

**RECENTLY RENOVATED
ASSISTED LIVING FACILITY
INVESTMENT OPPORTUNITY**

\$3,900,000 Sale Price

Fountain Assisted Living Center

2260 E Brown Rd | Mesa, AZ 85213





Executive Summary

Commercial Properties Inc. presents a unique opportunity to invest in Fountain Assisted Living Center, a well-established facility in Mesa, Arizona, dedicated to providing affordable, competent, and compassionate care. The fully renovated, single-story building offers a comfortable and secure environment for seniors seeking assistance with daily life.

Key Highlights:

- Prime location on E Brown Rd with excellent visibility.
- Modern facility built with block construction and fire suppression sprinklers (completed in 2021 renovation).
- Licensed for 27 beds, with current occupancy of 19 residents (66% occupancy rate). 19 on-site parking spots for residents and visitors.
- Fully ADA accessible for residents with mobility limitations.
- Wide range of services including 24-hour care, home-cooked meals, daily activities, and more.

Investment Summary:

Sale Price: \$3,900,000

CAP Rate: 15.45%

With a strong commitment to resident care, this offering targets the expanding senior care market and provides a compelling investment opportunity.



Company Description

Fountain Assisted Living Center is a dedicated provider of compassionate and affordable senior care in Mesa, Arizona. Their mission is to create a safe and comfortable home environment where residents can maintain dignity, independence, and a high quality of life.

Services Offered:

- **Personalized Care:** Fountain Assisted Living Center offers 24-hour supervision by professional caregivers who work with residents to create individualized care plans.
- **Diverse Care Options:** They cater to a wide range of needs, including elder care and residents with special needs, offering short-term and long-term stays.
- **Comfortable Living:** Residents enjoy spacious floor plans, cozy common areas with fireplaces, and a secure, landscaped backyard for outdoor enjoyment.
- **Comprehensive Support:** Services include daily activities, nutritious home-cooked meals, laundry and linen services, private telephones, cable TV, WiFi access, and more.expanding senior care market and provides a compelling investment opportunity.



Company Links:

<https://harmonihome.com/>

5.0 ★★★★★ [3 Google Reviews](#)



Brochure



Activities Calendar



Stay in Contact



“ Everyone Deserves a Great Life at Fountain Assisted Living Center ”

Property Summary

Location	2260 E Brown Rd Mesa, AZ 85213
Building Size	±7,326 SF
Year Built	1974 (Fully Renovated 2021)
Lot Size	±0.81 Acres
Parcel	141-11-090
Zoning	OC, City of Mesa
Floors	1
Beds	27
Parking	19 Spaces
Construction	Block
ADA Accessible	Yes
Fire Suppression Sprinklers	Yes

Fountain Assisted Living Center is a beautifully renovated, single-story assisted living facility conveniently located within a residential neighborhood in Mesa, Arizona.

The property boasts modern amenities, ADA compliance, and a focus on both safety and comfort.

With a mix of private and semi-private rooms alongside comfortable common areas, the facility offers a welcoming and accessible environment for residents.



Location Overview



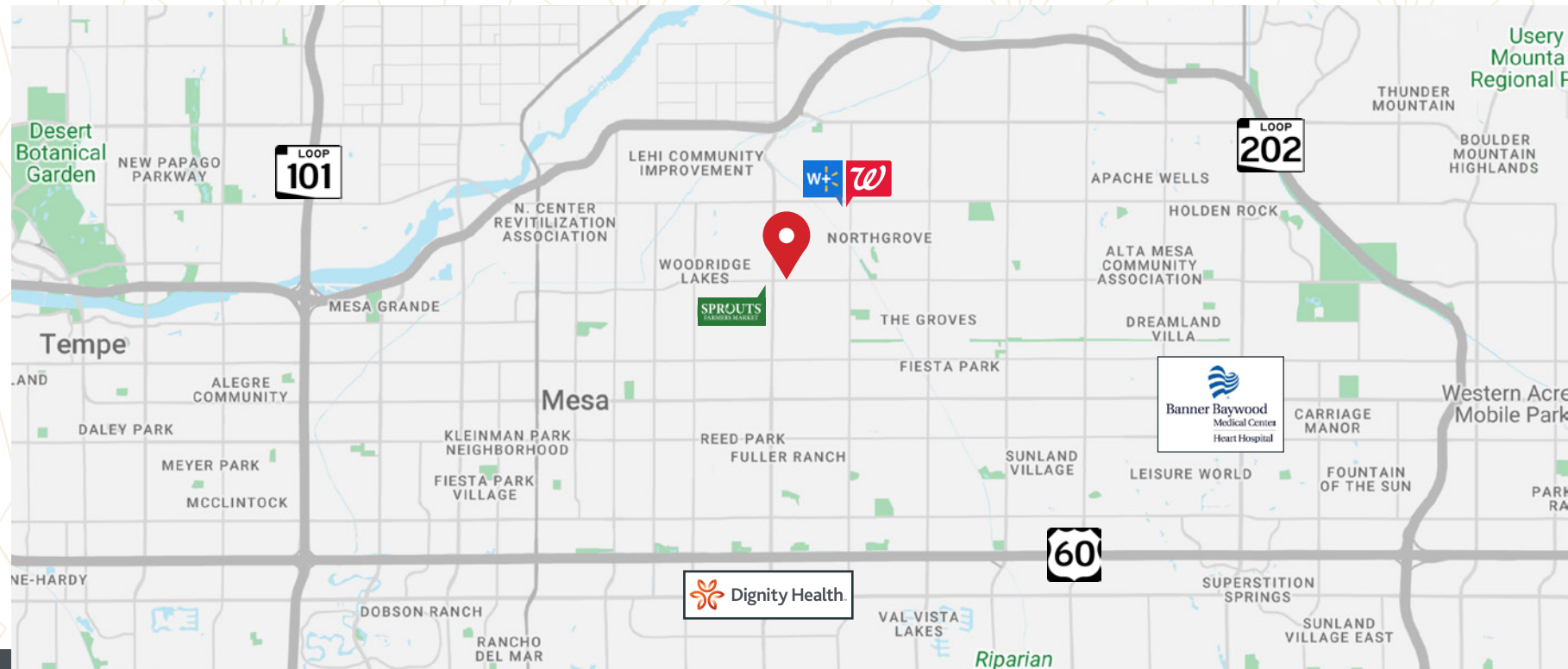
Fountain Assisted Living Center's Mesa location puts residents within close proximity to essential amenities. These include healthcare facilities like Banner Baywood medical Center (7.7 miles) and Dignity Health General Hospital Emergency Room (4.3 miles), urgent care clinics, and Brown Road Family Medicine right next door.



Pharmacies such as Walgreens and Walmart are less than a mile away, along with grocery stores like Sprouts Farmers Market and Walmart Neighborhood Market.



Residents can enjoy leisurely walks or outdoor activities at nearby Mountain View Park. The facility's residential setting provides a tranquil environment while ensuring easy access to all that Mesa has to offer.



Demographic Summary

Source - ArcGIS Business Analyst (5-Mile Radius)

Fountain Assisted Living Center is situated in an area with a substantial and growing senior population, with nearly one-fifth of residents within a five-mile radius being over 65. This demographic trend indicates a strong and increasing demand for senior care services. The median household income data reveals a diverse potential resident base, with varying levels of financial resources within the senior community. This information is crucial for tailoring pricing models and understanding the different support services that may be required by residents.



Senior-Citizen Profile



54,361
Population 65+



\$68,900
Median HH Income 65-74



18.9%
% Population 65+



\$50,192
Median HH Income 75+



+1.7%
Projected Increase in Population 65+ (2028)



11.9%
% Householders 65-74

15,970
Medicare Only

Medicare
Population 65+

10,072
Direct-Purch & Medicare

Knowing the number of residents with Medicare, Medicare and Medicaid (dual-eligible), Employer-funded coverage options, and those who may need to directly purchase supplemental plans allows for a clearer understanding of potential payment sources for assisted living services. This data is crucial for analyzing the target market and tailoring services to meet their specific needs.

5,751
Employer & Medicare

2,950
Medicare & Medicaid

Sale Comparables



	Property Name	Property Address	Sale Date	Land Area AC	Building SF	Year Built	Actual Cap Rate	Sale Price	Price Per SF	Beds	\$/Bed	Occupancy
★	Fountain Assisted Living Center	2260 E Brown Rd	-	0.81	7,325	1974	15.45%	\$3,900,000	\$532	29	\$134,482	66%
1	Ocotillo Place	3327 N Civic Center Plaza	5/1/2023	2.48	80,756	1973		\$9,620,000	\$119	120	\$80,167	
2	Olive Grove Assisted Living & Memory Care in Phoenix	3014 E Indian School Rd	7/1/2023	1.99	60,981	1982		\$10,100,000	\$166	115	\$87,826	85%
3	Mosaic Gardens Memory Care at Chandler	850 S Pennington Dr	3/29/2023	2.72	74,408	2014		\$8,200,000	\$110	84	\$97,619	
4	Mosaic Gardens Memory Care at Surprise	16465 N Parkview Pl	12/22/2022	2.78	36,706	2016		\$11,000,000	\$300	86	\$127,907	
5	Mosaic Gardens Memory Care at Scottsdale	9450 E Mountain View Rd	3/29/2023	2.79	35,311	2012		\$14,300,000	\$405	86	\$166,279	
6	Vineyard Park of Surprise	16650 N Stadium Way	10/17/2022	3.87	75,000	2017		\$17,600,000	\$235	90	\$195,556	48%
7	BridgeWater Assisted Living - Deer Valley	2641 W Union Hills Dr	10/13/2022	4.30	90,754	1987	12.50%	\$45,000,000	\$496	220	\$204,545	89%

SALE AVERAGES

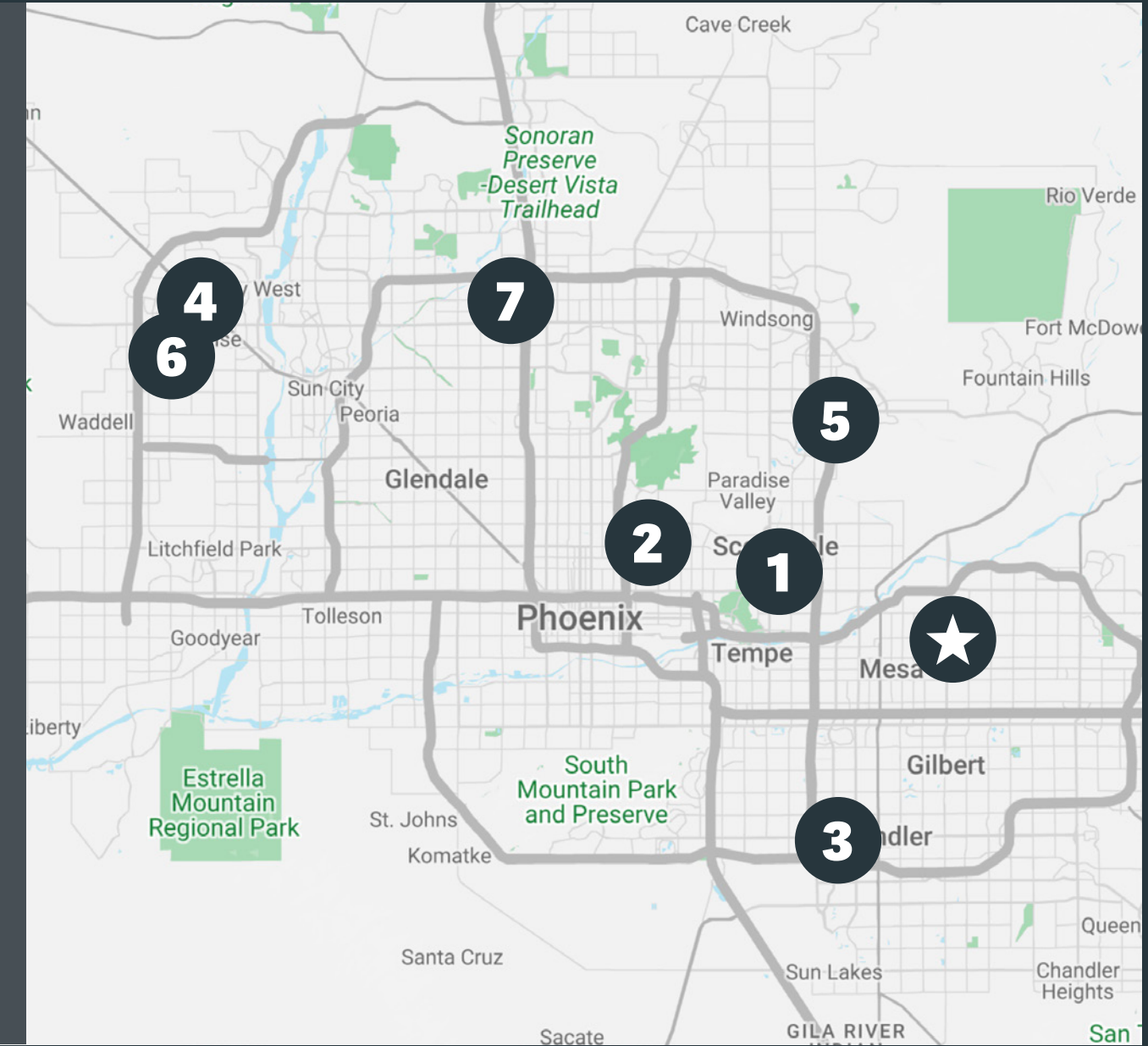
Subject Property Not Included in Averages

 **68,845 SF**
Building Size

 **\$261**
Price Per SF

 **\$137,128**
Price Per Bed

 **2000**
Year Built



Fountain Assisted Living Center

2260 E Brown Rd | Mesa, AZ 85213

For More Information, Please Contact
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