



Central Ohio Senior Housing Opportunity – Management, Lease, Development or Investment

This summary is sent to gauge your initial interest in a new proposed Senior Housing Project located in a higher income area in Central Ohio. Lawrence, Evans & Co., LLC is engaged by the land owner to assist in reviewing a potential senior housing project, which a market demand study suggests can support up to 130 units at \$5,500 per month.

If you are interested in the management, development, lease, acquisition, or development of such a facility, please contact Lawrence Evans for more information. Modifications to the facility plan and use can be considered including use as a memory care or skilled nursing facility. The land owner of the proposed site may contribute the value of the land as equity in the proposed development.

Market Overview

Primary Market – 1 facility with 48 ALF units providing different services at lower price points

Secondary Market – 6 facilities with 226 ALF units

Average occupancy rates in Primary and Secondary Markets is 97%

The Project Site sits in an affluent and growing community with an aging population.

Project Considerations

- Area demographics support demand for an Assisted Living facility
- Competition in the Primary and Secondary Market Areas is limited
- Extremely high average occupancy (97%) by nearby facilities

Please contact us at 614-448-1304 to discuss your possible involvement or in early 2014 for a full Confidential Information Package.

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