

Prestige at Green Valley Assisted Living & Memory Units - 78 Units



Sale Price: \$13,900,000

Down Payment: \$140,404

Sale Date: 12/8/2014

Document Number: 2014-3420329

Year Built: 2000

Reference Number: 2296

Prestige at Green Valley Assisted Living & Memory Units - 78 Units

1175 South Abrego Drive

Green Valley, AZ 85614

County: Pima

Submarket: South



[Larger View](#)

Property Type: Speciality

Property Condition: Good

Construction: Frame & Stucco

Building Area: 39,812 sq. ft.

Land Area: 5.58/acre 243,065/sqft

Title Company: Other

Units: 78

Subdivision: Canoa Land Grant

Sec-Twp-Range: 23-T18S-R13E

Latitude: 31.853494

Price/Building SF: \$349

Land Price: \$2,491,039/acre \$57.19/sqft

Price/Unit: \$178,205

Longitude: -110.986674

[Google Map \(left-click here\)](#)

<http://maps.google.com?q=31.853494,-110.986674> - (or copy/paste from here)

Conditions of Deal: Bulk / Portfolio Sale, Investment Sale

Seller Green Valley Ventures LLC
c/o Prestige Care
7700 NE Parkway Dr #3300
Vancouver, WA 98662
800.476.9108

Buyer VTR Green Valley Assisted Living LLC
c/o Ventas Inc
353 N Clark Street Suite 3300
Chicago, IL 60654
877.483.6827

* Legal: 304-27-001X, CANOA LAND GRANT PTN LYG ELY & ADJ OF ABREGO DR & N OF CONTINENTAL RD 5.71 AC SEC 23-18-13 (RD HWY PLAN F A 868) (ABAND 7637/1051 RD 10884/668 RD 10892/1285)

* Use Code: 1946 (ASSISTED LIVING FACILITY 2 STY)

* Property consists of 60 assisted living beds and 18 memory care units (built 2000) a 39,812 SF building on 5.71 acres.

* Prestige Assisted Living at 1175 S Abrego Drive in Green Valley, Arizona changed hands for \$13.9 million (\$178,205 per

unit) in a portfolio of eight properties to Ventas, Inc. of Chicago, Ill. Prestige will continue to operate the facility under the name of Prestige Assisted Living of Green Valley.

* The Green Valley facility has 60 assisted care apartments and 18 memory care units. Surrounded by golf courses and pecan orchards. The community is conveniently located 25 miles south of Tucson and minutes away from Madera Canyon where sightings of rare Golden Eagles and Peregrine falcons are commonplace.

* Amenities include a beauty salon, garden and private dining rooms for gatherings with family and friends. Scheduled transportation is also included, but it's our events calendar full of fun activities within the community that might surprise you. From movie nights and happy hour to resident sing-alongs, we aim to help residents enjoy life and receive the personal care they need. We offer a selection of spacious studio, one- and two-bedroom apartments that feature kitchenettes with full-size refrigerators and microwave ovens, private baths with barrier-free showers, wall-to-wall carpeting, high-speed Internet and a 24-hour emergency call system. Green Valley also offers our Expressions Memory Care program for individuals with special needs caused by memory loss.

* Ventas, Inc. (NYSE: VTR) an S&P 500 company, is a leading real estate investment trust. Its diverse portfolio of more than 1,500 assets in the United States, Canada and the United Kingdom consists of seniors housing communities, medical office buildings, skilled nursing facilities, hospitals and other properties. Ventas provides management, leasing, marketing, facility development and advisory services to highly rated hospitals and health systems throughout the United States. More information about Ventas can be found at www.ventasreit.co

* We were unable to determine the aggregate price of the portfolio however, buyer reported that purchase price was determined based on an analysis of estimated aggregate cash flow of the total enterprise as a going concern and other factors rather than through a property by property valuation. Individual property price allocations were made based on investment and other criteria and include the real property, tangible and intangible property value. \$9,115,000 of the purchase price was allocated for personal property at the facility.

* Situs contact: 520.648.5583

List of Parcels

1. 304-27-001 County TR Transitional Zone

List of Photos

1. [1175 S Abrego Dr](#)

List of Attachments

1. [Add of Prop Value 20329a](#)

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