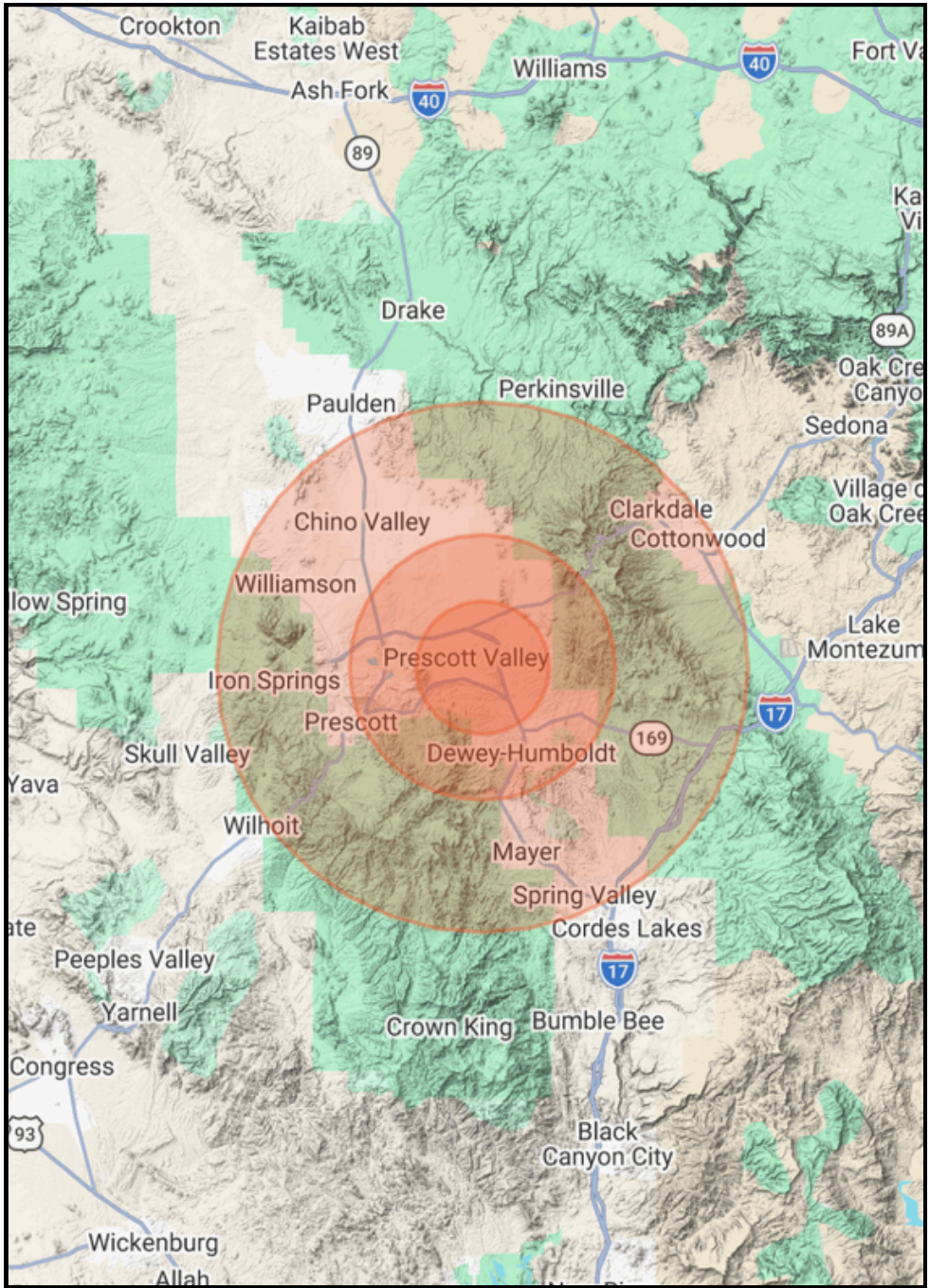


DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	23,088	38,710	79,882
Total Population	54,602	89,481	179,656
Average HH Income	\$84,518	\$88,033	\$85,159

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	54,602	89,481	179,656
Average Age	47	50	50
Average Age (Male)	46	49	50
Average Age (Female)	48	51	51

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	23,088	38,710	79,882
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$84,518	\$88,033	\$85,159
Average House Value	\$382,068	\$444,714	\$463,809





ADVISOR BIOS

MEET THE TEAM



MATTHEW FISH

Associate Broker

Direct: 480.309.1089
matt@arizonacre.com



DAVE THOMAS, CCIM

Licensed Agent

Direct: 315.374.2134
dave@arizonacre.com