

2026

Auburn, Alabama Market Analysis



Ernie Anaya, MBA

Bull Realty, Inc.

1/14/2026

MARKET ANALYSIS METHODOLOGY

This market demand analysis using a defined methodology is being conducted to examine a potential disposition of a 87.6% Occupied 49-Bed Assisted Living Facility in the Auburn, AL (Lee County) PMA (10-mile radius). Our analysis will show demand estimates for Assisted Living in the current year for the subject property, and five years from the current year.

DEFINITION OF TARGET GROUPS

The demand estimates will be based upon the quantity of four potential “target groups” who are likely users of senior housing. Analysis of these four target groups will provide four separate indications of demand for senior housing. We will then consider the indications from each of the four demand indications in deriving our demand conclusions. The target groups are as follows:

TARGET GROUP 1

Although most people entering senior housing are over the age of 80, some people between the ages of 65 and 80 do elect to live in senior housing. Therefore, the broadest potential target group for senior housing is people aged 65 and over. The number of persons 65+ is often considered in bed need methodologies adopted by various state health care planning agencies.

TARGET GROUP 2

The next potential “target group” typically examined in evaluating demand for senior housing is the number of households headed by a “householder” age 75 and over. Many senior housing residents fall into the 75+ age range.

TARGET GROUP 3

The next target group consists of the “age qualified” population that has adequate income to live in elderly housing. Many research firms are now considering \$75,000 to be the minimum “qualifying” income. Although research has shown that many seniors with lesser income levels can afford to reside in seniors housing due to having income from other sources or assets to spend down, \$50,000 is widely considered a benchmark for the private pay market. Thus, Target Group 3 consists of the number of households with income of \$75,000+ headed by a householder age 75+.

TARGET GROUP 4

Target group 4 consists of a group referred to in the industry as “adult children”. Children and/or other relatives of seniors generally play a significant role in the placement of a senior in a senior housing facility. Market areas where there are large concentrations of people in the 50-64 age group can often support significantly larger supply of senior housing than would be indicated through analysis of seniors already residing in the area. This is because the immigration of seniors into markets with large adult child populations is common. This phenomenon is largely since many elderly parents of the residents do not currently live near their children; they will be encouraged to do so as they age in place and require greater care. When frailty and dependence occur on the part of an aging parent, adult children frequently elect to move their loved one closer to them so that they can help attend to their needs more frequently. Thus, Target Group 4 is the number of people in the age 50-64 age bracket.

DISCUSSION OF ACHIEVABLE PENETRATION RATES

There are no industry standard definitions for penetration or capture rates. For this type of analysis, a penetration rate is the number of units or units of a specific type that should be demanded at market equilibrium within a given market area, divided by the number of persons or households of a specific type in the same market area. For example, if 100 units of assisted living should be demanded, and there are 1,000 persons aged 65+ that reside in the PMA, the indicated penetration rate is 10%.

In order to determine the appropriate penetration rates, we have relied upon the National Demand Estimates provided in *The Case for Investing in Seniors Housing and Long-Term Care Properties With Updated Projections*. Using the updated demand estimates in this study, national penetration rates are calculated in the table below. These penetration rates, derived from the most complete and authoritative study of national demand in existence, will be used as the basis for estimating demand in the subject’s market area. It should be noted that these estimates are for private-pay demand only. Demand for private and public pay accommodations are much higher. Thus, in some markets, higher penetration rates may be achievable. This will depend upon the availability of public funding.

DEMAND ASSUMPTIONS

To determine the potential need for a Senior Living program in each market, we will make four assumptions:

1. As indicated earlier, the probable extent of the Auburn PMA is assumed to be a 10-mile radius in and around the property site in Auburn, Alabama.
2. In addition to the prospects, we will expect to derive from the primary market itself, we will expect an achievable penetration by Target Group as follows:
 - 2.02% Achievable Penetration for Target Group 1 – Age 65+
 - 6.63% Achievable Penetration for Target Group 2 – Age 75+
 - 21.60% Achievable Penetration for Target Group 3 – Age 75+ earning above \$50,000 per year
 - 1.14% Achievable Penetration for Target Group 4 – Age 50 to 64

We then take an average of the four Target Groups we arrive at a projected demand for Senior Living units today, and 2030.

3. The Auburn facility is approximately 87.6% stabilized as of 2026, we will make population projections for determining whether there will be enough demand for the number of units to be utilized.
4. For estimating the need for additional Senior living units in the Auburn, AL PMA, we must deduct all the existing units operating within the same market as well as units under development that will be operating currently.

We will rely on these numbers in calculating the size of the prospect pool for Senior living care, in the enclosed spreadsheet.

DEMAND CALCULATION

The enclosed spreadsheet, Senior Living Unmet Demand, incorporates all the assumptions presented above to estimate the probable need for Senior Living units in the Auburn market, for both current and 2030. The spreadsheet first starts by estimating demand for Senior living in the Auburn PMA using our methodology described above and *ESRI Demographics*.

After deducting the existing inventory provided by the *Alabama Department of Public Health* for licensed facilities, we are left with the Unmet Demand for additional units.

The total demand is **338** Assisted Living beds today growing to **423** in 2030 in the PMA, a 24.14% increase. There is a total of **256** Assisted Living units (including subject property) within the 10-mile PMA with **0** units under construction.

As the model indicates, the Unmet Demand for Assisted Living units in the Auburn PMA totals **82** beds, growing to **167** units in 2030, an 103.65% increase.

PMA DEMOGRAPHICS – 10 MILE RADIUS

	55 to 64	65 to 74	75+
Average HHI	\$108,994	\$88,692	\$70,747
Average Net Worth	\$1,469,009	\$1,879,929	\$1,696,281

Average home value: \$361,052

Reference: ESRI

DISABILITY STATISTICS AGE 75+ IN BARTOW COUNTY

- Cognitive Difficulty (e.g., Alzheimer's): **12%**
- Ambulatory Difficulty: **32.2%**
- Self-Care: **11.1%**
- Independent Living Difficulty: **14.5%**

Reference: US Census American Community Survey

DISCLAIMER: While the information is deemed reliable, no warranty is expressed or implied. Any important information to you or another party should be independently confirmed within an applicable due diligence period.

Unmet Demand

PMA: 10-Mile Radius

2026 Income-Qualified Households

MARKET PENETRATION*** 3.53%

Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL
65+	2.020%	17,067	345
75+	6.630%	7,257	481
75+ \$75K+	21.600%	1,483	320
55 - 64	1.140%	18,112	206
		Mean	338

2030 Income-Qualified Households

Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL
65+	2.020%	19,750	399
75+	6.630%	9,101	603
75+ \$75K+	21.600%	2,176	470
55-64	1.140%	19,133	218
		Mean	423

		2026	2030
1.	SNF Calculated Market Potential	338	423
2.	Identified Competitive Units in Market Area **	256	256
3.	Identified Units under Construction in Market Area	0	0
4.	UNMET Assisted Living DEMAND [Line 1 - Line 2]	82	167

References:

* ESRI Demographics Data

** Alabama DPH

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Facility Name	Address Line 1	City	State	ZIP	County	Facility Type	Licensed Beds
Auburn Assisted Living	350 Samford Village Court	Auburn	AL	36830	Lee	Assisted Living Facility	65
Auburn Assisted Living at Dawson Corners	1700 Cox Rd	Auburn	AL	36832	Lee	Assisted Living Facility	70
Lakewood Senior Living of Smith, LLC	3020 Lee Road 430	Smiths Station	AL	36877	Lee	Assisted Living Facility	16
Morningside of Auburn	871 Twin Forks Avenue	Auburn	AL	36830	Lee	Assisted Living Facility	49
Summer Village Azalea Place	1601 Professional Parkway	Auburn	AL	36830	Lee	Assisted Living Facility	56
							256

Reference: AL DPH
Run Date: 8.18.2025

Age 50+ Profile

871 Twin Forks Ave, Auburn, Alabama, 36830
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 32.62595
 Longitude: -85.46351

Demographic Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Total Population	120,626	133,127	142,260	9,133	1.34%
Population 50+	30,820	35,179	38,883	3,704	2.02%
Median Age	28.7	29.8	31.1	1.3	0.86%
Households	48,595	54,486	58,863	4,377	1.56%
% Householders 55+	32.2%	32.7%	33.9%	1.2	0.72%
Total Owner-Occupied Housing Units	24,881	27,975	30,315	2,340	1.62%
Total Renter-Occupied Housing Units	23,714	26,511	28,549	2,038	1.49%
Owner/Renter Ratio (per 100 renters)	105	106	106	0	0.00%
Median Home Value	-	\$321,742	\$374,199	\$52,457	3.07%
Average Home Value	-	\$361,052	\$416,049	\$54,997	2.88%
Median Household Income	-	\$58,163	\$67,976	\$9,813	3.17%
Median Household Income for Householder 55+	-	\$59,166	\$72,208	\$13,042	4.06%

Population by Age and Sex						
Male Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	14,114	100.0%	16,341	100.0%	18,060	100.0%
50-54	2,708	19.2%	3,155	19.3%	3,342	18.5%
55-59	2,751	19.5%	2,892	17.7%	3,164	17.5%
60-64	2,477	17.5%	2,695	16.5%	2,733	15.1%
65-69	2,101	14.9%	2,484	15.2%	2,626	14.5%
70-74	1,830	13.0%	2,029	12.4%	2,349	13.0%
75-79	1,118	7.9%	1,603	9.8%	1,790	9.9%
80-84	619	4.4%	899	5.5%	1,247	6.9%
85+	510	3.6%	584	3.6%	809	4.5%

Female Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	16,706	100.0%	18,839	100.0%	20,824	100.0%
50-54	2,920	17.5%	3,298	17.5%	3,370	16.2%
55-59	2,973	17.8%	3,095	16.4%	3,430	16.5%
60-64	2,859	17.1%	2,977	15.8%	3,094	14.9%
65-69	2,565	15.4%	2,821	15.0%	2,947	14.2%
70-74	2,098	12.6%	2,476	13.1%	2,727	13.1%
75-79	1,379	8.3%	1,914	10.2%	2,264	10.9%
80-84	918	5.5%	1,193	6.3%	1,658	8.0%
85+	994	5.9%	1,065	5.7%	1,334	6.4%

Total Population	Census 2020		2025		2030	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total (50+)	30,820	25.6%	35,179	26.4%	38,883	27.3%
50-54	5,629	4.7%	6,453	4.8%	6,712	4.7%
55-59	5,724	4.7%	5,987	4.5%	6,594	4.6%
60-64	5,336	4.4%	5,672	4.3%	5,827	4.1%
65-69	4,666	3.9%	5,305	4.0%	5,573	3.9%
70-74	3,928	3.3%	4,505	3.4%	5,076	3.6%
75-79	2,496	2.1%	3,517	2.6%	4,054	2.8%
80-84	1,537	1.3%	2,091	1.6%	2,905	2.0%
85+	1,505	1.2%	1,649	1.2%	2,142	1.5%
65+	14,132	11.7%	17,067	12.8%	19,750	13.9%
75+	5,538	4.6%	7,257	5.5%	9,101	6.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

August 18, 2025

Age 50+ Profile

871 Twin Forks Ave, Auburn, Alabama, 36830
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 32.62595
 Longitude: -85.46351

2025 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	6,978	100%	6,219	100%	4,610	100%	17,807	100%
<\$15,000	1,070	15.3%	897	14.4%	670	14.5%	2,637	14.8%
\$15,000-\$24,999	474	6.8%	593	9.5%	584	12.7%	1,651	9.3%
\$25,000-\$34,999	499	7.2%	568	9.1%	551	12.0%	1,618	9.1%
\$35,000-\$49,999	582	8.3%	762	12.3%	672	14.6%	2,016	11.3%
\$50,000-\$74,999	760	10.9%	789	12.7%	649	14.1%	2,198	12.3%
\$75,000-\$99,999	783	11.2%	699	11.2%	544	11.8%	2,026	11.4%
\$100,000-\$149,999	1,140	16.3%	947	15.2%	514	11.1%	2,601	14.6%
\$150,000-\$199,999	768	11.0%	440	7.1%	193	4.2%	1,401	7.9%
\$200,000+	901	12.9%	523	8.4%	232	5.0%	1,656	9.3%
Median HH Income	\$77,610		\$57,307		\$45,184		\$59,166	
Average HH Income	\$108,994		\$88,692		\$70,747		\$92,018	

2030 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,389	100%	6,758	100%	5,782	100%	19,929	100%
<\$15,000	918	12.4%	851	12.6%	762	13.2%	2,531	12.7%
\$15,000-\$24,999	392	5.3%	528	7.8%	606	10.5%	1,526	7.7%
\$25,000-\$34,999	438	5.9%	543	8.0%	615	10.6%	1,596	8.0%
\$35,000-\$49,999	521	7.1%	763	11.3%	794	13.7%	2,078	10.4%
\$50,000-\$74,999	763	10.3%	848	12.5%	830	14.4%	2,441	12.2%
\$75,000-\$99,999	828	11.2%	786	11.6%	696	12.0%	2,310	11.6%
\$100,000-\$149,999	1,314	17.8%	1,151	17.0%	762	13.2%	3,227	16.2%
\$150,000-\$199,999	1,024	13.9%	574	8.5%	333	5.8%	1,931	9.7%
\$200,000+	1,192	16.1%	715	10.6%	385	6.7%	2,292	11.5%
Median HH Income	\$93,954		\$69,181		\$52,497		\$72,208	
Average HH Income	\$124,902		\$99,713		\$80,639		\$103,503	

Census 2020 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHs
Total	15,659	100.0%	32.2%
Owner Occupied Housing Units	11,740	75.0%	24.2%
Householder Age 55-64	4,749	30.3%	9.8%
Householder Age 65-74	4,321	27.6%	8.9%
Householder Age 75-84	2,059	13.1%	4.2%
Householder Age 85+	611	3.9%	1.3%
Renter Occupied Housing Units	3,919	25.0%	8.1%
Householder Age 55-64	1,901	12.1%	3.9%
Householder Age 65-74	1,160	7.4%	2.4%
Householder Age 75-84	569	3.6%	1.2%
Householder Age 85+	289	1.8%	0.6%

Data Note: 2025 household income represents an estimate of annual income as of July 1, 2025.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Net Worth Profile

871 Twin Forks Ave, Auburn, Alabama, 36830
 Ring: 10 mile radius

Prepared by Esri
 Latitude: 32.62595
 Longitude: -85.46351

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	120,626	133,127	142,260	9,133	1.34%
Median Age	28.7	29.8	31.1	1.3	0.86%
Households	48,595	54,486	58,863	4,377	1.56%
Average Household Size	2.37	2.35	2.33	-0.02	-0.17%

2025 Households by Net Worth			Number	Percent
Total			54,486	100.0%
<\$15,000			20,213	37.1%
\$15,000-\$34,999			4,024	7.4%
\$35,000-\$49,999			1,235	2.3%
\$50,000-\$74,999			2,003	3.7%
\$75,000-\$99,999			1,805	3.3%
\$100,000-\$149,999			2,880	5.3%
\$150,000-\$249,999			4,248	7.8%
\$250,000-\$499,999			6,103	11.2%
\$500,000-\$999,999			4,809	8.8%
\$1,000,000-\$1,499,999			2,337	4.3%
\$1,500,000-\$1,999,999			907	1.7%
\$2,000,000+			3,923	7.2%
Median Net Worth			\$71,458	
Average Net Worth			\$786,998	
Wealth Index			69	

2025 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	10,071	10,780	8,367	7,461	6,978	6,219	4,610
<\$15,000	7,118	5,414	2,899	1,671	1,548	952	610
\$15,000-\$34,999	933	883	751	650	400	268	139
\$35,000-\$49,999	191	356	228	168	115	134	43
\$50,000-\$74,999	147	584	366	316	170	239	181
\$75,000-\$99,999	143	450	333	265	266	161	187
\$100,000-\$149,999	203	682	452	454	483	361	246
\$150,000-\$249,999	435	850	642	709	515	584	512
\$250,000-\$499,999	864	883	1,056	940	797	779	784
\$500,000-\$999,999	30	534	796	1,114	727	910	698
\$1000000+	8	145	844	1,174	1,956	1,831	1,210
Median Net Worth	\$10,613	\$14,935	\$69,968	\$172,301	\$247,753	\$352,507	\$341,717
Average Net Worth	\$53,818	\$117,302	\$549,058	\$900,415	\$1,469,009	\$1,879,929	\$1,696,281

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

Table: ACSST1Y2024.S1810

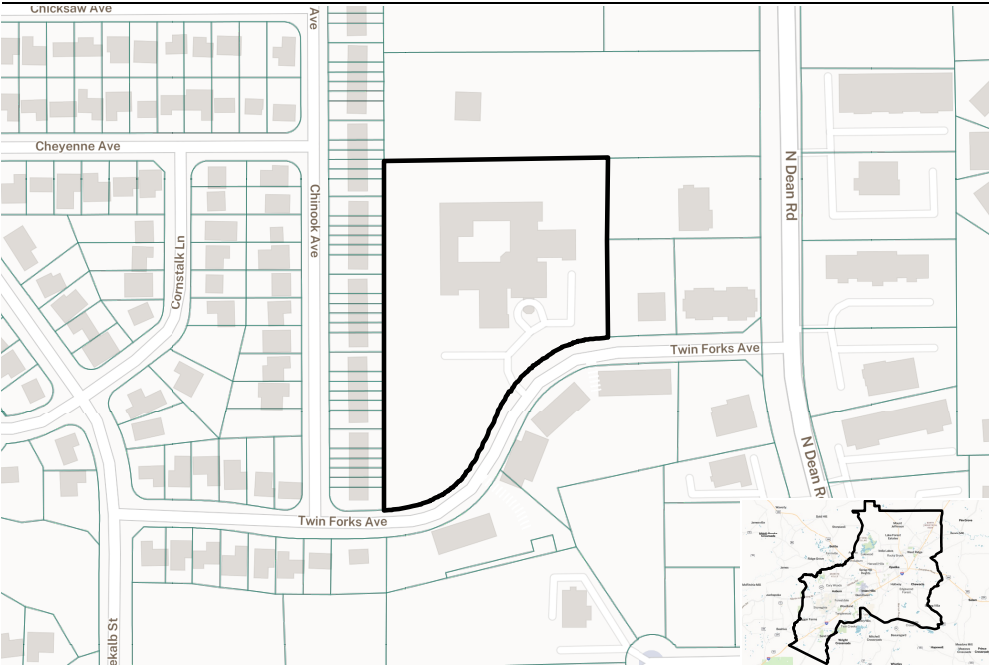
	Auburn city, Alabama					
	Total		With a disability		Percent with a disability	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total civilian noninstitutionalized population	83,255	±433	5,748	±1,666	6.9%	±2.0
DISABILITY TYPE BY DETAILED AGE						
With a cognitive difficulty	(X)	(X)	3,110	±1,147	3.9%	±1.4
Population 75 years and over	2,725	±903	327	±240	12.0%	±8.7
With an ambulatory difficulty	(X)	(X)	1,908	±787	2.4%	±1.0
Population 75 years and over	2,725	±903	878	±512	32.2%	±16.1
With a self-care difficulty	(X)	(X)	893	±557	1.1%	±0.7
Population 75 years and over	2,725	±903	302	±239	11.1%	±7.7
With an independent living difficulty	(X)	(X)	1,131	±571	1.7%	±0.9
Population 75 years and over	2,725	±903	395	±286	14.5%	±10.1

871 Twin Forks Ave, Auburn-Opelika, AL

https://app.regrid.com/us/al/lee/auburn-opelika/78842

Regrid

By Loveland Technologies · Dec 15, 2025



In: 36830, Census Tract 409.04, Auburn-Opelika, Lee County, Alabama

Lat/Long: 32.62606, -85.46358

Parcel Data Fields

Parcel ID:	29346	Zoning Description:	Comprehensive Develop
Owner Name:	MORNINGSIDE OF ALLP	Parcel Value Type:	APPRAISED
Parcel Address:	871 TWIN FORKS AVE	Improvement Value:	2348740.0
Zoning Type:	Planned	Land Value:	779200.0
Zoning Subtype:	Planned	Total Parcel Value:	3127940.0
Zoning Code Link:	https://static.auburnalabama.org/media/apps/www/planning/development-services/zoning-ordinance/2025-March-ZO.pdf		
Zoning Area ID:	18640356	Annual Tax Bill:	33781.32
Regrid Calculated Total Address Count:	1	Mailing Address:	PO BOX 3075
FEMA NRI Risk Rating:	Relatively Low	Mailing Address City:	MCKINNEY
Census Provided Unified School District:	Auburn City School District	Mailing Address State:	TX
Regrid Calculated Building Footprint Square Feet:	35395	Mailing Address ZIP Code:	75070-8182
Regrid Calculated Building Count:	1	Original Mailing Address:	{"mailadd":"PO BOX 3075","mail_city":"MCKINNEY"}
Precisely ID:	P00000I86PWL	5 Digit Parcel Zip Code:	36830
Placekey:	22k@8gn-kjr-c89	Book:	2161
USPS Delivery Point Validation:	V	Page:	59
Delivery Point Validation Codes:	YNNNN	Neighborhood Code:	AUB-C-CP
		Subdivision:	CENTRAL PK 3RD
		Latitude:	32.626057
		Longitude:	-85.463580
		Census 2020 Tract:	01081040904
		Census 2020 Block:	010810409043000
		Census 2020	010810409043

Codes:
Delivery Point Validation Notes:
Delivery Point Match Type: S
CASS Error Codes: A1
Residential Delivery Indicator: N
USPS Vacancy Indicator: N
USPS Vacancy Indicator Date: 2025-12-01

Land Use Code: 4000.0
Activity:
Land Use Code Description: Social, institutional, or infrastructure-related
Activity:
Land Use Code: 6000.0
Function:
Land Use Code Description: Education, public admin., health care, and other inst.
Function:
Housing Affordability Index: 116.0
Population Density: 4993.2
Population Growth (CAGR) past 5 years: 2.88
Population Growth (CAGR) next 5 years: 2.08
Housing Units Growth (CAGR) past 5 years: 2.99
Housing Units Growth (CAGR) next 5 years: 2.03
Median Household Income Growth (CAGR) next 5 years: 0.77
Median Household Income (current year): 55722.0

Distance to Transmission line: 0.0
Roughness: 3.0

Blockgroup:
Census Zip Code Tabulation Area: 36830
Deeded Acres: 4.46
County-Provided Acres: 4.46
PLSS Township: 019N
PLSS Section: Section 20
PLSS Range: 026E
Parcel: 0904201000204000
Future: MORNINGSIDE OF AL,LP
Pin: 29346

Parcels Owner: MORNINGSIDE OF AL,LP
Tax District: 2
Subdivision Code: SUB0945
Account: 20511
Regrid UUID: 054eed8c-e361-4632-b
Calculated Acres: 4.43736
Building Area: 3414
Area Building Definition: TOTAL AREA
Calculated Parcel Sq Ft: 193296
Number of Baths: 1.0
Number of Bedrooms: 43
Federal Qualified Opportunity Zone: No
Year Built Effective Date: 2004

Rating:
Highest Parcel Elevation: 223.21
Lowest Parcel Elevation: 211.44
InSite Score: Low
Parcel Address City: AUBURN
Parcel Address Zip Code: 36830-3263
Parcel Account Number: 20511
First Alternative Parcel ID: 0904201000204000
Zoning Code: CDD

SENIOR LIVING CONSTRUCTION COSTS

(Per Gross Square Foot)

WEITZ

WINTER 2025

The Cost Report accounts for labor and material difference between various cities, but DOES NOT account for special jurisdictional issues, special code requirements, hurricane and seismic requirements, local market competitiveness, and site logistic issues.

CITY INDEX OF 100

LYNCHBURG, VA
MID-LEVEL
CITY INDEX 86.8

	MID-LEVEL		HIGH-LEVEL			
	LOW	HIGH	LOW	HIGH		
Independent Living	\$238	\$289	\$281	\$360	\$207	\$251
Cottages	\$184	\$219	\$262	\$321	\$160	\$190
Assisted Living	\$277	\$353	\$362	\$450	\$240	\$306
Skilled Nursing	\$314	\$371	\$391	\$503	\$272	\$322
IL Commons	\$383	\$485	\$520	\$675	\$332	\$421
Under Building Parking	\$151	\$188	\$190	\$237	\$131	\$163
Sitework	Excluded		Excluded		Excluded	

*Costs are full burden and include general conditions, insurance, tax, bond and fee, but do not include site costs. *The above costs are based on a city index of 100. Each city carries a different index, for example: Lynchburg, VA has an index of 86.8 which translates to a cost range of \$207 - \$251 per sf for Independent Living; Philadelphia, PA has an index of 113.2 which translates to a cost range of \$270 - \$327 per sf for Independent Living. These indices coupled with local market conditions are essential when comparing overall pricing.

Mid-Level Projects: Generally are of wood-framed construction with standard amenities and finishes, and typically target the moderate income senior.

High-Level Projects: Generally are of steel or concrete construction with high-end luxury amenities and finishes, and typically target the higher income senior.

Senior Living Construction Costs Brief – Winter 2025

Enter your name and email to show a download link for The Weitz Company's

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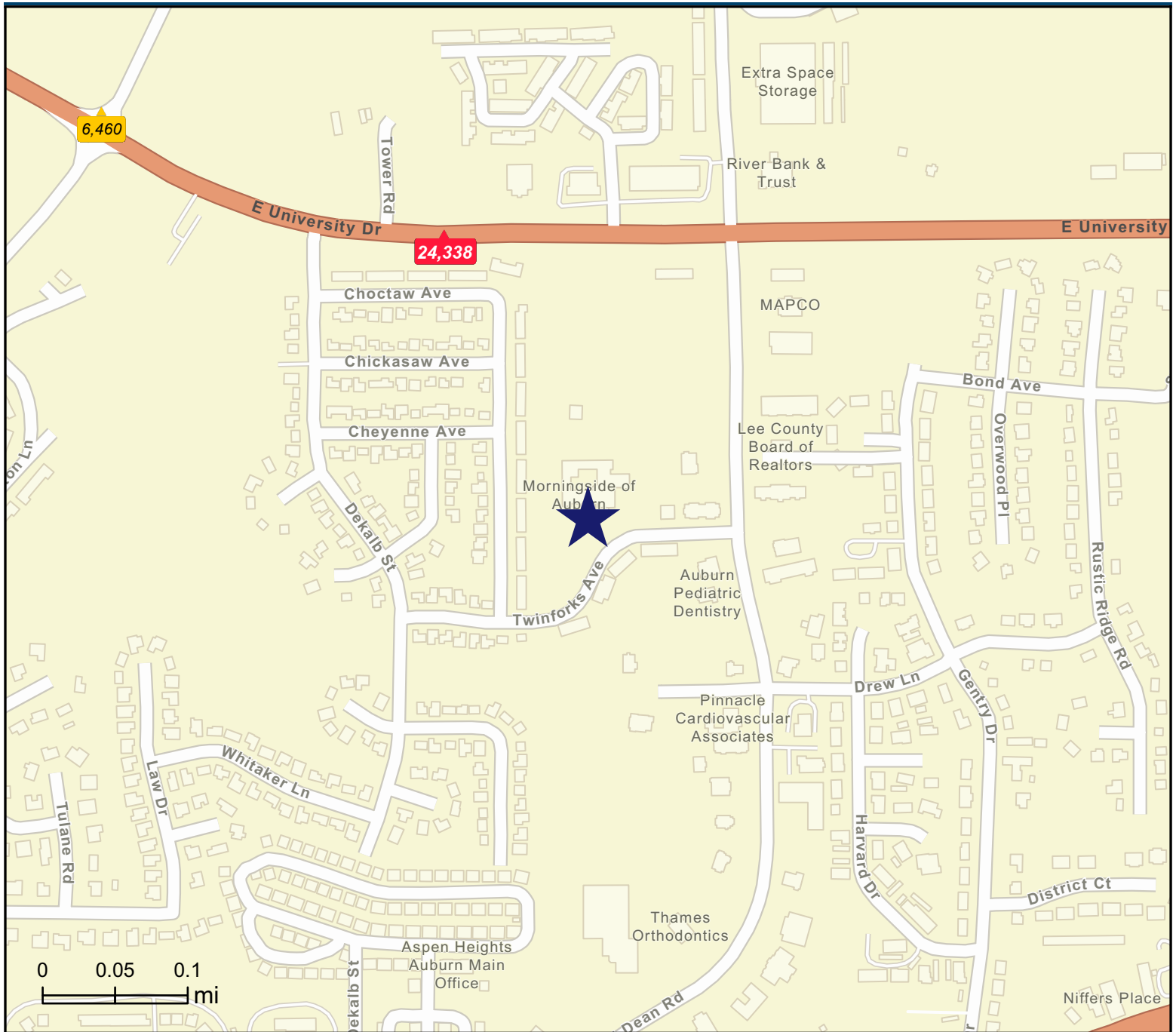
For more information, [please click here](#).

Agree

Traffic Count Map - Close Up

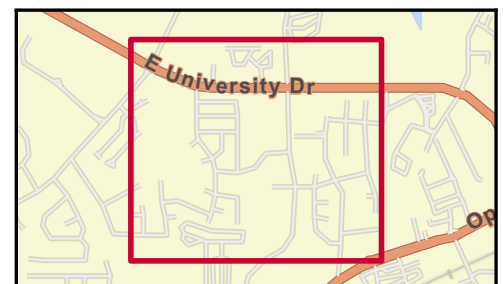
871 Twin Forks Ave, Auburn, Alabama, 36830
Rings: 10 mile radii

Prepared by Esri
Latitude: 32.62595
Longitude: -85.46351



Average Daily Traffic Volume

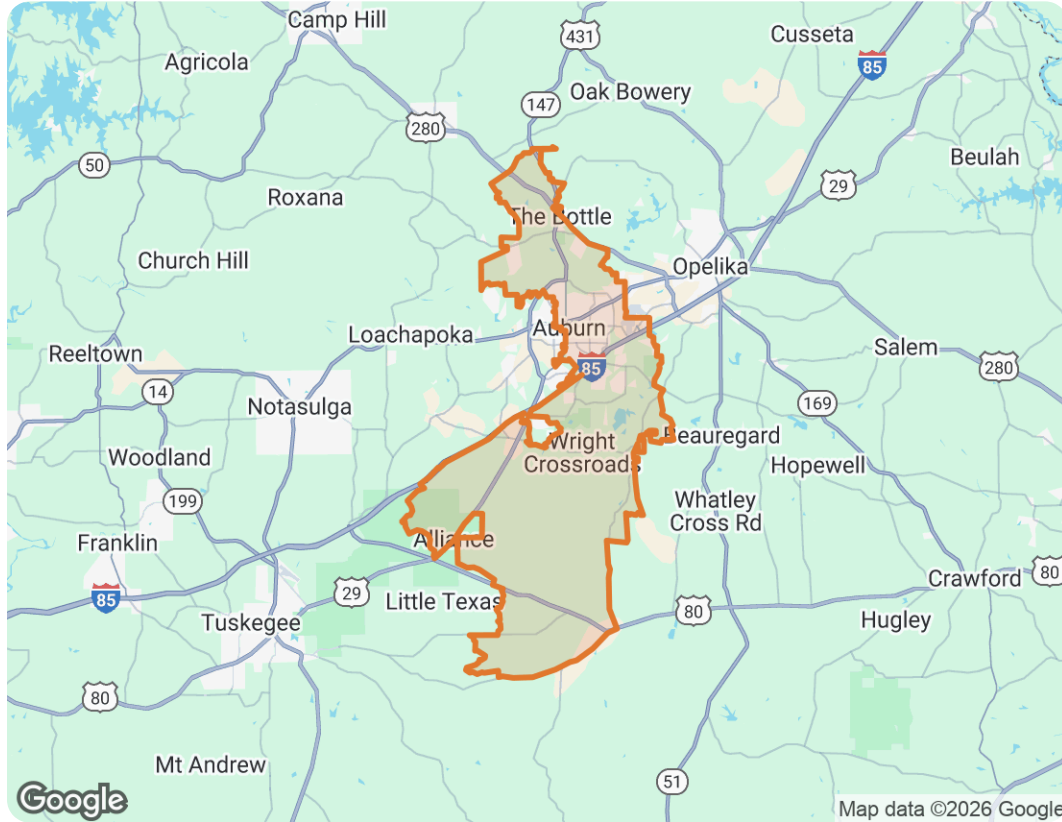
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

August 18, 2025

Auburn, AL 36830



Ernie Anaya, MBA

Pres., Senior Housing & Behavioral Health Group

Georgia Real Estate License #356482

South Carolina Real Estate License #93244

📞 Work (800) 804-2855 x130 | 📞 Mobile (678) 283-0136

📠 (404) 876-7073

✉️ eanaya@bullrealty.com

🌐 <https://www.bullrealty.com>





Auburn, AL 36830

Trade Area Summary

Attribute Summary for Auburn, AL 36830

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$68,686	30.2	52,449	College Towns
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

<div>LIFE MODE - What are the people like that live in this area?</div> <div> Scholars and Patriots</div> <div>Highly mobile, recently moved to attend school or serve in military</div>	<div>URBANIZATION - Where do people like this usually live?</div> <div> Metro Cities</div> <div>Affordable city life, including smaller metros, satellite cities</div>
---	--

Top Tapestry Segments	College Towns	Dorms to Diplomas	Boomburbs	Professional Pride	Old and Newcomers
% of Households	3,738 (17.0%)	3,549 (16.1%)	2,280 (10.4%)	2,254 (10.3%)	1,931 (8.8%)
Lifestyle Group	Scholars and Patriots	Scholars and Patriots	Affluent Estates	Affluent Estates	Middle Ground
Urbanization Group	Metro Cities	Metro Cities	Suburban Periphery	Suburban Periphery	Metro Cities
Residence Type	Multi-Unit Rentals; Single Family	Multi-Unit Rentals	Single Family	Single Family	Single Family; Multi-Units
Household Type	Singles	Nonfam HHs w/ 2+ Persons	Married Couples	Married Couples	Singles
Average Household Size	2.06	2.09	3.14	3	2.1
Median Age	26	21.8	37.2	42.4	39.7
Diversity Index	65.4	64.3	73.2	57.1	62.9
Median Household Income	\$49,000	\$27,300	\$152,300	\$176,700	\$60,300
Median Net Worth	\$14,500	\$9,700	\$745,900	\$1,181,100	\$93,900
Median Home Value	\$309,500	\$303,100	\$541,500	\$605,700	\$282,500
Homeownership	26.2%	8.1%	81.7%	90.3%	48.6%
Employment	Professional or Services	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	Some College No Degree
Preferred Activities	Go out to the movies and out for drinks. Popular activities: backpacking, Pilates, and Frisbee.	Socializing, having fun, and learning new things are valued. Participate in sports go out to bars for drinks.	Physical fitness is a priority. Own the latest devices.	Own latest tablets, smartphones and laptops. Upgrade picture-perfect homes.	Strong sense of community volunteer for charities. Food features convenience, frozen and fast food.
Financial	Limited incomes result in thrifty purchases	Carry a balance on credit cards so they can buy what they want	Highest rate of mortgages	Hold 401(k) and IRA plans/securities	Price aware and coupon clippers, but open to impulse buys
Media	Use the Internet for social media, blogging, watch movies and TV.	Use a computer for just about everything	Own, use latest devices	Avid readers; epicurean, sports, home service magazines	Features the Internet, listening to country music and read the paper
Vehicle	Prefer vehicle with good gas mileage	Vehicles are just a means of transportation	Prefer late model imports, primarily SUVs.	Own 3 or more vehicles	View car as transportation only

Auburn, AL 36830

Consumer Segment Details

About this segment

College Towns

Ranked
1st
dominant segment
for this area

In this area
17.0%
of households fall
into this segment

In the United States
0.9%
of households fall
into this segment

Who Are They?

About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, schoolwork, news, social media, and entertainment. College Towns residents are all about new experiences, and they seek out variety and adventure in their lives.

Neighborhood

- These are nonfamily households with many students living alone or with roommates for the first time.
- This segment is a mix of densely developed student housing and dorms with local residences.
- Off-campus, low rent apartments comprise half of the housing stock.
- Over three-quarters of the households are renter occupied, with one in ten remaining vacant.
- One-third of homes are single family; mostly occupied by local residents who own their homes.
- This market is bike and pedestrian friendly.

Socioeconomic Traits

- Limited incomes result in thrifty purchases.
- Dress to impress with the latest fashions of the season.
- Strong preference for environmentally friendly products and vehicles that get good gas mileage.
- Heavily influenced by celebrity endorsements and trends in magazines.
- Most feel anything that can be done online is easier than in person.

Market Profile

- Own laptops/notebooks and video game systems.
- Prefer to watch movies and TV programs online; but do watch some TV like MTV2, ESPNNews, ESPN2, and Comedy Central.
- Use the Internet for social media connections, blogging, paying bills, and searching for jobs.
- Have cell phones only (no landlines) and enjoy customizing them.
- Popular activities: backpacking, Pilates, and Frisbee.
- Go out to the movies and out for drinks.

Auburn, AL 36830

Consumer Segment Details

About this segment

Dorms to Diplomas

Ranked
2nd
dominant segment
for this area

In this area
16.1%
of households fall
into this segment

In the United States
0.5%
of households fall
into this segment

Who Are They?

On their own for the first time, Dorms to Diplomas residents are just learning about finance and cooking. Frozen dinners and fast food are common options. Shopping trips are sporadic, and preferences for products are still being established. Many carry a balance on their credit card so they can buy what they want now. Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends. They are looking to learn life lessons inside and outside of the classroom. This is the first online generation, having had lifelong use of computers, the internet, and cell phones.

Neighborhood

- Mix of dorms, on-campus and off-campus housing cater to young renters.
- Off-campus householders are commonly students living alone or with roommates; average household size is 2.22.
- More than 80% of the housing are apartments; many older homes in town have been converted into multifamily living units.
- With limited parking on campus, many walk, bike, or car pool to class.
- Less than one in ten homes are owner occupied.

Socioeconomic Traits

- This is the youngest market with half of the population aged 20–24.
- Impulse buyers who experiment with different brands.
- Often purchase trendy clothes on a budget.
- Vehicles are just a means of transportation, economy and environmental impact are factors in purchases; used, imported subcompact cars are a popular choice.
- Socializing, having fun, and learning new things are valued.
- Always connected; their cell phone is never out of reach.

Market Profile

- Going to the movies, out to bars for drinks and maybe a game of billiards are common activities.
- With little experience cooking, fast food and frozen dinners are the “go-to” choices.
- Rely on Internet shopping to express appearance and fashion preferences; hair color and teeth whiteners are commonplace.
- Mobile devices provide access to all the latest music.
- Active on and off campus, residents participate in many sports and activities like Frisbee, bowling, weightlifting, jogging, and yoga.
- Use a computer for just about everything including news, entertainment, shopping, blogging, social media, TV, movies, and homework.

Auburn, AL 36830

Consumer Segment Details

About this segment

Boomburbs

Ranked
3rd
dominant segment
for this area

In this area
10.4%
of households fall
into this segment

In the United States
2.0%
of households fall
into this segment

Who Are They?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas. Young families are married with children; average household size is 3.25. Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5%. Primarily single-family homes in new neighborhoods, 66% built since 2000. Median home value is \$350,000. Lower housing vacancy rate at 3.7%. The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines.

Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates. High labor force participation at 71.3%; most households have more than two workers. Longer commute times from the suburban growth corridors have created more home workers. Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time. Financial planning is well under way for these professionals.

Market Profile

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans. This is one of the top markets for the latest in technology, from smartphones to tablets to internet connectable televisions. Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling. Enjoy gardening but more often contract for home services. Physical fitness is a priority, including club memberships and home equipment. Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks. Residents are generous supporters of charitable organizations.

Auburn, AL 36830

Consumer Segment Details

About this segment

Professional Pride

Ranked
4th
dominant segment
for this area

In this area
10.3%
of households fall
into this segment

In the United States
1.6%
of households fall
into this segment

Who Are They?

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school-age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of \$1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

Neighborhood

- Typically owner-occupied, single-family homes are in newer neighborhoods: 67% of units were built in the last 20 years. Neighborhoods are primarily located in the suburban periphery of large metropolitan areas. Most households own three or more vehicles; long commutes are the norm. Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off. Families are mostly married couples (almost 80% of households), and nearly half of these families have kids. Their average household size, 3.13, reflects the presence of children.

Socioeconomic Traits

- Professional Pride consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses. These consumers are willing to risk their accumulated wealth in the stock market. Most have a preferred financial institution, regularly read financial news, and use the internet for banking transactions. Residents are goal oriented and strive for lifelong earning and learning. Life here is well organized; routine is a key ingredient to daily life.

Market Profile

- These frequent travelers take several domestic trips a year, preferring to book their plane tickets, accommodations, and rental cars via the internet. Residents take pride in their picture-perfect homes, which they continually upgrade. They shop at Home Depot and Bed Bath & Beyond to tackle the smaller home improvement and remodeling tasks but contract out the larger projects. Hire housekeepers or professional cleaners. Residents are prepared for the ups and downs in life; they maintain life insurance; homeowners and auto insurance; as well as medical, vision, dental, and
- rescription insurance through work. They are actively investing for the future; they hold 401(k) and IRA retirement plans, plus securities. Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on internet shopping; Amazon.com is a favorite website. Consumers find time in their busy schedules for themselves. They work out in their home gyms, owning at least a treadmill, an elliptical, or weightlifting equipment. They also visit the salon and spa regularly. All family members are avid readers; they read on their smartphones, tablets, and e-readers but also read hard copies of epicurean, home service, and sports magazines. Residents, both young and old, are tech savvy; they not only own the latest and greatest in tablets, smartphones, and laptops but actually use the
- features each has to offer.

Auburn, AL 36830

Consumer Segment Details

About this segment

Old and Newcomers

Ranked

5th

dominant segment
for this area

In this area

8.8%

of households fall
into this segment

In the United States

2.3%

of households fall
into this segment

Who Are They?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

Neighborhood

- Metropolitan city dwellers.
- Predominantly single households, with a mix of married couples (no children); average household size lower at 2.12.
- 55% renter occupied; average rent is lower than the US.
- 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

Socioeconomic Traits

- An average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 32% of households are currently receiving income from Social Security.
- 31% have a college degree, 33% have some college education, 9% are still enrolled in college.
- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are comfortable with the latest technology.

Market Profile

- Residents have a strong sense of community. They volunteer for charities, help fund raise, and recycle.
- They prefer cell phones to landlines.
- Entertainment features the Internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper.
- Vehicles are basically just a means of transportation.
- Food features convenience, frozen and fast food.
- They do banking as likely in person as online.

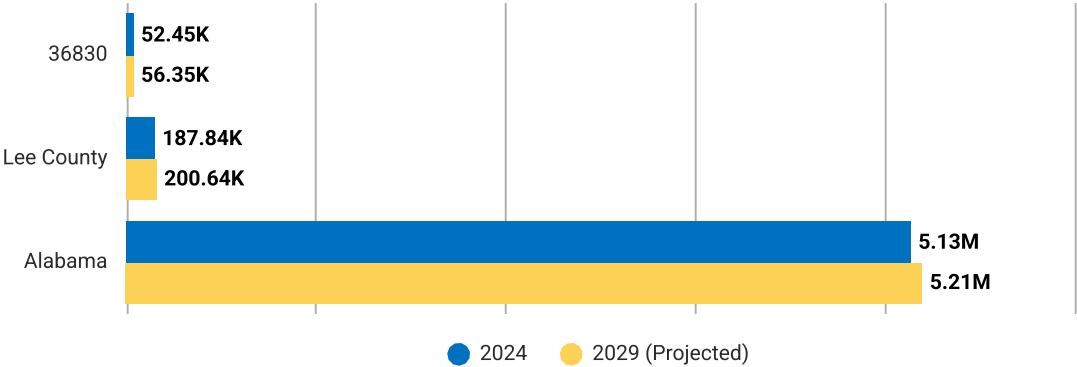
Auburn, AL 36830

Population

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

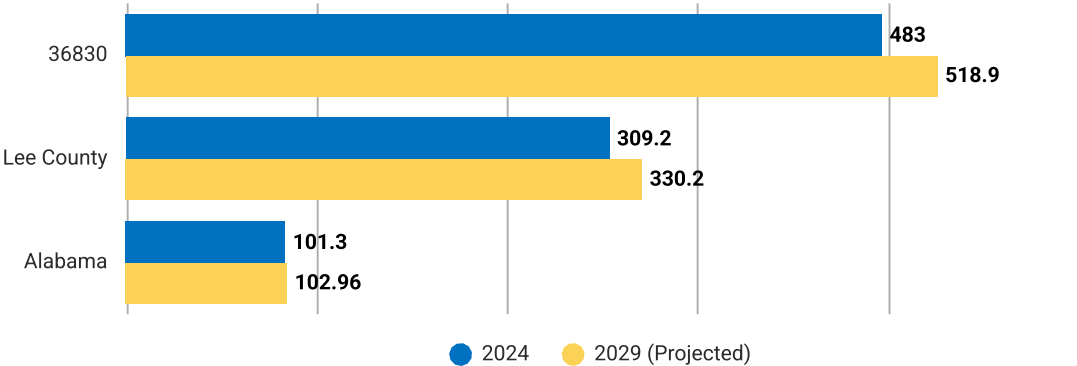
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

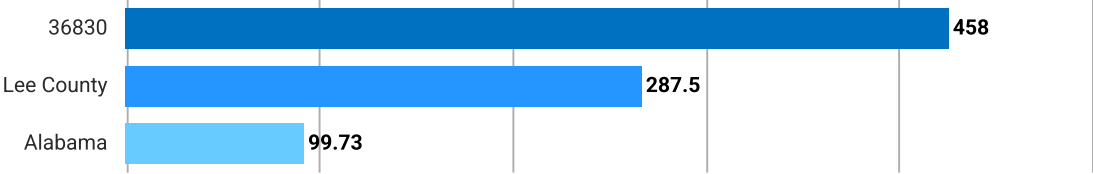
This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Auburn, AL 36830

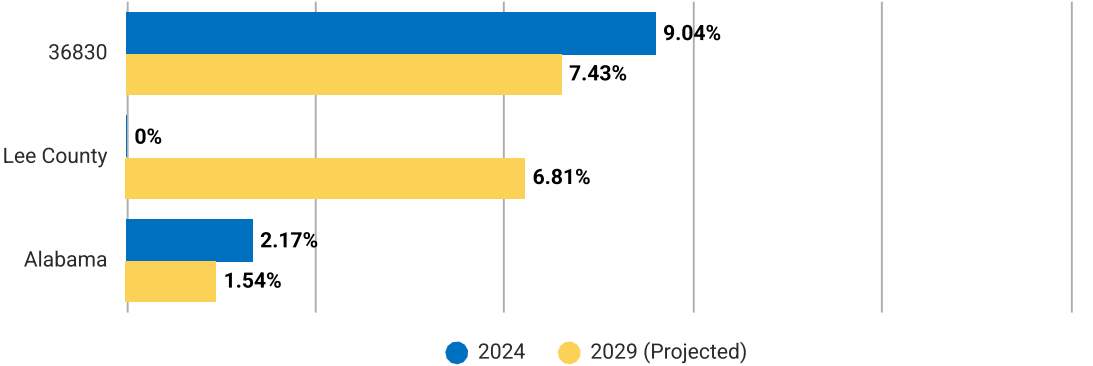
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



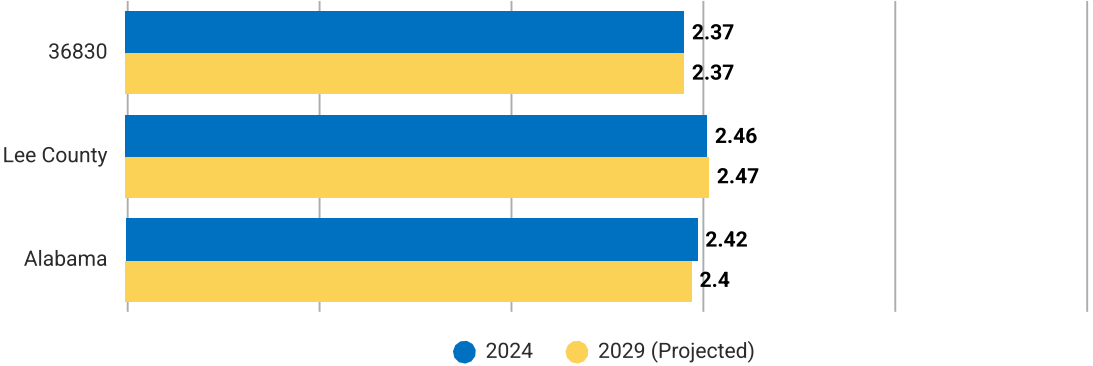
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



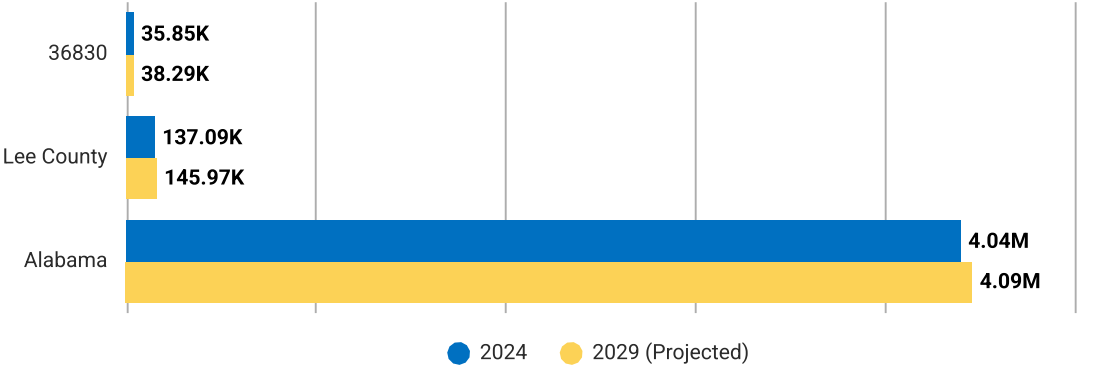
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



Population Living in Family Households

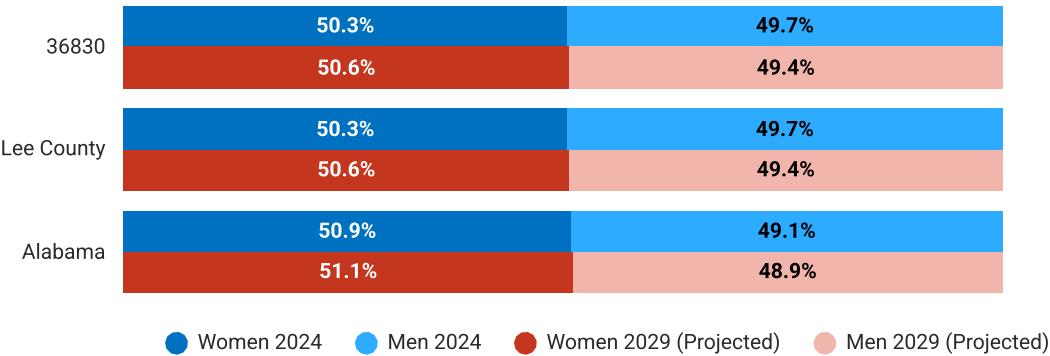
This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Auburn, AL 36830

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



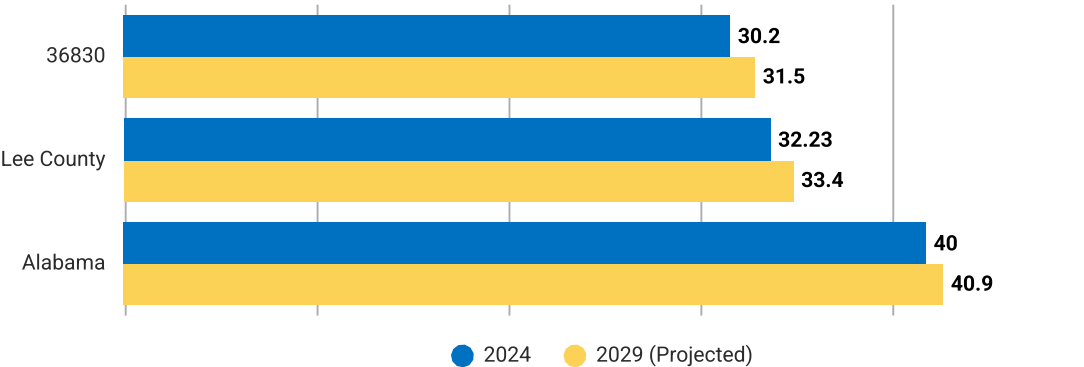
Age

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Median Age

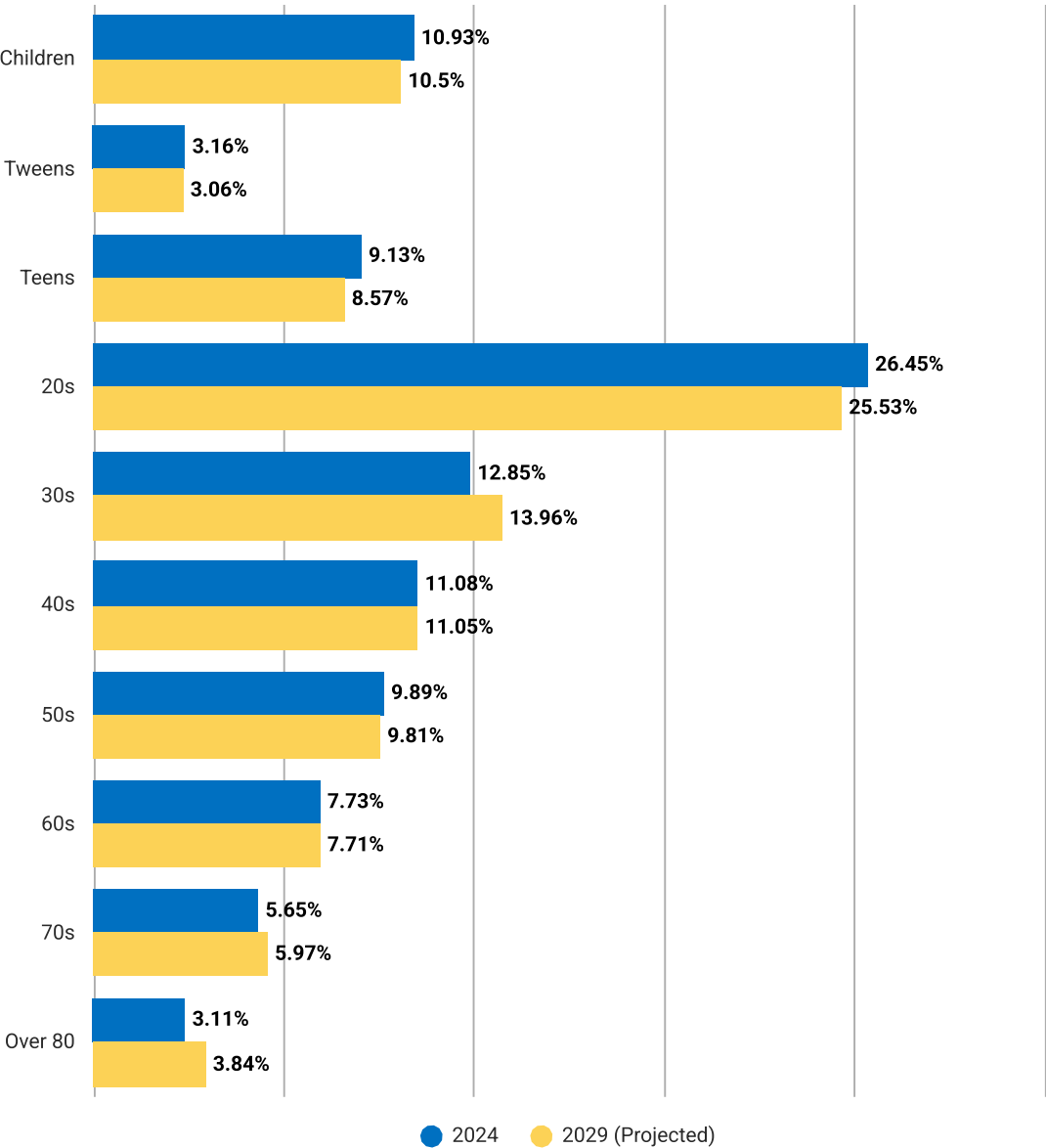
This chart shows the median age in an area, compared with other geographies.



Auburn, AL 36830

Population by Age

This chart breaks down the population of an area by age group.



Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Auburn, AL 36830

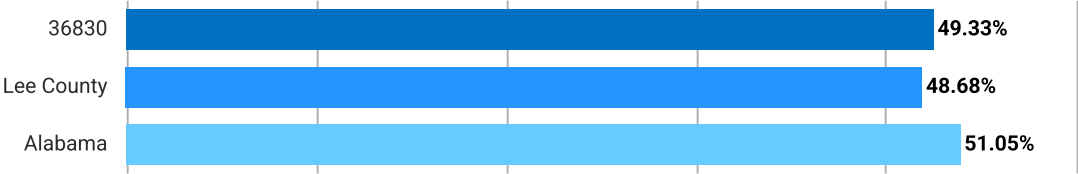
Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



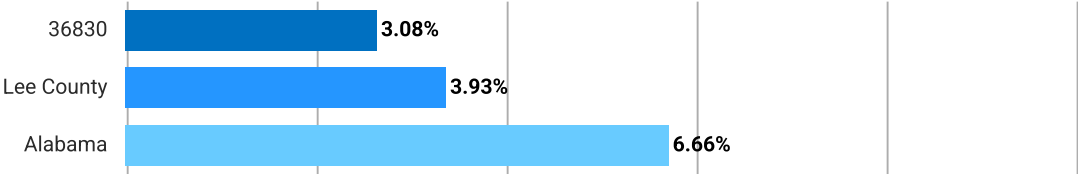
Married

This chart shows the number of people in an area who are married, compared with other geographies.



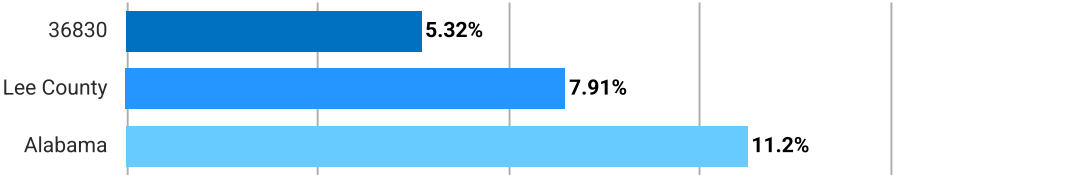
Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



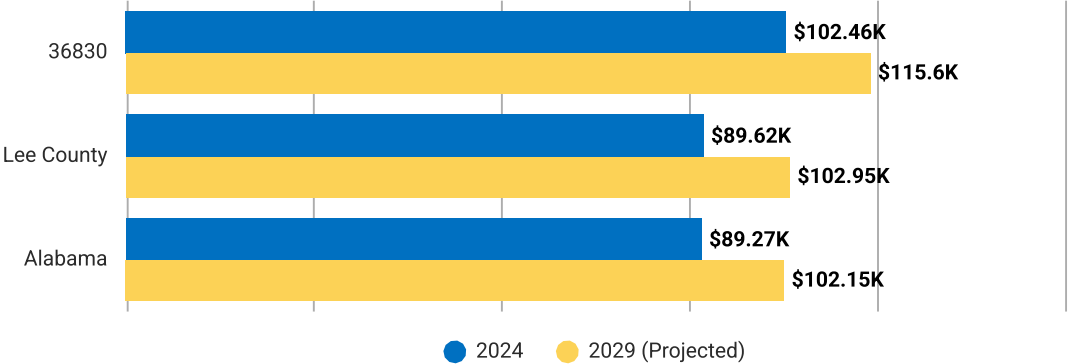
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Average Household Income

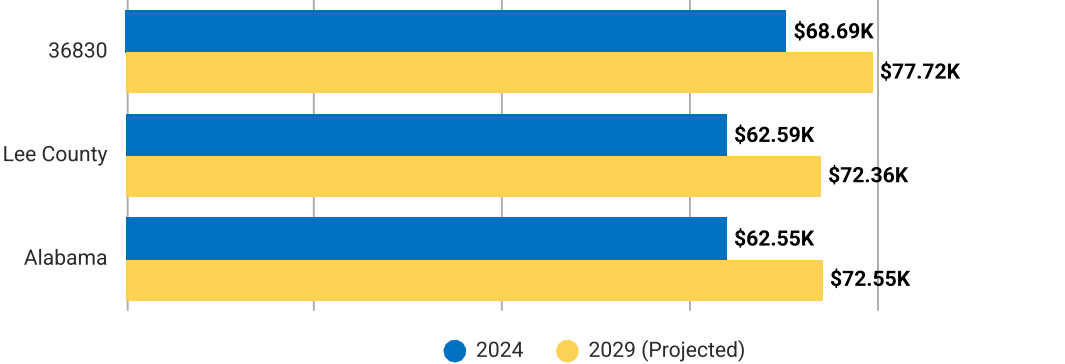
This chart shows the average household income in an area, compared with other geographies.



Auburn, AL 36830

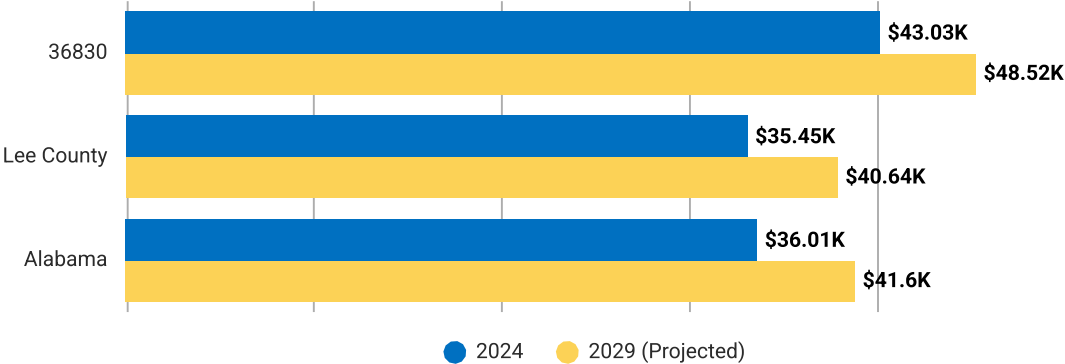
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



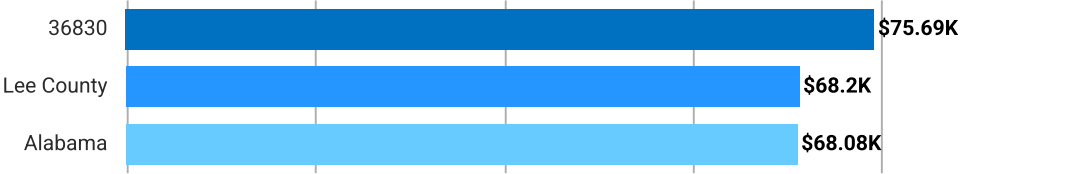
Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



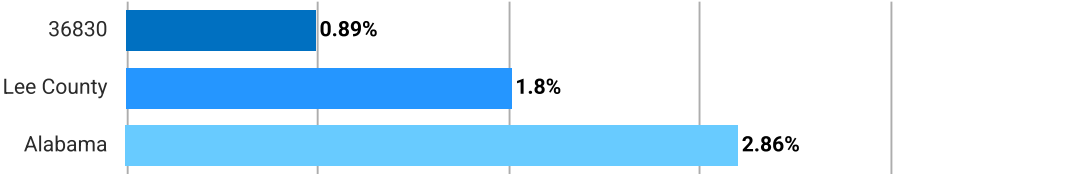
Education

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Less than 9th Grade

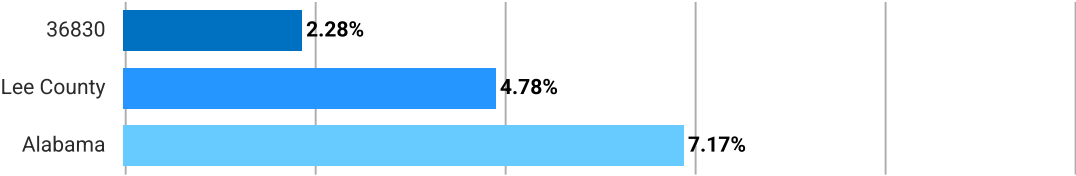
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Auburn, AL 36830

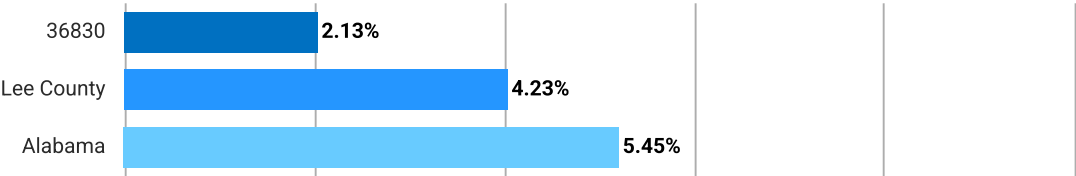
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



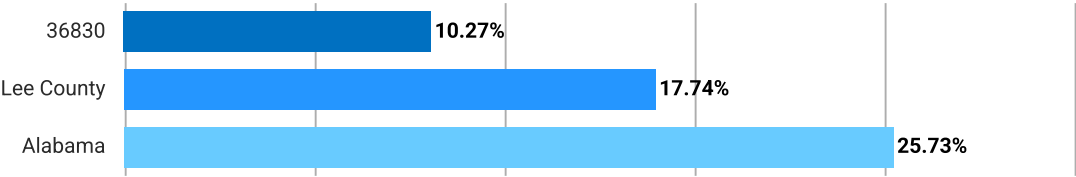
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



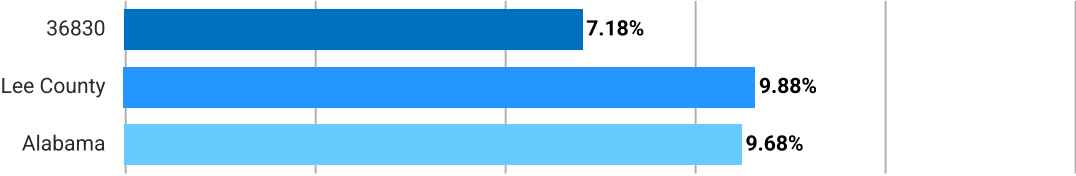
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



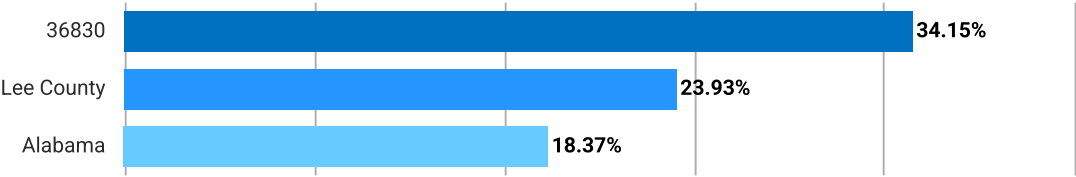
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

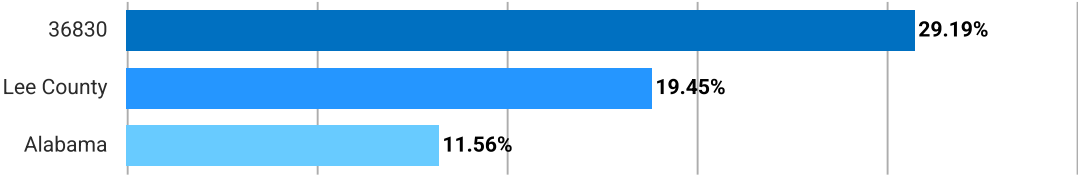
This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Auburn, AL 36830

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

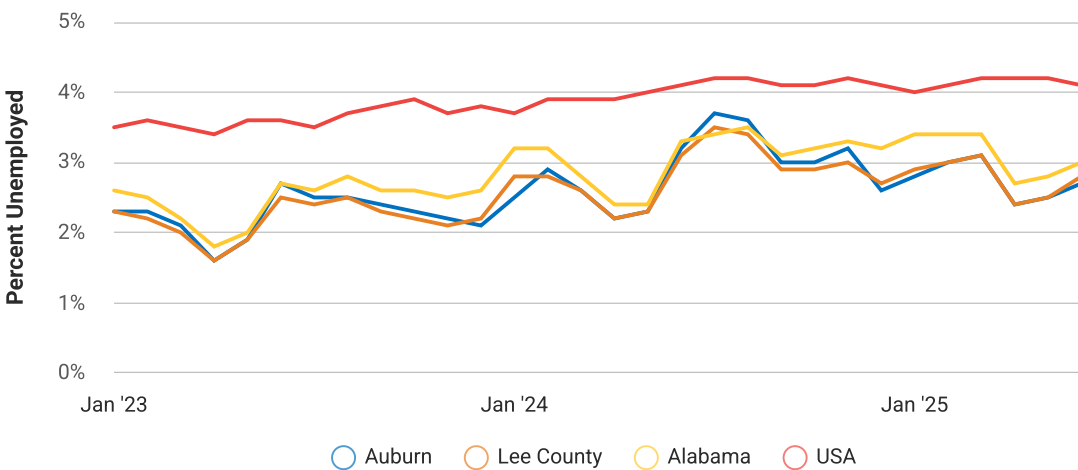


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



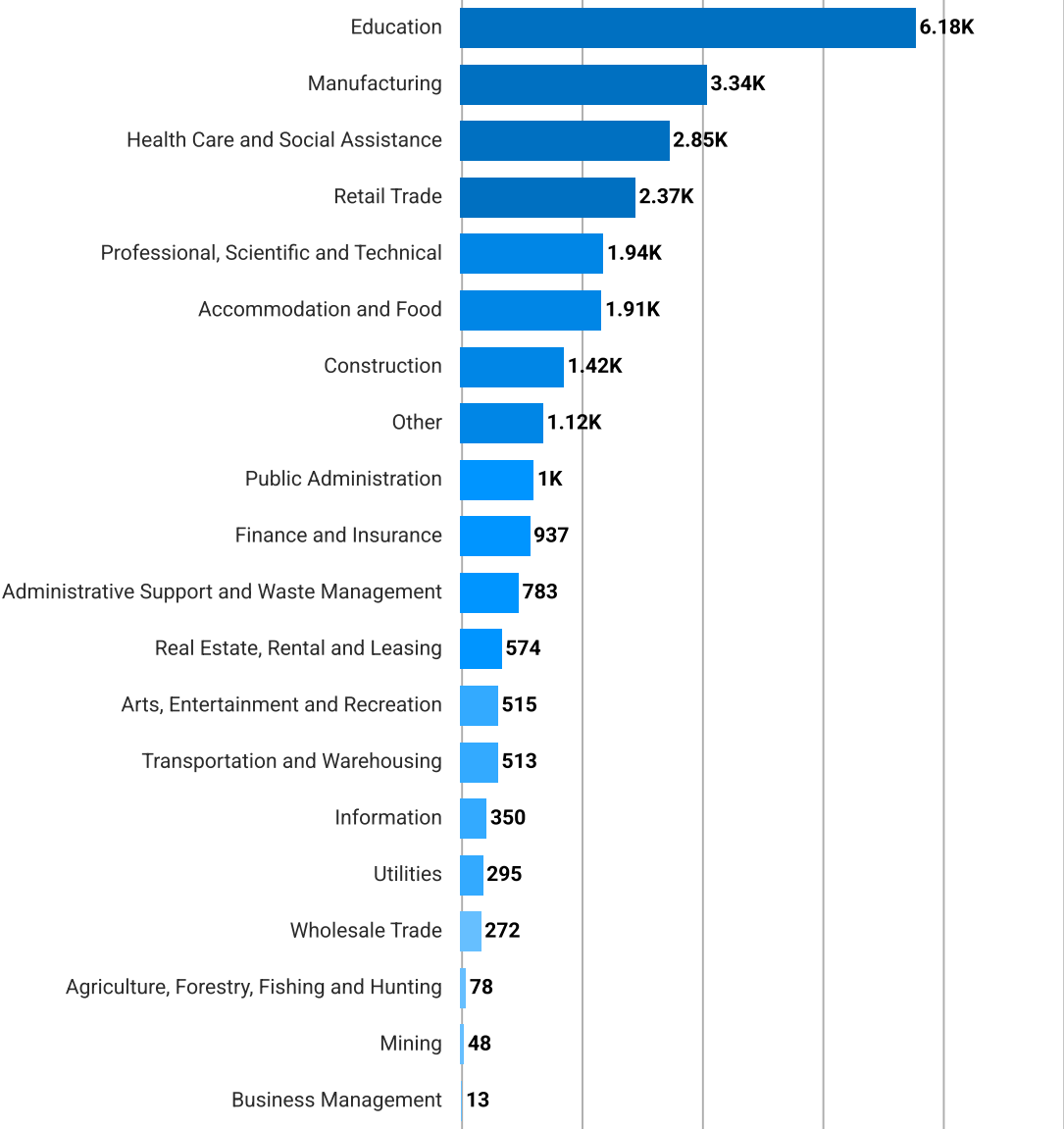
Auburn, AL 36830

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



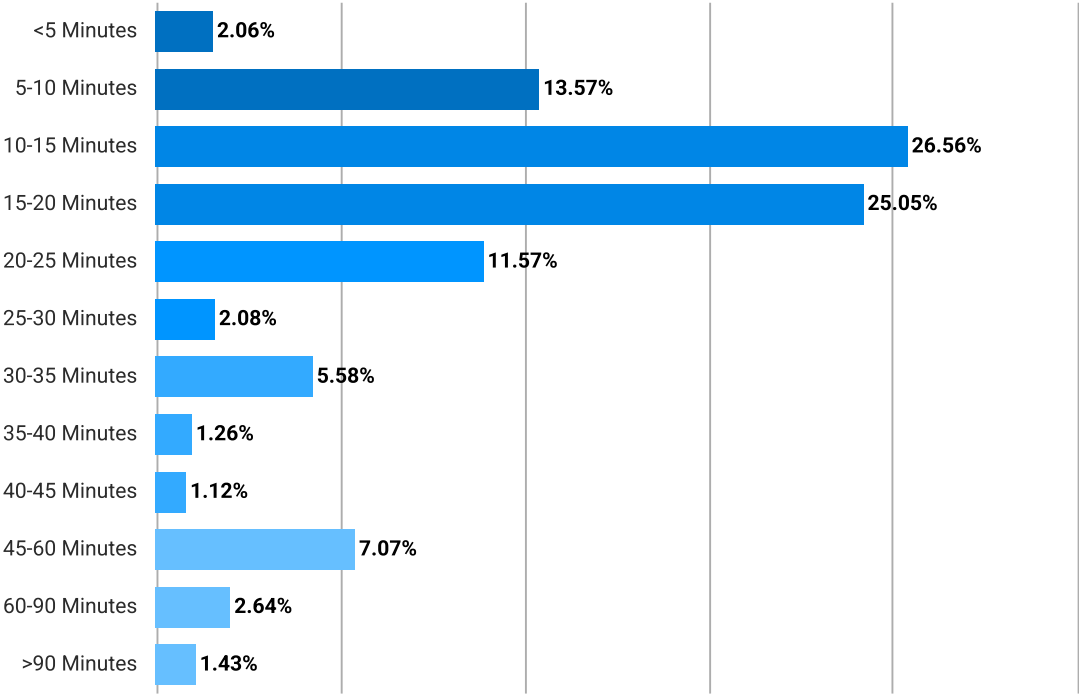
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

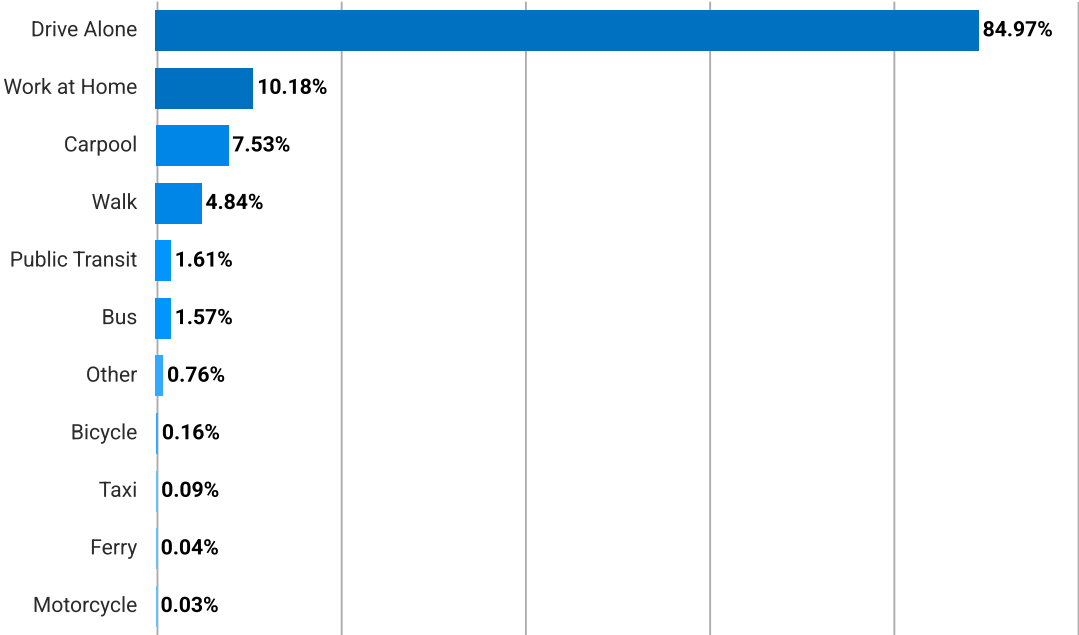


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



Auburn, AL 36830

Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

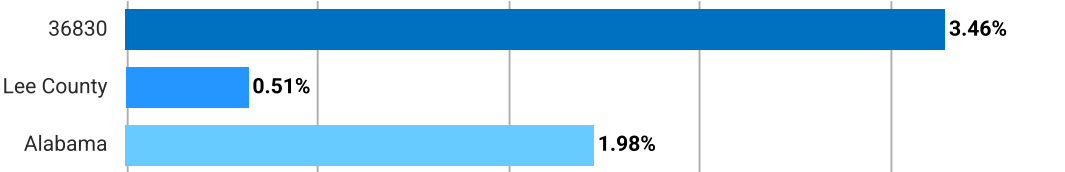


12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Source: Listing data

Update Frequency: Monthly



12 mo. Change in Median Listing Price

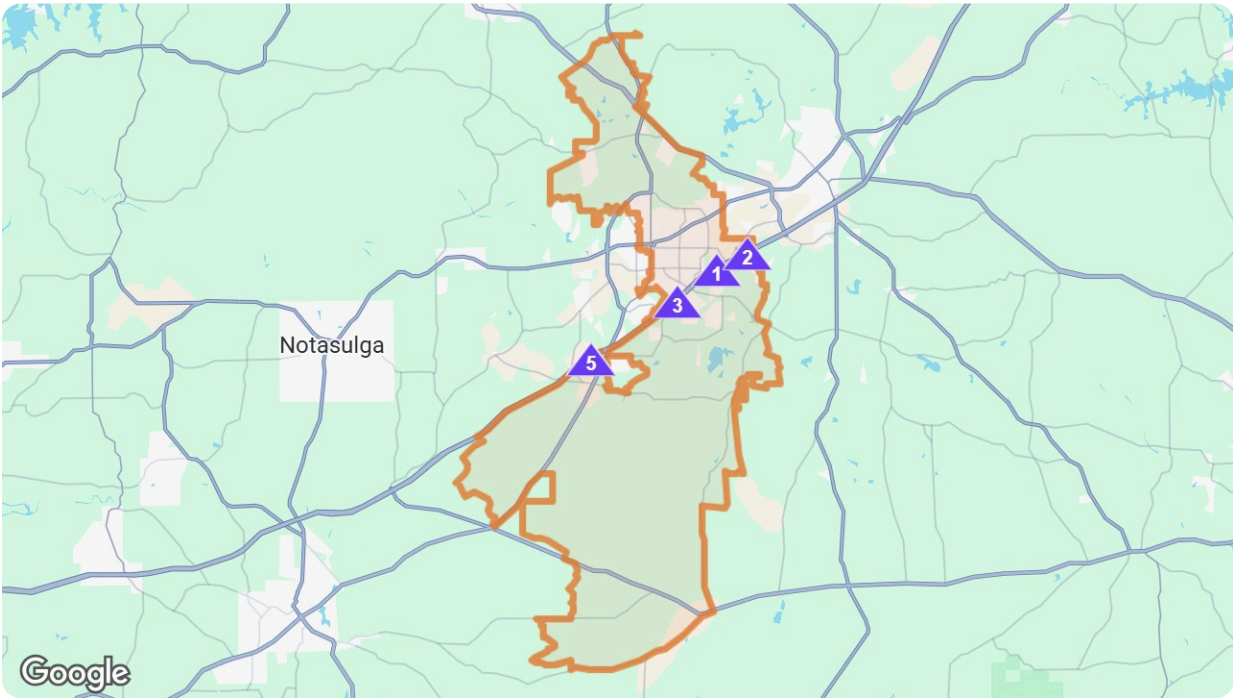
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Source: Listing data

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ 1 44,135 Coleman Ct 2025 Est. daily traffic counts Cross: River Wood Dr Cross Dir: SE Distance: 0.13 miles Historical counts Year ▲ Count Type 2014 ▲ 41,430 AADT	▲ 2 43,315 Creek Nation Dr 2025 Est. daily traffic counts Cross: Arapahoe Cir Cross Dir: N Distance: 0.13 miles Historical counts Year ▲ Count Type 2014 ▲ 40,660 AADT	▲ 3 39,964 I 85;US 29 2025 Est. daily traffic counts Cross: S Gay St Cross Dir: – Distance: – Historical counts Year ▲ Count Type 2021 ▲ 38,972 AADT 2020 ▲ 38,972 AADT	▲ 4 37,425 I 85 2025 Est. daily traffic counts Cross: S College St Cross Dir: SW Distance: 0.81 miles Historical counts Year ▲ Count Type 2021 ▲ 31,184 AADT 2018 ▲ 44,469 AADT 2002 ▲ 28,220 AADT 1996 ▲ 25,770 AADT	▲ 5 35,672 Veterans Blvd 2025 Est. daily traffic counts Cross: Caldwell Ct Cross Dir: NW Distance: 0.28 miles Historical counts Year ▲ Count Type 2020 ▲ 31,184 AADT 2019 ▲ 37,309 AADT 2018 ▲ 36,570 AADT 2014 ▲ 32,170 AADT
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AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

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ERNIE ANAYA, MBA

BROKER PROFILE



Ernie Anaya is President, Senior Housing & Behavioral Health at Bull Realty focusing in the Age Restricted Multifamily, Independent Living, Assisted Living/Memory Care, Skilled Nursing, Hospice, and Behavioral Health sectors. *2020, 2021, 2022, 2023, 2025, and 2026 Million Dollar Club*, Investment Properties, Atlanta Commercial Board of Realtors. **Fellow, Royal Anthropological Institute of Great Britain and Ireland** focusing on the anthropology of aging for senior housing.

Member of the National Association of Realtors, Atlanta Commercial Board of Realtors, Association of Professional Mergers & Acquisition Advisors, Assisted Living Association of Georgia, Registered Professional Member, National Association of Real Estate Appraisers, Academic Member, National Association of Appraisers, and National Investment Center for Senior Housing (NIC). Licensed in Georgia and South Carolina.

Over 20 years of experience in Sales Management and Management Consulting, with a focus on the healthcare industry. Previous Fortune 500 experience includes **Abbott Laboratories** - Diagnostics Division, **GE Medical Systems**, **Cardinal Health**, and **Xerox Corporation**. Ernie created the Senior Housing Practice at Bull Realty in 2016.

Consulting experience includes **Client Solutions Director** with **EMC Corporation** covering Department of the Army in US and Germany (**Top Secret Clearance**), and **Principal, Healthcare Sector** with **SunGard Consulting Services** covering the *US and Latin America*. Expert Speaker at several international conferences addressing Information Security, Enterprise Risk Management and Business Continuity for Healthcare institutions in Baton Rouge, Seattle, Mexico City, and Santo Domingo.

BA in **Astrophysics** from **Ole Miss** and an MBA from **Michigan State University**, including their Global Management Course in Japan & Singapore. Also attended the Center for Transportation and Logistics Executive Program at **Massachusetts Institute of Technology**. Diploma in Architecture & the Environment focusing on Senior Housing from **Universidad de Salamanca**, Spain. Graduated prep school from St. John's Military.

Past professional designations include Certified in Risk and Information Systems Control (CRISC), Certified Information Security Systems Professional (CISSP), National Security Agency InfoSec Assessment Methodology (IAM) and InfoSec Evaluation Methodology (IEM), Certified Business Continuity Professional (CBCP), ASTL Certified in Transportation & Logistics, AAFM's Master Financial Manager (MFM), and Certified Foreign Investor Specialist.

In addition, he is a former Army Officer with the 1st Cavalry Division (**Top Secret Clearance**), Honorable Order of St. Barbara (US Field Artillery), Military Order of Foreign Wars, Life Member of the 7th Cavalry Regiment Association, Order of Daedalians for Military Aviators, Life Member Royal Artillery Association (UK), and Strathmore's Who's Who Worldwide. Also a member of the Army & Navy Club in Washington, D.C.

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Skill Badge



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ERNIE ANAYA, MBA | 404-876-1640 x 130 | EAnaya@BullRealty.com