

**6 Bed RCFE and Home For Sale – Great Fountain Valley Location near hospitals,  
Medical services for seniors and freeways.**

**17207 Buttonwood St, Fountain Valley 92708**

**Real Estate - \$1,295,000**

**2,355 Square foot home on a 7,810 sq. ft. lot.  
6 Bedrooms 3 Bathrooms, 2 car att. garage  
Great layout with 5 resident rooms & 1 staff bedroom.**

**bedroom**

**Business - \$125K Business started in 2017**

**Facility is currently full with 6 residents.**

**Facility generates great income with 5 Private and 1 shared rooms**

**Has Dementia Waiver and Hospice Waiver for 3 residents**

**Monthly Gross Income when full = \$29,000+  
\$29,000 x 12 = \$348,000 yearly gross income**

**Monthly Expenses**

Phone/ Cable/ Internet \$ 350

Gas \$ 80 (seasonal)

Electric \$ 275 (varies)

Water/ Trash \$ 100

Gardener \$ 87

Annual Licensing fee (\$ 41.25 /month x12 mo.)

Groceries \$ 1,000

Repairs/Maint. \$ 100

Misc. Supplies \$ 50

Insurances: Hazard \$ 78 Professional Liability \$ 203

Payroll \$ 7,000 (have fewer caregivers due to beds not at capacity) Pay them \$120/day

Work. Comp \$ 0 (due to LLC)

**All Expenses minus R.E. payment = \$9,364** \*Real Estate payment will be estimated based on financing parameters

**Total monthly income \$27,385 - \$9,364 = \$18,021 net per month = \$216,252 net per year**

**Current Monthly Rents: \$27,385**

**1.) \$5850 (P) 4.) \$1,900\* (S)**

**2.) \$3960 (S) 5.) \$3675 (P)**

**3.) \$5700 (P) 6.) \$6,300 (P)**

**Facility currently has 6 residents:**

**\* This resident has been given notice to move out.**

NOTE: The above expenses do not include real estate debt. service. Real Estate debt service will be calculated after buyer provides loan information.

\*The above income and expenses were supplied by the seller and are deemed to be reliable, however were not personally verified by agent. All business financials will be verified during the escrow period.