NIC|MAP® Data Service	Seniors Housing			Nursing Care
	Overall	Majority IL	Majority AL	Majority NC
Market Fundamentals 2Q20				
Occupancy	84.9%	87.4%	82.1%	80.2%
Annual Rent Growth	2.1%	2.1%	2.0%	2.4%
Annual Absorption	-0.5%	-0.6%	-0.2%	-7.6%
Annual Inventory Growth	2.8%	2.4%	3.3%	-0.2%
Construction vs. Inventory	6.2%	5.8%	6.6%	0.5%
Rolling 4-Quarter Starts vs. Inventory	2.4%	2.3%	2.5%	0.1%
Capital Markets 2Q20				
Transaction Volume (millions)	$2,409.1			$666.8
Rolling 4-Quarter Price Per Unit	$192,695			$78,370
Rolling 4-Quarter Cap Rate	5.9%			9.7%

* Overall Seniors Housing combines Majority IL and Majority AL Properties
Source: NIC MAP® Data Service
Data for the Market Fundamentals is representative of NIC MAP's Primary Markets.
Data for the Capital Markets is representative of all U.S. property transactions of at least $2.5 million.

Occupancy (%) by Property Type; Primary Markets — Majority IL, Majority AL, Majority NC
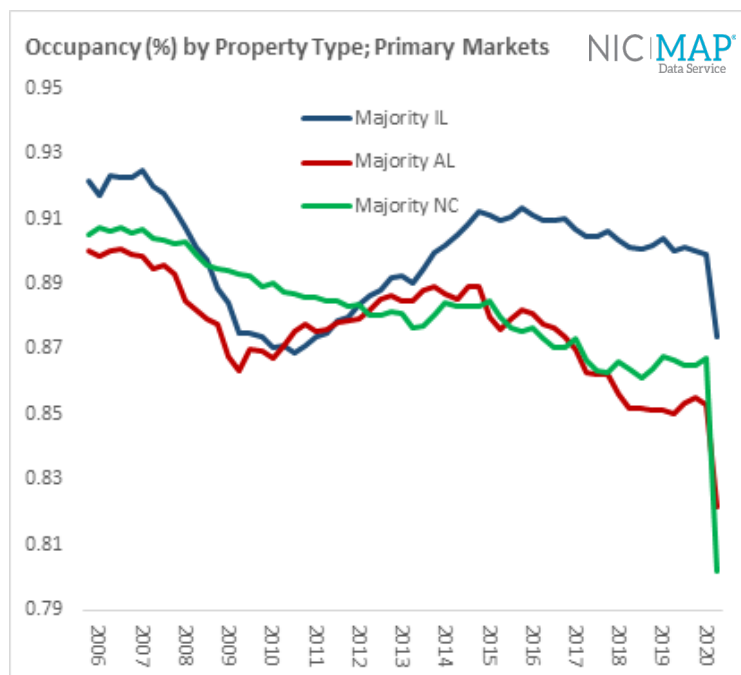
KEY FINDINGS:

- Seniors housing occupancy averaged 84.9% during the second quarter of 2020, down 280 basis points from the prior quarter.

- The occupancy rate for independent living properties and assisted living properties averaged 87.4% and 82.1% during the second quarter of 2020, respectively.

- Second quarter occupancy rates for independent living decreased 240 basis points from the prior quarter. Assisted living occupancy rates decreased 320 basis points from the prior quarter.

- The occupancy rate for nursing care properties averaged 80.2% in the second quarter of 2020.

ABOUT NIC MAP

NIC MAP® Data Service (NIC MAP) is part of the National Investment Center for Seniors Housing and Care (NIC), a 501(c)(3) organization whose mission is to support access and choice for America's seniors by providing data, analytics, and connections that bring together investors and providers. Established in 2004, NIC MAP tracks and reports seniors housing and nursing care data on more than 15,000 properties within 140 U.S. metropolitan markets.