

Mariposa Valley Assisted Living

321 Glenwood Ave
Ventura, CA 93003



4-Bed, 1,220 Sq-Ft Assisted Living Facility
\$785,000

Tom Buenger / Jesus Camacho 805-985-1007 - info@buengerinc.com

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Commercial Real Estate, Inc.

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Property:

- 1,202 Sq-Ft Single Family Home
- 4-bed, 2 Bath with Updated Finishes
- Attached 2-Car Garage & Large Driveway
- Air-Conditioned

Business:

- 4-Bed Assisted Living Facility
- Owner-Operated, 5-total employees
- Annual Gross Revenue of \$218,400
- Established business with client waiting list

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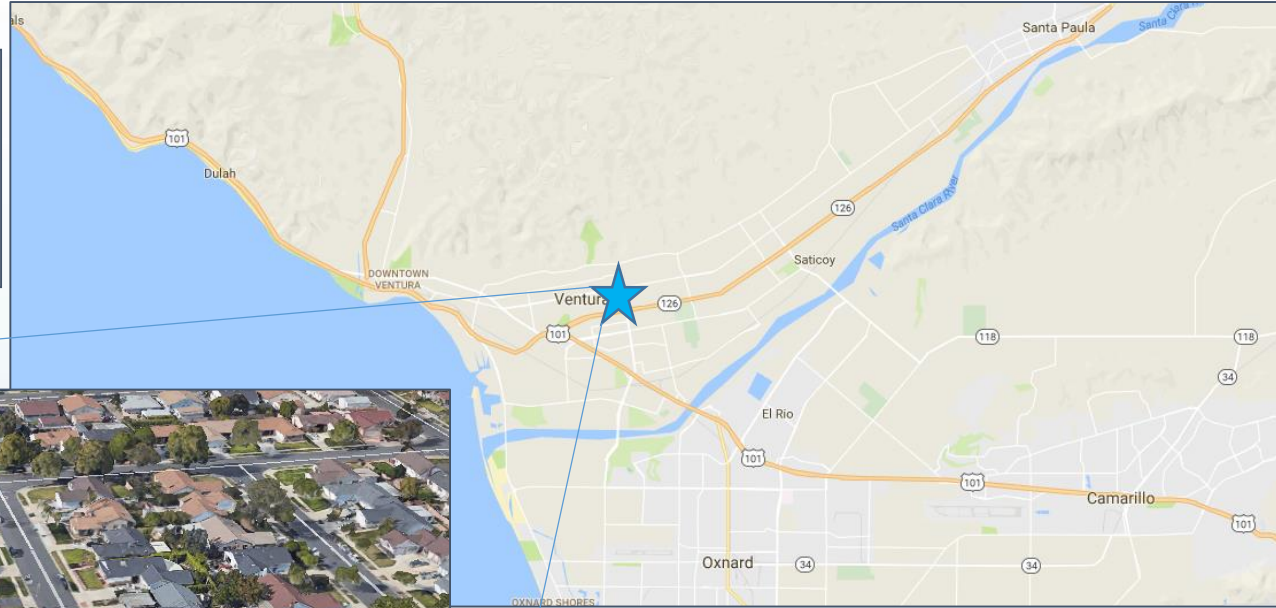
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(2016) 321 Glenwood Ave		
Income		
	Total	\$218,400
	(\$4,550/Bed/Month)	
Expense		
	Salaries & Wages	\$75,192
	Maintenance & Repairs	\$17,500
	Rents/Mortgage	\$30,448
	Office Expense	\$6,355
	Supplies	\$17,342
	Telephone	\$1,965
	Utilities	\$4,463
		\$153,265
Net		\$65,135
** Information provided by Seller and not verified, or guaranteed by Agent		

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Great Ventura location with easy
101-Fwy and CA-126 access. Close
to medical, schools, & retail.



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Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Brokers nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Brokers based on many assumptions and events over which the Brokers and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Brokers make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

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