STRATEGIC STUDENT & SENIOR HOUSING TRUST, INC.

THE CHARLESTON, CEDAR HILLS, UTAH

ACQUIRED FEB. 23, 2018

PURCHASE PRICE $13,000,000



The Property

Strategic Student & Senior Housing Trust, Inc. acquired a 98% leased (at acquisition) assisted living senior housing property located at 10020 N 4600 W, Cedar Hills, Utah known as The Charleston. The Charleston is a 64-unit / 78-bed assisted-living community with picturesque mountain views, located about 30 minutes from downtown Salt Lake City. Constructed in 2005, the warm and inviting community was recently remodeled and modernized. The property features a variety of floor plans; beautifully landscaped grounds, patio, and walking paths; grand dining room; country bistro/kitchen; parlor with fireplace; library; activity room with piano; theatre room; beauty salon/barber shop; and wireless internet. Pets are welcome.

The Charleston staff assists with daily living activities including medication, bathing, dressing and grooming, bathroom assistance, and escorts to activities and meals. Housekeeping, personal laundry, and linen service are also provided. The assisted living-focused resident enrichment program includes classes that promote physical fitness including balance, strength, aerobic capacity and more; intellectually stimulating activities and lectures; mind-enhancing groups and programs; social and cultural events and outings; and volunteer and community outreach opportunities. The Charleston also offers short-term/respite care and is a 2016 recipient of SeniorAdvisor.com's Best of Assisted Living award.

The Market

The Salt Lake Valley's family-oriented suburbs, educated population, and good housing values create an ideal real estate investment environment. According to PwC and the Urban Land Institute's 2018 Emerging Trends in Real Estate report, Salt Lake City is the smallest real estate market to make the top ten list of most desirable U.S. markets for real estate investment and development. Salt Lake City ranked third on the Overall Real Estate Prospects list, fourth in Homebuilding Prospects, and tenth in Development/Redevelopment Opportunities. With a competitive cost of living, high quality of life, and growing technology and financial sectors, the Salt Lake Valley is an attractive destination. The report also notes that growth in baby boomers aged 82 to 86 (the range most likely to utilize assisted and independent living properties) will increase in size by 1.5 million people, or 29%, between 2017 and 2025.

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