

Senior Housing & Care: By the Numbers

Colorado = Lots of Boomers, Few Seniors

Year	Younger Old Age 60-69	Older Old Age 80+
2017	947,991	175,235
2027	1,239,529	276,204

Source: The Highland Group, Inc.

Skilled Nursing Facility Penetration, Colorado, Long Range Trend

Census Year (December 31)	Age 75+ Individuals	Statowide SNF Census	Percent of Age 75+ in SNF
1994	156,976	17,558	11.19%
1995	162,435	17,716	10.91%
1996	167,751	missing	missing
1997	173,075	missing	missing
1998	178,854	17,144	9.59%
1999	185,028	17,087	9.23%
2000	191,508	17,296	9.03%
2001	194,393	17,114	8.80%
2002	196,917	16,913	8.59%
2003	200,202	16,732	8.36%
2004	204,693	16,750	8.18%
2005	208,345	16,875	8.10%
2006	213,829	16,793	7.85%
2007	218,695	16,790	7.68%
2008	227,244	16,593	7.30%
2009	233,314	16,571	7.10%
2010	245,574	16,344	6.66%
2011	247,075	16,067	6.50%
2012	254,298	16,170	6.36%
2013	264,802	16,116	6.09%
2014	274,179	16,344	5.96%
2015	281,989	16,444	5.83%
2016	291,926	16,721	5.73%

Source: The Highland Group, Inc. Demography Section, Colorado Department of Local Affairs, Colorado Department of Public Health and Environment, Health Facilities Division Census Reports December 31, 1994-December 31, 2016

Opened/Under Construction: 2012-2017

Property Type	Opened in 2012	Opened in 2013	Opened in 2014	Opened in 2015	Opened in 2016	Under Construction/Opening in 2017	Total 2012-2017
Subsidized Senior Apartments	401	138	426	229	490	414	2,098
Skilled Nursing	456	322	60	150	489	578	2,055
Assisted Living (non-memory)	240	390	168	312	499	996	2,605
High-Service Independent Living	469	208	214	169	69	648	1,777
Market-Rate Age-Qualified Rentals	120	86	266	328	157	268	1,225
Memory Care Assisted Living	183	267	422	277	367	483	1,999
Totals	1,869	1,411	1,556	1,465	2,071	3,387	11,759
Percentage Growth in Inventory	-	-25%	10%	-6%	41%	64%	

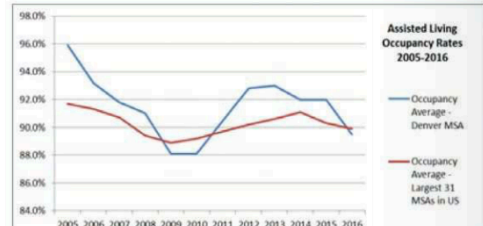
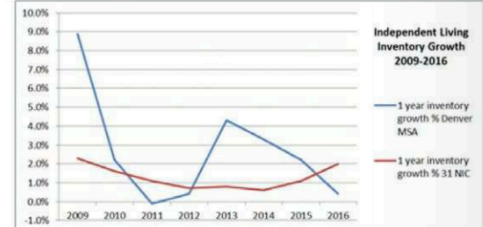
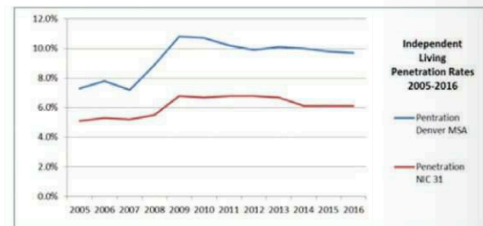
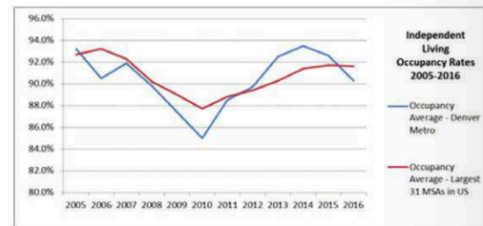
Source: The Highland Group, Inc.

Market Share: Colorado 2017

Type of Housing/Care Facility	Statowide Occupancy	Share of 65+ Households
All mixed-age housing	438,252	83.7%
All age-qualified and care facilities	85,469	16.3%
Subsidized Senior Apartments	21,172	4.0%
Skilled Nursing (all pay types)	16,878	3.2%
Assisted Living (non-memory)	13,830	2.6%
For Sale Homes/Age-Qualified (all types and prices)	17,046	3.3%
Independent Living (high service)	9,619	1.8%
Market-Rate 55+ Apartments	3,264	0.6%
Memory Care Assisted Living	3,658	0.7%

Source: The Highland Group, Inc.

Denver Metropolitan Area - Independent Living and Assisted Living: Inventory Growth, Occupancy Rates and Penetration Rate Trends, 2000 - 2016



Source: National Investment Center for Senior Housing and Care (www.nic.org) NIC MAP 4th Quarter Reports, 2005-2016

Seniors Housing and Care Property Openings in 2017 (as of 9/11/2017)

Colorado Springs Metropolitan Statistical Area								
Property Name	County	Total Units	For Sale	Apts.	Indep.	Assited	SNF	Memory
Assisted Living at the Springs	El Paso	15	0	0	0	15	0	0

Denver Metro Statistical Area								
Property Name	County	Total Units	For Sale	Apts.	Indep.	Assited	SNF	Memory
Mainstreet Capital - The Suites Fort Collins	Adams	100	0	0	0	0	100	0
Cherry Hills Assited Living	Arapahoe	85	0	0	0	56	0	29
Peregrine Landing	Arapahoe	40	0	0	0	0	0	40
Balfour at Stapleton	Denver	74	0	0	0	58	0	16
Mariposa Phase VII	Denver	45	0	45	0	0	0	0
VDA - The Meadows at Montbello	Denver	85	0	85	0	0	0	0
Erickson Living - Wind Crest Longs Ridge	Douglas	99	0	0	99	0	0	0
MorningStar at RidgeGate	Douglas	224	0	0	124	71	0	29
Accel at Golden Ridge	Jefferson	120	0	0	0	0	120	0
Ascent Living - Village at Belmar	Jefferson	156	0	0	60	72	0	24
Hidden Lake Homes - JCHA	Jefferson	72	0	72	0	0	0	0
Rocky Mountain Assited Living - Wheat Ridge	Jefferson	32	0	0	0	16	0	16

Other Colorado								
Property Name	County	Total Units	For Sale	Apts.	Indep.	Assited	SNF	Memory
Peregrine Landing - Glenwood Springs	Garfield	24	0	0	0	0	0	24
Affinity at Fort Collins	Larimer	161	0	161	0	0	0	0
Mainstreet Capital - The Suites Fort Collins	Larimer	93	0	0	0	23	70	0
Center at Foresight	Mesa	54	0	0	0	0	54	0
Highlands - GJHA	Mesa	64	0	64	0	0	0	0
Center at Park West	Pueblo	54	0	0	0	0	54	0
River Valley Inn	Rio Grande	60	0	0	0	0	60	0
Columbine Commons	Weld	34	0	34	0	0	0	0
Good Samaritan Society - Water Valley Resort Villa Townhomes	Weld	1	0	1	0	0	0	0

Source: The Highland Group, Inc.