STRATEGIC STUDENT & SENIOR HOUSING TRUST, INC.

COURTYARD AT MT. TABOR, PORTLAND, OREGON

ACQUIRED AUG. 31, 2018 **PURCHASE PRICE** $92,000,000









The Property

Strategic Student & Senior Housing Trust, Inc., acquired Courtyard at Mt. Tabor, a senior housing community offering 286 units of independent living, assisted living and memory care in Portland, Oregon. Located at 6125 & 6323 SE Division St., Courtyard at Mt. Tabor is currently 94 percent occupied and 100 percent private pay. An expansion project that will add a 23-unit memory care building to the facility is scheduled to break ground in the fall of 2018. Courtyard at Mt. Tabor is a full-service retirement community that offers extensive dining service options, wellness care and activities, transportation, personal care and support services, maintenance and housekeeping, as well as a 24-hour front desk staff. The independent living units are currently being renovated with new cabinetry, countertops, lighting, appliances, electrical outlets/switches, and accessories. The community is conveniently located in proximity to several major hospitals and other healthcare providers, as well as the major thoroughfares (I-84, I-205, I-5, I-405) that provide ingress/egress throughout Portland. The property received the Caring Stars award in 2015 and 2016, a program that honors the best senior living communities in the United States based on consumer reviews.

The Market

Portland is located in and is the county seat of Multnomah County, Oregon. The city is the largest in the state of Oregon and the second largest metropolitan area in the Northwest. Portland is not only the region's cultural hub but also home to dozens of companies across several major industries. The city is known as the "Silicon Forest" due to numerous top-ranking tech companies that have chosen to establish their presence there. In 2018, Portland City Council unveiled plans to address major changes in the city – issuing nearly 12,000 building permits with a record $2.5 billion in projects. The local market is characterized by favorable demographics for senior housing with an baby boomer population within a 1-mile radius that accounts for 27.1% of the total population. The 65+ and 75+ population groups within a one-mile radius are projected to grow by 4.5% and 4.1% respectively, annually, through 2022.

STRATEGIC
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