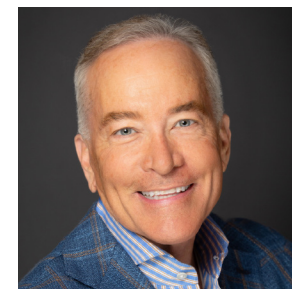


# SENIOR HOUSING

# NVC

National Valuation Consultants, Inc.

## NVC CONTACTS



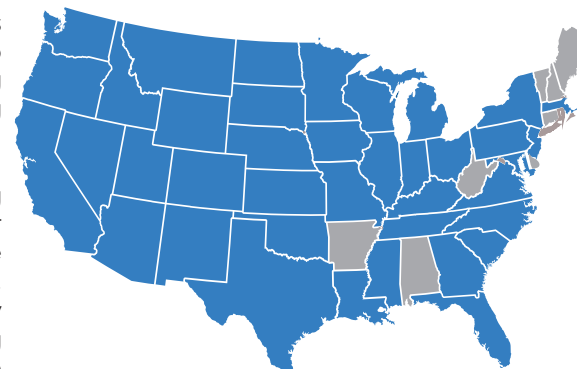
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With the growth of our country's senior population, there is an increasing need for facilities to accommodate their unique and varied housing needs. NVC's Senior Housing Group has extensive valuation experience that spans the entire continuum of care including independent living, assisted living/memory care, skilled nursing facilities, and Continuing Care Retirement Communities (CCRC) located throughout the country.

Appraisers analyzing this property type must possess an in-depth knowledge of "going concern" valuation and a comprehensive understanding of the market forces that impact senior housing. They must also be familiar with the underlying funding for these types of facilities via reimbursements through public programs including Medicare, Medicaid, HUD, and other local and federal government programs. Our staff's industry expertise has led to the award of numerous senior housing portfolio assignments including multiple contracts for the statewide valuation of skilled nursing facilities in both Colorado and Kentucky, which are utilized in setting the Medicaid daily reimbursement rate.

## NOTABLE PROJECTS

Kentucky Medicaid Appraisals  
Colorado Medicaid Appraisals  
Project Espresso  
Assisted Living Concepts  
Nine Facilities  
Franke Tobey Jones  
Destinations Alexander  
Frasier Meadows  
Harmony at West Shore  
Harmony at Brentwood (Proposed)  
Royal Oaks  
Williamsport Retirement Village  
Elan Santa Monica  
Primrose Retirement of Stillwater  
Villa Esprit  
Harmony at Hope Mills  
Meridian Santa Monica Portfolio  
The Academy  
Traditions at North Willow (Proposed)

Skilled Nursing 25,300 Beds  
Skilled Nursing 18,500 Beds  
Assisted/Skilled Nursing 3,901 Beds  
28 Assisted Living Assets 1,150 Beds  
Skilled Nursing 490 Beds  
CCRC/Congregated Care 490 Beds  
55+ Living 472 Units  
CCRC Facility 295 Units  
Independent/Assisted/Memory 193 Units/226 Beds  
Independent/Assisted/Memory 191 Units/208 Beds  
CCRC/Congregated Care 183 Beds  
Assisted/Skilled Nursing 170 Beds  
Assisted/Memory 109 Units/113 Beds  
Assisted Living 103 Units/Beds  
55+ Living 100 Units  
Assisted Living 88 Units  
Memory Care 57 Beds  
CCRC/Congregated Care 53 Units/10 beds  
Independent Living 50 Units

Statewide - KY  
Statewide - CO  
8 States  
9 States  
Calhoun County, IA  
Seattle, WA  
Las Vegas, NV  
Boulder, CO  
Harrisburg, PA  
Nashville, TN  
Phoenix, AZ  
Hagerstown, MD  
Albuquerque, NM  
Stillwater, OK  
Aurora, CO  
Fayetteville, NC  
Santa Monica, CA  
Boulder, CO  
Indianapolis, IN

## SENIOR HOUSING PRODUCT TYPES

- ◆ Independent Living
- ◆ Assisted Living
- ◆ Memory Care
- ◆ Skilled Nursing
- ◆ Age Restricted

