

For Sale | Business & Real Estate



Haciendas at Grace Village

2802 Corte Dios, Las Cruces NM 88011



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Listing Overview



Sale Price

Contact Broker

Lot Size

Haciendas @ Grace Village: 4.0 ± AC
Undeveloped Land: 7.4 ± AC

Property Type

Memory Care Assisted Living Facility

Number of Buildings

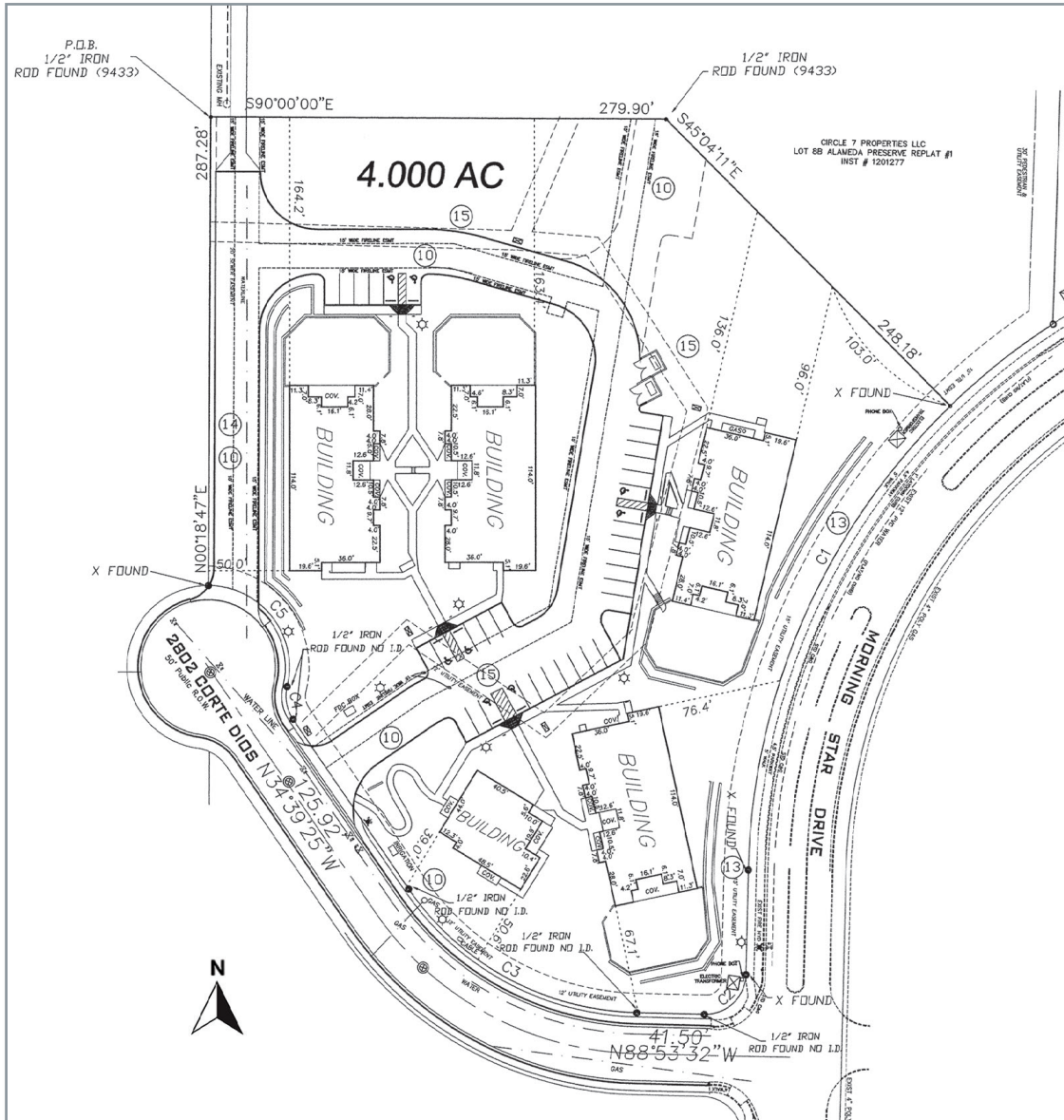
5 (1 admin; 4 secured resident)

- Sale includes business, buildings, and property as well as 7.4 ± acres of undeveloped land located next to the business property
- *Undeveloped land is entitled and zoned for expansion.*

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Survey (2802 Corte Dios)



* Lot lines are approximate; for visual aid only

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Haciendas at Grace Village

NAI 1st Valley



Located in the heart of Las Cruces, New Mexico, Haciendas at Grace Village is a well-established assisted living facility offering an exceptional investment opportunity. This unique property combines modern amenities, a serene environment, and a strong reputation for delivering compassionate care to its residents.

Business Highlights

- Founded in 2012
- 1:6 ratio of caregivers to residents (compared to the state standard of 1:15)
- 24-hour specialized care staff
- Winner of 2024 Mesilla Valley's Community Choice Award
(Category: Services - Assisted/Senior Living)

Services

- Specialized integrative care coordinated by clinical staff
- Certified dementia care practitioners and management on staff
- Medication assistance & hydration management
- Freshly prepared home-style food, with kitchens in each building
- Activities designed specifically for residents with Alzheimer's & other forms of dementia
- Spiritual & religious services
- Weekly housekeeping & linen services
- Laundry & daily tidy services
- All-inclusive pricing

Source: <https://www.gracevillagelc.com/>



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Property Overview



The property consists of a 48-unit memory care assisted living facility that is comprised of five standalone buildings. One building is dedicated to administrative offices and four secured resident buildings provide memory care assisted living.

Each of the resident buildings provide different levels of care, ranging from the lowest level in Building D to the highest level in Building A. Each resident building is licensed for 18-beds in 12-units to allow for double occupancy, but most units are arranged as private single-rooms.



Property Highlights

Zoning	PUD (Planned Unit Development)
Year Built	2012
Total Size	24,484 ± SF
Units	48

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Income and Expenses



	2023	YTD Sep 24	2024 Annualized
Total Income	2,969,895	2,509,760	3,346,347
Total Expenses	2,989,239	2,413,174	3,217,565
Net Operating Income	(19,344)	96,586	128,781
Add Backs			
Depreciation	86,453	-	-
Rent	660,000	509,850	679,800
Interest	2,115	801	1,068
Owner Draws	145,909	168,075	224,100
Health Insurance Owner	3,900	32,100	42,800
Total Add Backs	898,377	710,826	947,768
EBITA	879,033	807,412	1,076,549
Value @ 7% Cap Rate			15,379,276
Value of Additional Land Included with Sale (322,344 SF @ \$4.50/SF)			1,450,548
Total Value			16,829,824

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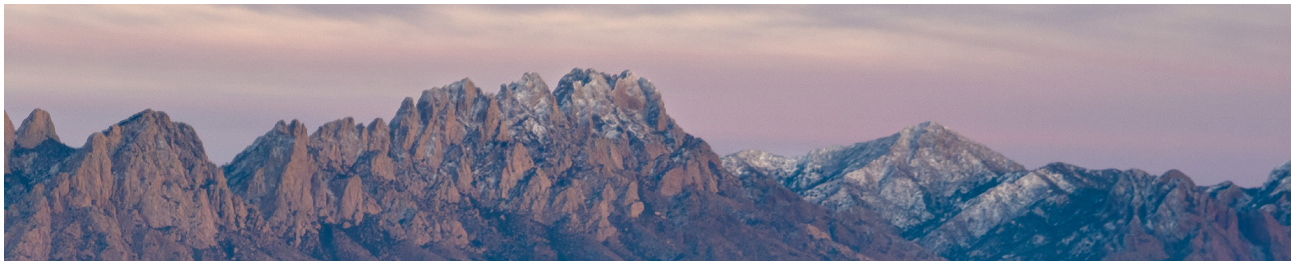
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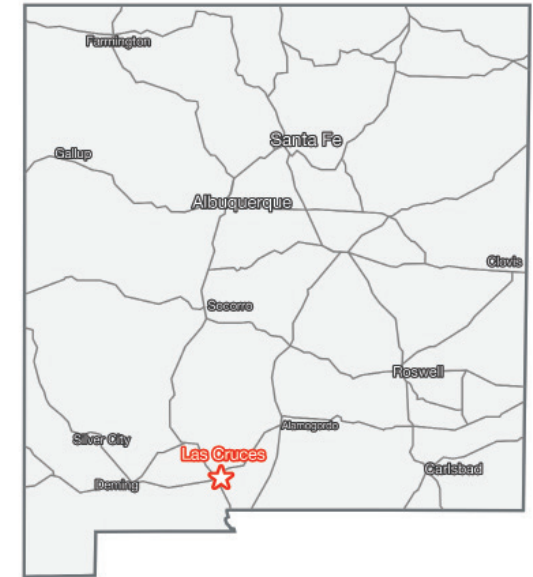
Location Overview

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022

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