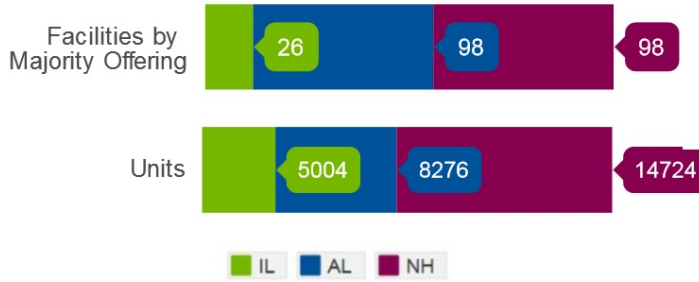


MARKET OVERVIEW

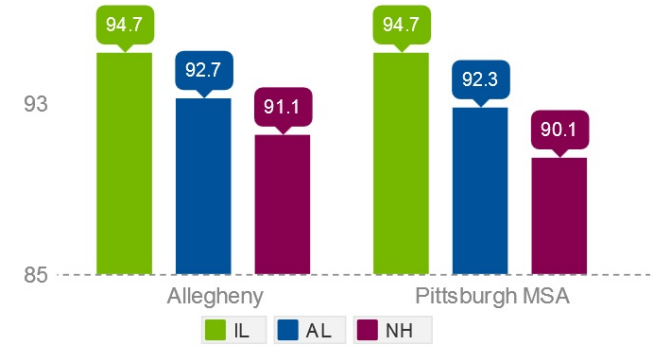
Pittsburgh MSA

SENIOR LIVING OFFERINGS

222 Senior Living Competitive Offerings
Current Facilities in the MA (IL/AL/NH)

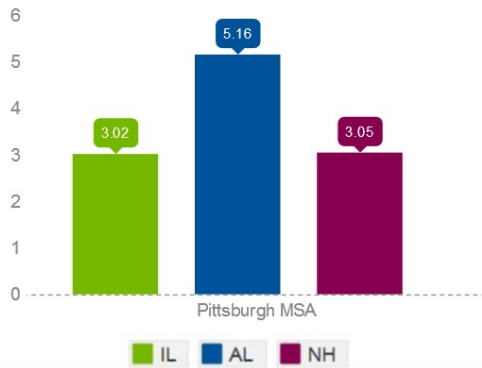


Market Area Occupancy

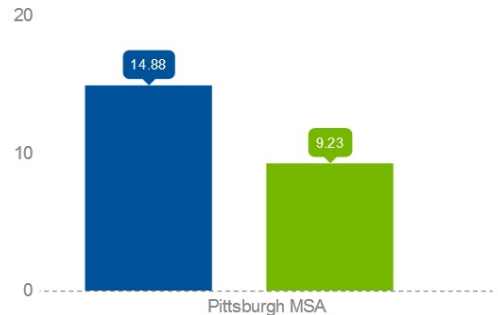


PENETRATION RATES

Age-Qualified Penetration Rate



Age and Income Qualified (\$35k+) Penetration Rates



DEMOGRAPHICS WITHIN MARKET

Households aged 75+ Earning \$35k+ Growth Rate 2014 - 2019 (60k in 2019)

17%



2014 Median Housing Value

\$ 137k

2014 Household Income 75+



Total Population Growth Rate 2014 - 2019

0.37%



Households aged 45-64 Earning 75+ Growth Rate 2014 - 2019 (138k in 2019)

13%

Population 65+ Growth Rate 2014 - 2019 to 126k

13.57%