

SOLD

SENIORS CARE FACILITY

Chilliwack, B.C.

partnership.
performance.



**AVISON
YOUNG**

Intelligent
Real Estate Solutions

SENIORS CARE FACILITY

Chilliwack, B.C.

SALE PRICE

\$1,389,000

IMPROVEMENTS

The subject improvements consist of a custom built one and a half story wood frame single family residential converted in approximately 2004 with the following livable areas:

Main Floor	5,440 sq.ft. (approximate)
Second Floor	1,706 sq.ft. (approximate)
Basement	1,431 sq.ft. (approximate)
Total	8,577 sq.ft. (approximate)

CURRENT CONFIGURATION

15 Rooms

7 One bedrooms *

8 studios

* Can be converted to studio units

BUILDING FEATURES

- Cedar siding exterior
- Twin seal wooden-sash windows and glazing
- Cedar shake & asphalt shingle roof
- Fire alarm, heat & smoke detectors throughout
- Internal video monitor system
- Built in vacuum system
- Two gas-fired hot water boilers with 17 zones of control
- Vaulted Ceilings
- Cedar interior walls
- Electric chair lift
- Oak hardwood flooring
- Floor to ceiling stone fireplace
- Large commercial grade Kitchen

OPERATIONAL FEATURES

- Professional Staff
- Two meals per day
- Library
- TV Lounge
- Laundry Facilities
- Beauty and Barber Shop
- Games Room
- In house cleaning and Laundry
- Quiet Tranquil Setting
- A/C rooms and common area
- Dining Room
- Secured Garage
- Telephone outlet for each unit

LOT SIZE

The subject site consists of two bare-land strata lots (created at the time of conversion to a seniors facility). Lot 1 consists of 0.704 acres, and lot 2 consists of 0.303 acres for a total area of 1.007 acres or 43,865 square feet.

The site is irregular shaped residential property with approximately 218 feet frontage along the west side of Kenswood Drive, 116 feet along the north property line and 250 feet along the south property line equaling 13,433.07 square feet.

Projected Gross Rental Income (2007):	\$297,000
Housekeeping Income (Additional Laundry services):	\$8400.00
Projected Gross Income (2007):	\$305,400
Gross Expenses (2007):	\$169,054 (55% of gross income)
NET INCOME:	\$136,346

GROSS TAXES (2006):

\$4,945.46

CAPITALIZATION RATE:

9.8%

For more information please contact:

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