LICENSED. READY TO OPERATE. YOUR BUSINESS, YOUR WAY.

$999,000	10	3,163 SF	2020 / 2025
Asking Price	Licensed Resident Capacity	Building Size	Built / Remodeled

CLEAN-SLATE ADVANTAGE

No residents to transition. No staff to inherit. No existing operating model to unwind. The next owner can build the operation from day one around their own vision, pricing, staffing and resident profile.

10838 W San Juan Ave, Phoenix, AZ 85037

THE PROPERTY

Purpose-built for residential assisted living, this single-story home combines a residential atmosphere with accessibility and operational features designed for an assisted living setting.

Property	San Juan Assisted Living
Address	10838 W San Juan Ave, Phoenix, AZ 85037
Property Type	Assisted Living / Health Care
Building Size	3,163 SF
Lot Size	Approx. 0.19 AC / 8,100+ SF
Bedrooms	9 resident bedrooms + caregiver room/office
Bathrooms	4 ADA roll-in bathrooms + 1/2 bath
Capacity	Licensed/operable for up to 10 residents
Zoning	R-4 — up to 10 residents, per listing
Certificate of Occupancy	In hand
Fire/Life Safety	Fire sprinkler system and assisted-living improvements
Built / Remodeled	2020 custom build / remodeled 2025

WHY IT STANDS OUT

• Active assisted-living license for up to 10 residents, providing a significant head start versus acquiring, converting and licensing a conventional home.

• Modern, residential presentation designed to feel comfortable and upscale rather than institutional.

• Wide circulation, accessible bathrooms and a dedicated caregiver room/office support practical operations.

• Fully remodeled in 2025 with updated finishes and assisted-living-specific improvements.

TWO INVESTMENT PATHS. ONE ASSET.

The property offers flexibility for either an owner/operator seeking operating upside or an investor seeking a landlord position with a contracted rent schedule.

OPTION 1 — OWNER / OPERATOR

Operate the licensed home directly and build the resident census from the ground up.

Illustrative operating potential

10 residents × $4,000/month average resident rate

$40,000/month

Potential gross resident revenue at 10 residents

$480,000/year

Illustrative annual gross revenue at full 10-resident occupancy

48.0% gross revenue yield on a $999,000 purchase price before operating expenses, financing, taxes, insurance and other costs.

OPTION 2 — LANDLORD / INVESTOR

Lease the property to an assisted-living operator and remain focused on the real estate investment.

Illustrative lease schedule

Year 1	$8,500 / mo	$102,000 / yr	10.21% gross yie
Year 2	$8,750 / mo	$105,000 / yr	10.51% gross yie
Year 3	$9,000 / mo	$108,000 / yr	10.81% gross yie

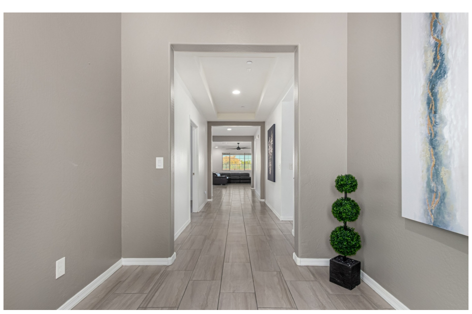
Tenant responsibilities described in the current listing: utilities, HOA payment, solar payment, yard maintenance, minor repairs and business liability insurance. Owner responsibilities described include mortgage, property taxes and property insurance.

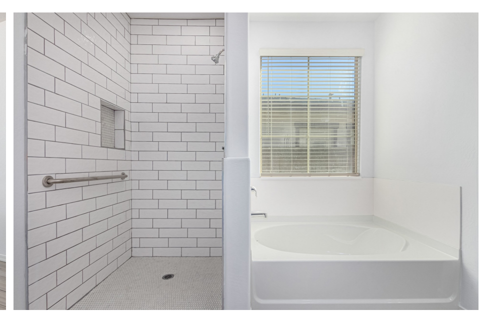
The Owner/Operator Upside

At a 10-resident census and a $4,000 average monthly resident rate, the home has an illustrative gross revenue opportunity of approximately $40,000 per month. Actual revenue, expenses, staffing, payer mix, occupancy and profitability will depend on the buyer’s operating model and market execution.

The Landlord Alternative

For an investor who does not want to operate the care business, the property can instead be positioned as a specialized residential assisted-living facility leased to an experienced operator. The current listing describes a three-year rent schedule of $8,500, $8,750 and $9,000 per month.





BUILT FOR THE RIGHT BUYER

This is not simply a residential home being marketed as an investment. It is a specialized, licensed asset that can serve an operator, a real estate investor, or a strategic partnership between the two.

IDEAL BUYER PROFILES

- Existing assisted-living operator seeking a second location
- Experienced administrator ready to own the real estate
- Investor seeking a specialized healthcare real-estate asset
- Investor/operator partnership
- Entrepreneur seeking a licensed, ready-to-open platform

THE CLEAN-SLATE ADVANTAGE

A vacant licensed home can be a feature—not a flaw—for the right operator.

The next owner is not inheriting an existing resident census, staffing structure, pricing strategy or operating culture. They can recruit their own team, establish their own brand, select their resident profile and build referral relationships from the beginning.

VALUE CREATION OPPORTUNITY

The most significant upside is operational: filling the licensed capacity and executing a strong resident-acquisition and care model. For a buyer with established referral sources and operating experience, the property provides a physical platform that is already configured for the business.

INVESTOR POSITIONING

The alternative is to own the real estate and lease it to an operator. The current lease scenario provides a clearly defined starting rent schedule while the operator assumes the day-to-day care business responsibilities.

[redacted]

Investment figures shown are illustrative gross-revenue scenarios based on the assumptions provided by the seller and the current LoopNet listing. They are not a guarantee of occupancy, rent, revenue, cash flow, profitability or investment return. Owner/operator economics will vary based on staffing, resident acuity, pricing, licensing requirements, insurance, utilities, taxes, financing, marketing, operating expenses and other factors. Buyers should independently verify licensing status, transferability, zoning, financial assumptions, lease terms and all property information during due diligence.

Source: Current LoopNet listing and seller-provided assumptions, accessed August 2026.