

The 'Venus Heights'
Residential Care &
Alzheimer/Memory Care
Facility Development
14185 SW 100th Avenue
Tigard, Oregon 97224

Land Value 'Comps' Summary

As of February 6, 2016

Competing Facility Name †	Mkt. Study Ref. No. †	Land Value	No. of Occup. †	Occup. Type †	Land Cost per occup.
Woodland Heights	1	\$ 840,000	48	ALF	\$ 17,500
Elite Care at Fanno Creek	2	\$ 432,000	24	RCF	\$ 18,000
Summerfield Retirement Estates	3	\$ 2,159,000	151	ILF	\$ 14,298
Pacific Pointe - King City	4	\$ 1,734,000	117	ILF	\$ 14,821
Washington Gardens	5	\$ 840,000	48	MCC	\$ 17,500
Brookdale/Emeritus at River Valley	6	\$ 1,512,263	90	ALF	
			24	MCC	\$ 13,265
Farmington Square at Tualatin (Isolated)	7	\$ 735,000	18	ALF	
			46	MCC	\$ 11,484
Cedar Crest Alzheimer Care (Not w/ LGB)	8	\$ 540,000	56	MCC	\$ 9,643
Prestige Senior Living Riverwood	9	\$ 1,050,000	60	ALF	\$ 17,500
Brookdale/Emeritus at Park Place	10	\$ 1,904,000	112	ALF	\$ 17,000
Hearthstone at Murray Hills	11	\$ 3,111,000	87	ILF	
			64	ALF	
			32	MCC	\$ 17,000
Bonaventure at Oswego Place	12	\$ 1,878,041	72	ALF	\$ 26,084
Brookdale/Emeritus at Oswego Springs	13	\$ 1,029,420	68	ALF	\$ 15,139
Marquis at Tualatin	14	\$ 1,683,000	80	ALF	\$ 21,038
Avamere - The Pearl at Kruze Woods	17	\$ 1,849,188	31	MCC	
			45	SNF	\$ 24,331
Avamere at King City	18	\$ 2,046,110	44	ICF	
			44	ST/Rehab	\$ 23,251
The Knoll at Tigard	19	\$ 924,000	48	ILF	\$ 19,250
Average Land Value (per Occupant)					\$ 17,477

† Taken from the Aaron Brown Associates Market Study dated December 28, 2015; Pages 35-39