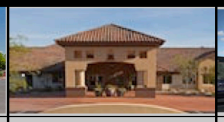
Competitive Market Analysis

PARKING SPACE COMPARISON

Updated: March 29, 2019

2019

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6	COMPARABLE 7	COMPARABLE 8	AVERAGE
										
Community	**Inspira Gateway**	**Copper Springs**	**Savanna House**	**Silver Creek Inn**	**Quail Park at Morrison Ranch**	**American Orchards**	**Generations at Argritopia**	**Sunrise at Gilbert**	**Canyon Winds**	
Primary or Secondary Competitor?	**NA**	**Primary**	**Primary**	**Primary**	**Primary**	**Primary**	**Secondary**	**Secondary**	**Outside PMA**	
Distance from Subject Property	0.0 miles	1.2 miles	1.2 miles	2.0 miles	3.0 miles	4.0 miles	5.2 miles	6.7 miles	11.4 miles	
Street Address	1825 South Old Greenway	3303 East Gary Way	1415 North San Beneto Drive	6445 East Baseline Road	3333 East Morrison Ranch Parkway	765 North Linsay Road	2811 East Agritopia Loop South	580 South Gilbert Road	2851 North Boulder Canyon	
City, State, Zip Code	Mesa, Arizona 85206	Gilbert, Arizona 85234	Gilbert, Arizona 85234	Mesa, AZ 85260	Gilbert, AZ 85296	Gilbert Arizona 85234	Gilbert, AZ 85296	Gilbert, AZ 85296	Mesa, AZ 85207	
Telephone	480-951-2222	480-832-7600	480-900-6815	480-565-5647	480-793-7000	480-887-0599	480-482-2000	480-632-9400	480-948-0700	
Website	www.pbbell.com	mmunities.com/Arizona/copper-spring	www.savannahouseseniorliving.com	rcommunities.com/senior-living/AZ/n	https://www.qpmorrisonranch.com	https://www.americanorchardsaz.com	https://livgenerationsagritopia.com	iorliving.com/communities/sunrise-c	https://canyonwindsretirement.com/	
Owner	P.B. Bell	Copper Springs Retirement Community	Acron Prevarioan Assisted Living	Koelsch Senior Communities	Living Care Lifestyles	Bee Hive Homes	Live Generations	Sunrise Senior Living		
Management Company	None	Resort Lifestyle Communities	Integral Senior Living	Koelsch Senior Communities	Living Care Lifestyles	American Orchards	IPA Agritopia	Sunrise Senior Living		
Year Opened	2020	2018	2018	2012	2018	2016	2014	2008	2018	
Age	-1 Years	1 Years	1 Years	7 Years	1 Years	3 Years	5 Years	11 Years	1 Years	
-Independent Living	57 IL	**128 IL**	Independent Licensed	Independent Licensed	Independent Licensed	Independent Licensed	Independent Licensed	67 IL	126 IL	**95 IL**
-Assisted Living	34 AL	No Assisted iving	74 AL		83 AL	53 AL	74 AL	51 AL	60 AL	**61 AL**
-Memory Care	30 MC	No Memory Care	42 MC	40 MC	32 MC	45 MC	48 MC	26 MC	32 MC	**37 MC**
Number of Units	**121 Units**	**128 Units**	**116 Units**	**40 Units**	**115 Units**	**98 Units**	**122 Units**	**144 Units**	**218 Units**	**138 Units**
Licensed Beds	102 Licensed Beds	none	135 Licensed Beds	67 Licensed Beds	115 Licensed Beds	120 Licensed Beds	138 Licensed Beds	102 Licensed Beds	Unknown	**111 L.B.'S**
Levels	3 floors	3 floors	2 floors	1 floors	2 floors	1 floors	2 floors	3 floors	3 floors	
Parking Spaces	**125 Spaces**	**154 Spaces**	**88 Spaces**	**34 Spaces**	**72 Spaces**	**46 Spaces**	**80 Spaces**	**73 Spaces**	**220 Spaces**	**127 Spaces**
Parking Ratio	**1.03:1**	**1.20:1**	**0.76:1**	**0.85:1**	**0.63:1**	**0.47:1**	**0.66:1**	**0.51:1**	**1.01:1**	**0.93:1**
Type of Construction	Type VA	Type VA	Type VA	Type VA	Type VA	Type VA	Type VA	Type V	Type V	
Parking Type	on-grade	on-grade	on-grade	on-grade	on-grade	on-grade	on-grade	on-grade	On-grade	