

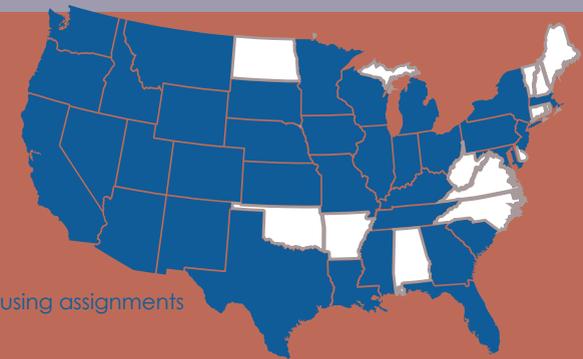
# NVC

National Valuation Consultants, Inc.

With the growth in our country's elderly population, there is an increasing demand for facilities to accommodate our seniors' unique and varied housing needs. NVC's Senior Housing/Healthcare Group has extensive experience in the valuation of senior housing properties located throughout the United States. Our expertise spans the entire continuum of care, including independent living, assisted living/memory care, skilled nursing facilities, and CCRC communities.

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 of these types of facilities via reimbursements through public programs including Medicare, Medicaid, HUD programs, and other local and federal government programs. In addition to our staff's expertise and access to leading nationally recognized senior housing data sources, NVC has a proprietary database that includes data and operating statements on thousands of properties nationwide.

## SENIOR HOUSING



\* NVC's recently completed senior housing assignments

### NOTABLE RECENT PROJECTS

**Project Espresso Portfolio** - Self-Contained appraisals of 47 skilled nursing and assisted living facilities located throughout IN, MI, MN, WI, OH, ID, WA, & OR

**Extencicare Portfolio** - Self-contained appraisals of 18 skilled nursing facilities located in WI, MI, OH, MN, & PA

**Senior Housing/Assisted Living Portfolio** - Self-contained appraisals of 24 facilities located in IN, MI, OH, PA, TX, & NE

**Minnesota Senior Housing Portfolio** - 11 assisted living facilities located throughout Northern Minnesota

**Frasier Meadows** - Continuing care retirement community in Boulder, Colorado comprised of 5 residential buildings including independent living, assisted living and skilled nursing facilities

**Shalom Cares** - 3-story skilled nursing facility and wellness center, 2-story building containing 60 independent living units, and 44 2-bedroom patio homes located on 26 acres of land in Aurora, Colorado

**State Medicaid Appraisals** - Valuation of 187 skilled nursing facilities located throughout Colorado and 256 facilities within the Commonwealth of Kentucky for the purpose of setting the Medicaid daily reimbursement rate. First awarded in the 1990s, both of these state-awarded multi-year contracts have been reengaged with NVC (most recently in 2014) for each subsequent contract period

**Senior Housing Valuation Management & Advisory Services** - Provide ongoing appraisal engagement and advisory services including third party appraisal reviews, insurable value estimates and debt valuation analysis on a portfolio of senior housing properties for a global investment management firm

### SENIOR HOUSING CONTACTS

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