

OFFERING MEMORANDUM



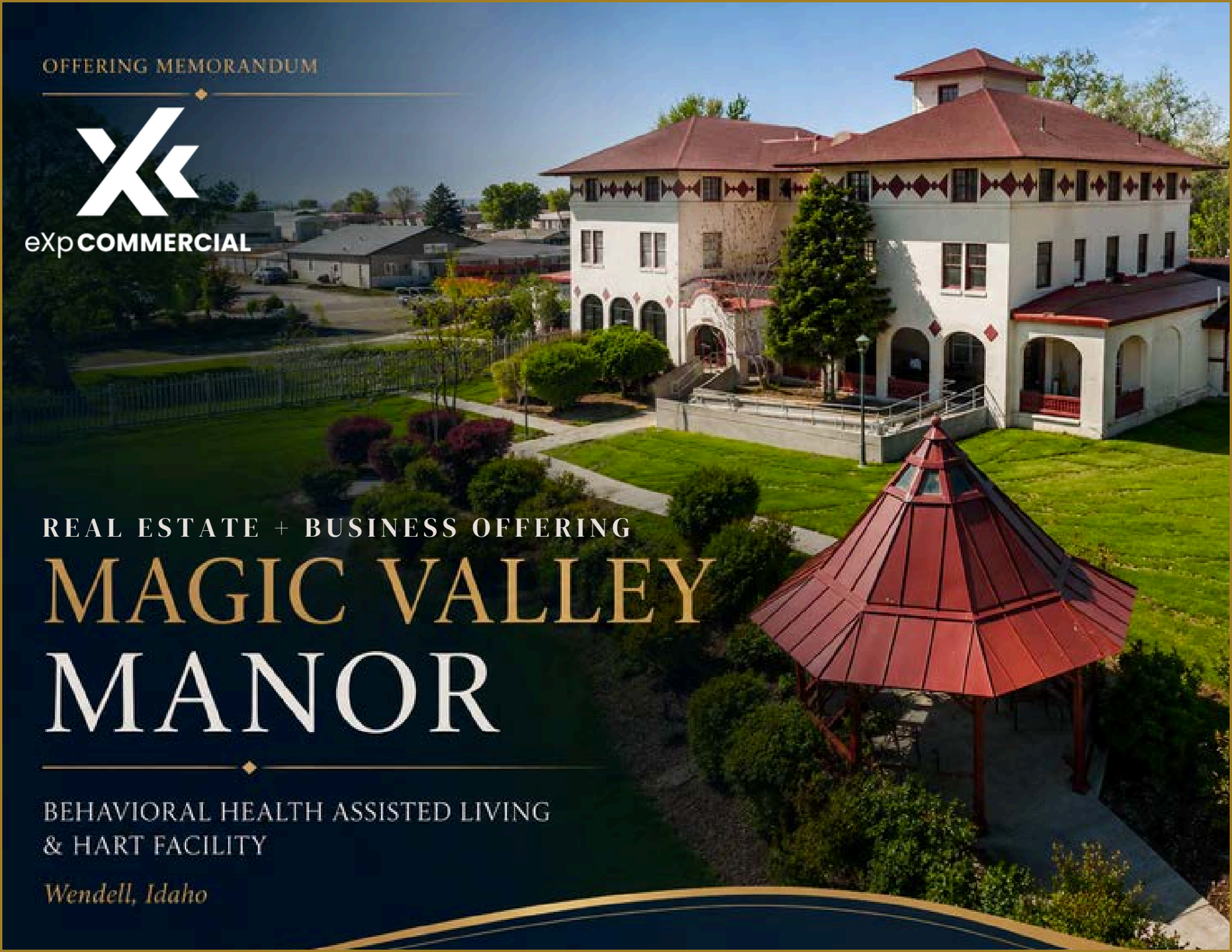
eXpCOMMERCIAL

REAL ESTATE + BUSINESS OFFERING

MAGIC VALLEY MANOR

BEHAVIORAL HEALTH ASSISTED LIVING
& HART FACILITY

Wendell, Idaho



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Wendell, Idaho



By accepting this Offering Memorandum, you agree to keep all information confidential and use it solely for the purpose of evaluating the potential acquisition of the Property.

CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum is proprietary and confidential. It is intended solely for the recipient's evaluation of the potential acquisition of **Magic Valley Manor** (the "Property").

This Memorandum and the information contained herein are not to be used for any other purpose or made available to any other person without the prior written consent of the Seller or its authorized representatives.

By accepting this Memorandum, you agree to hold and treat all information in the Memorandum in the strictest confidence, to limit your use of the information to evaluating this investment opportunity, and to return this Memorandum and any related materials upon request.

This Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond the control of the Seller and are therefore subject to material variation.

The information contained herein has been obtained from sources believed to be reliable; however, the Seller does not make any representation or warranty, express or implied, as to the accuracy or completeness of any information contained herein.



RECIPIENTS ARE ENCOURAGED TO CONDUCT THEIR OWN
INDEPENDENT DUE DILIGENCE.

INVESTMENT SUMMARY

Magic Valley Manor presents a rare opportunity to acquire a well-established behavioral health assisted living and HART facility, along with the underlying real estate, in the growing Wendell, Idaho market.

 OFFERING TYPE	Real Estate + Operating Business
 ASKING PRICE (BUSINESS + REAL ESTATE)	\$2,950,000
 PROPERTY ADDRESS	210 N Idaho St Wendell, Idaho 83355
 FACILITY TYPE	Behavioral Health Assisted Living & HART Facility
 YEAR BUILT / EXPANDED	1909 / Expanded & Renovated 2010
 RECENT IMPROVEMENTS	2022-2025 Capital Improvements
 BUILDING CONFIGURATION	Historic Main Facility + 3 Outbuildings
 BUILDING SIZE	Approx. 16,000 SF Main Floor + Additional Structures
 LAND SIZE	± 1.65 Acres
 BEDS	<ul style="list-style-type: none"> • 16 HART Designated Beds • 10 Assisted Living Beds
 LICENSE / CREDENTIALING	Idaho Assisted Living License HART Designated Facility
 OWNERSHIP STATUS	Debt Free – Owned Free & Clear



INVESTMENT HIGHLIGHTS



HIGH & GROWING NEED

Increasing demand for behavioral health and SPMI residential services across Idaho with limited rural capacity.



ESTABLISHED OPERATIONS

Long-standing operational history with stable occupancy, excellent state survey results, and trusted referral relationships.



HART REIMBURSEMENT ADVANTAGE

HART designation provides an important reimbursement add-on and supports long-term program sustainability.



STRATEGIC RURAL LOCATION

Located in Wendell, Idaho – 23 miles west of Twin Falls – serving underserved rural communities.



RECENT CAPITAL IMPROVEMENTS

Significant upgrades completed between 2022-2025 including kitchen and laundry renovations, roofing, flooring, lighting, systems, and exterior enhancements.



HISTORIC CAMPUS SETTING

Beautiful campus-style property with landscaped grounds, gazebo, and multiple buildings that enhance resident experience and flexibility.

VALUE-ADD OPPORTUNITY

A well-established behavioral health asset with strong community relationships and operational infrastructure, offering meaningful value for a new owner-operator.



MAINTAIN ESTABLISHED REFERRAL NETWORK

Existing relationships with hospitals, psychiatric providers, crisis centers, and community partners throughout Idaho.



MANAGED CARE EXPANSION

Opportunity to evaluate additional managed care relationships, including Molina.



OPERATIONAL EFFICIENCIES

Streamline staffing, scheduling, and overhead while maintaining quality of care.



MEDICAID REIMBURSEMENT ADVANTAGE

HART designation provides additional reimbursement support through Idaho Medicaid.



EXPERIENCED MANAGEMENT TEAM

Current management is interested in remaining through a transition period of up to two years.



HART CREDENTIALING

Credentialed as a HART facility through Magellan, under the State of Idaho. HART line item pays \$62.40 add-on per day.



ATTRACTIVE VALUE-ADD OPPORTUNITY

Leverage an established operating platform, experienced staff, and longstanding referral relationships to drive long-term success.

Financial Summary

Consistent performance and strong margins demonstrate the stability and cash flow potential of Magic Valley Manor.



2025 ADJUSTED EBITDA

\$404,614

2025



2025 EBITDA MARGIN

31.9%

2025



3-YEAR AVG. EBITDA MARGIN

34.0%

Last three years average

FORWARD-LOOKING

2026 ANNUALIZED ADJUSTED EBITDA

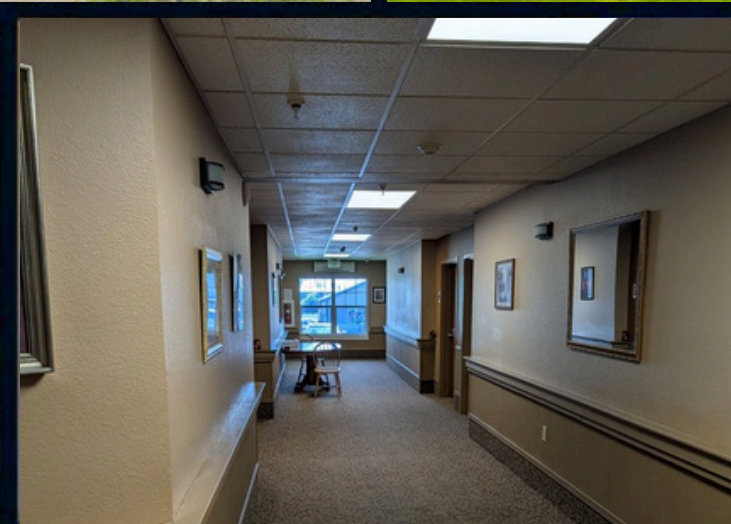
↑ \$526,113

Based on year-to-date performance through April 2026

All figures are adjusted and provided for general reference only.

Financial projections are subject to material variation. Recipients are encouraged to conduct independent due diligence.



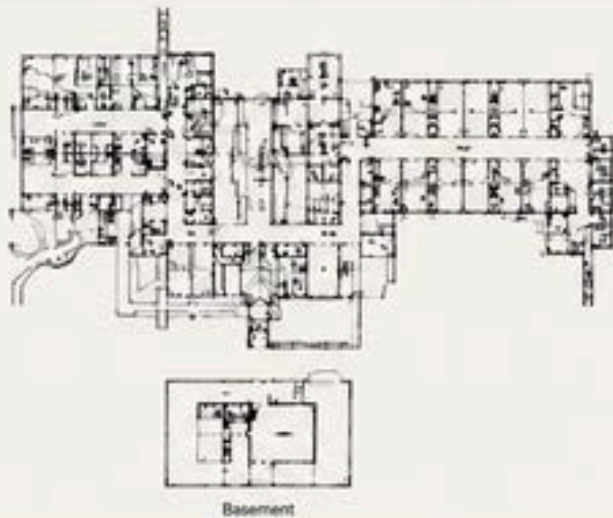


CAMPUS OVERVIEW

The campus layout includes multiple interconnected buildings, outdoor gathering areas, mature landscaping, and supporting operational structures that create a more private and community-oriented environment compared to traditional institutional behavioral health facilities. The property's historic architecture and campus-style configuration provide a distinctive setting for long-term residential behavioral health services.



CAMPUS SITE PLAN



- 🔥 Fire extinguisher
- 🚨 Fire alarm
- 2 HR. fire wall
- 🚪 Exit
- 🛑 Water shut off
- 🛑 Gas shut off
- 📍 You are here



CAMPUS STYLE SETTING

Historic architecture and campus-style layout create a welcoming, community-oriented environment.



BEAUTIFUL & MATURE GROUNDS

Lush landscaping, open green spaces, and outdoor areas support healing and quality of life.



SUPPORTING STRUCTURES

Multiple outbuildings provide space for operational needs and future flexibility.



PRIVATE & SECURE

A private campus with controlled access and security features enhances resident safety.

WHY IDAHO BEHAVIORAL HEALTH

Idaho continues to face a **growing behavioral health crisis**, with limited access to specialized care and a significant shortage of residential treatment and assisted living options for individuals with Serious and Persistently Mentally Ill (SPMI) conditions.

Magic Valley Manor is strategically positioned in Wendell, Idaho—an **underserved market** with strong referral relationships and a **pressing need** for quality behavioral health services.



HIGH AND GROWING NEED

Idaho's SPMI population continues to increase, outpacing the availability of appropriate care settings.



LIMITED SUPPLY

A critical shortage of behavioral health assisted living beds across the state, especially in rural markets.



STRONG FUNDAMENTALS

Stable reimbursement and long-term support create a strong foundation for provider success.



UNDERSERVED COMMUNITIES

Rural communities like Wendell face the greatest barriers to accessing quality care.



IDAHO BEHAVIORAL HEALTH AT A GLANCE



160,000+

IDAHOANS LIVE WITH SERIOUS MENTAL ILLNESS

Approximately 1 in 10 adults experiences a mental illness in Idaho.



< 1 BED

AVAILABLE PER 10,000 ADULTS WITH SMI

Idaho has one of the lowest ratios of inpatient/residential behavioral health beds in the nation.



20%+

INCREASE PROJECTED IN SPMI POPULATION BY 2030

Demand for services is expected to rise significantly over the next decade.



STRONG FUNDAMENTALS

STABLE REIMBURSEMENT AND LONG-TERM SUPPORT

Consistent funding and long-term provider support create a sustainable environment for growth.



STRONG COMMUNITY
Support & Partnerships



QUALITY OF LIFE
Peaceful & Private Setting



CONVENIENT ACCESS
to Regional Resources

HISTORIC CAMPUS & CAPITAL IMPROVEMENTS



IDAHO DEPARTMENT OF
HEALTH & WELFARE



The facility earned the Silver Award in 2023 for receiving five or fewer deficiencies and the Gold Award in 2025 for a deficiency-free state inspection, placing it among Idaho's top-performing assisted living communities.

COMMITTED TO EXCELLENCE. FOCUSED ON CARE.

RECENT CAPITAL IMPROVEMENTS



KITCHEN REMODEL



FLOORING UPGRADES



ROOF REPAIRS



PARKING & DRAINAGE IMPROVEMENTS



SECURITY CAMERAS



ENERGY EFFICIENT LIGHTING



LAUNDRY MODERNIZATION



GEMSTONE EXTERIOR LIGHTING



GAZEBO ROOF REPLACEMENT



ACCESSIBILITY & WALKWAY IMPROVEMENTS

LOCATION / MARKET

Wendell, Idaho is a welcoming community in the heart of the Magic Valley, offering a peaceful small-town environment with convenient access to major regional amenities. Located just **10 miles from Jerome**, Wendell provides the ideal balance of rural tranquility and proximity to healthcare, retail, and service providers.

The Magic Valley region is home to a stable and growing population, supported by strong agriculture, food processing, and light manufacturing industries. With a **limited supply of behavioral health assisted living facilities** in the area, Magic Valley Manor is well positioned to meet the increasing demand for specialized SPMI services across Idaho.



STRATEGIC LOCATION

Situated in Wendell, Idaho with quick access to regional amenities while maintaining a quiet, community-focused setting.



STRONG MARKET

The Magic Valley benefits from a stable population and diverse economy, driving demand for quality behavioral health services.



ACCESS TO CARE

Close proximity to hospitals, psychiatric providers, and support services enhances referral relationships and care coordination.



GROWTH POTENTIAL

Limited competition in the area and increasing demand for SPMI services create significant opportunity for expansion.

DRIVE TIMES

	Twin Falls, ID	23 Miles	25 Minutes
	Jerome, ID	10 Miles	12 Minutes
	Buhl, ID	15 Miles	16 Minutes
	Burley, ID	55 Miles	58 Minutes
	Pocatello, ID	130 Miles	2 hr 15 Minutes
	Boise, ID	105 Miles	1 hr 50 Minutes



Wendell offers a peaceful environment for residents while maintaining convenient access to regional resources, healthcare, and transportation routes.

A RARE OPPORTUNITY. A LASTING IMPACT.

Magic Valley Manor offers the next owner a unique chance to build upon a foundation of care, stability, and community service in a facility well-positioned for continued growth.



ESTABLISHED FOUNDATION

Long-standing operations with strong community relationships.



PROVEN CARE EXCELLENCE

A trusted legacy of delivering quality behavioral health services.



COMMUNITY FOCUSED

A deep commitment to serving individuals, families, and the surrounding region.

We invite qualified buyers and operators to explore the potential of Magic Valley Manor and continue its legacy of compassionate care.

CONTACT OUR TEAM TO LEARN MORE.



CONTACT US



Paul Pursell

Idaho Cooperative Broker
License Number: 8661679
Firm License Number: LC52349
E: id.broker@expcommercial.com

Kaitlin Baca

VP of Real Estate | ZLD Partners
Commercial Advisor | eXp Commercial
Licensed in North Carolina
M: +1 (719) 480-4792
E: kaitlin.baca@expcommercial.com

Ben Bach

Associate Director | ZLD Partners
Commercial Advisor | eXp Commercial
Licensed in Illinois
M: +1 (630) 903-9630
E: benjamin.bach@expcommercial.com

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