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"Make the Market Work for YOU"™

8.25% Cap Rate | Modified-NN 5 year Lease w/ Rent Increases Assisted Care Investment

750,000

15456 W Morning Glory St
Goodyear AZ 85338

HIGHLIGHTS

MLS#6851101

* 8.25% Cap Rate on Stabilized Assisted Living Investment
* Proven 3-Year Operator Just Renewed for 5 More Years
* $61,883 Net Operating Income
* $67,200 Gross Annual Income with Escalations Through 2030
* NN Lease Structure – Owner Pays Only Taxes, Insurance &$50 Mo. HOA
* Tenant Paid January, February & March 2026
* Built-In Rent Increases Locked Through 2030
* Low Expense Ratio – Strong Yield Profile
* Growing Goodyear Senior Housing Demand

Income-Producing Asset with Commercial-Level Returns

DETAILS:

Located in the growing West Valley community of Goodyear, this single-tenant residential investment offers stable, income-producing performance under a long-term lease structure. The property is leased to an established care operator with approximately three years of successful operating history at the location, and a newly executed five-year lease beginning January 2026. The lease provides contractual rent increases through Year 5, creating built-in income growth while maintaining a low and predictable expense profile.

Offered at $750,000, the property delivers a true 7.50% cap rate based on verified income and actual operating expenses. Current rent is $5,600 per month ($67,200 annually), with scheduled increases to $6,000 per month by Year 5. Annual expenses total $5,317, resulting in a Year 1 Net Operating Income of $61,883. This offering is for the real estate only; the assisted care business is independently operated by the tenant and is not included in the sale. The asset is well suited for investors seeking predictable cash flow, limited management intensity, and long-term lease security supported by a needs-based tenant use.

CAP RATE: 8.25%

Numbers:

Gross Rent NN	$67,200
-Insurance	($2,793)
-Property Taxes	($1,924)
-HOA	($600)
Operating Expenses	$5,317
Net Operating Income	$61,883

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