

SENIOR HOUSING

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.



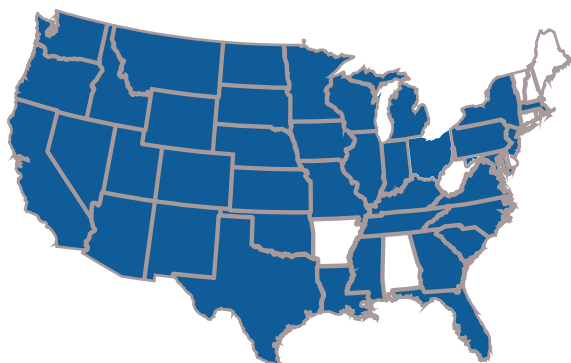
NOTABLE PROJECTS

Kentucky Medicaid Appraisals
 Colorado Medicaid Appraisals
 Project Espresso
 Assisted Living Concepts
 Destinations Alexander
 Frasier Meadows
 Harmony at West Shore
 Harmony at Brentwood (Proposed)
 Colorado Lutheran
 Williamsport Retirement Village
 Mountain Park Senior Living
 Shalom Park/Shalom Cares
 Elan Santa Monica
 Villa Esprit
 Elderwood Residences at Wheatfield
 The Center at Lowry
 Meridian Santa Monica Portfolio
 Traditions at North Willow (Proposed)

Skilled Nursing
 Skilled Nursing
 Assisted/Skilled Nursing
 28 Assisted Living Assets
 55+ Living
 CCRC Facility
 Independent/Assisted/Memory
 Independent/Assisted/Memory
 CCRC Facility
 Assisted/Skilled Nursing
 Independent/Assisted/Memory
 Skilled Nursing
 Assisted/Memory
 55+ Living
 Independent Living
 Skilled Nursing/Rehab
 Memory Care
 Independent Living

25,300 Beds
 18,500 Beds
 3,901 Beds
 1,150 Beds
 472 Units
 295 Units
 193 Units/226 Beds
 191 Units/208 Beds
 148 Units/208 Beds
 170 Beds
 139 Units
 135 Beds
 109 Units/113 Beds
 100 Units
 98 Units/99 Beds
 96 Beds
 57 Beds
 50 Units

Statewide - KY
 Statewide - CO
 8 States
 9 States
 Las Vegas, NV
 Boulder, CO
 Harrisburg, PA
 Nashville, TN
 Arvada, CO
 Hagerstown, MD
 Phoenix, AZ
 Aurora, CO
 Albuquerque, NM
 Aurora, CO
 Buffalo, NY
 Denver, CO
 Santa Monica, CA
 Indianapolis, IN



SENIOR HOUSING PRODUCT TYPES

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

NVC

National Valuation Consultants, Inc.

NVC CONTACTS



Matt Ansay, MAI
 President
 303.301.8001
 mansay@nvcinc.com



Jessica Ballou, MAI
 Vice President
 303.301.8051
 jballou@nvcinc.com



Bob Pielsticker
 Vice President
 303.301.8009
 bpielsticker@nvcinc.com