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Approved for SBA! Lovely 6-Bed Residential Care Home for the Elderly with 2 Hospice Waivers. All private paying clients-Facility is at full capacity. Established for 10 years in this well-groomed neighborhood of Modesto, California. The facility is fully equipped and fully furnished for an easy transition to a new owner. Pride of ownership is very apparent when visiting this business. The 3 bdrm., 2 bath home, built in 2000 is also offered for sale at asking price of \$325K. If buyer prefers to lease, Owner okay with offering long lease. Some caregiver staff may be willing to stay on if new owner is interested.

Private Pay- 6 Bed Care Home -Property Available!



Recast Earnings

(Not Verified By Business Team)

	12 months Ended December 31 2015	12 Months Ended December 31 2014	12 Months Ended December 31 2013	12 Months Ended 12/31/2012
Sales	\$265,017	\$251,087	\$240,878	\$234,252
Adjusted Cash Flow	\$79,026	\$139,149	\$99,106	\$92,792

Operations

Number of Employees		Full Time	Part Time	Licenses Required
Non-Owners		0	3	Business License, Administrator License for RCFE
Owners		1	0	
Hours of Operation	24/7			

Price/Terms

Lease

Asking Price	\$180,000	Monthly Rent Including NNN	\$4,000
Down Payment	\$180,000	Expires	
Inventory (included)	\$0	Option	No
		Size (sq.ft.)	1922
Real Property Available	Yes	New Lease Available	Yes

Miscellaneous

Type of Organization	Sole Prop	Training	2 Weeks10 Hours
Reason for Sale	Moving from the area		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.