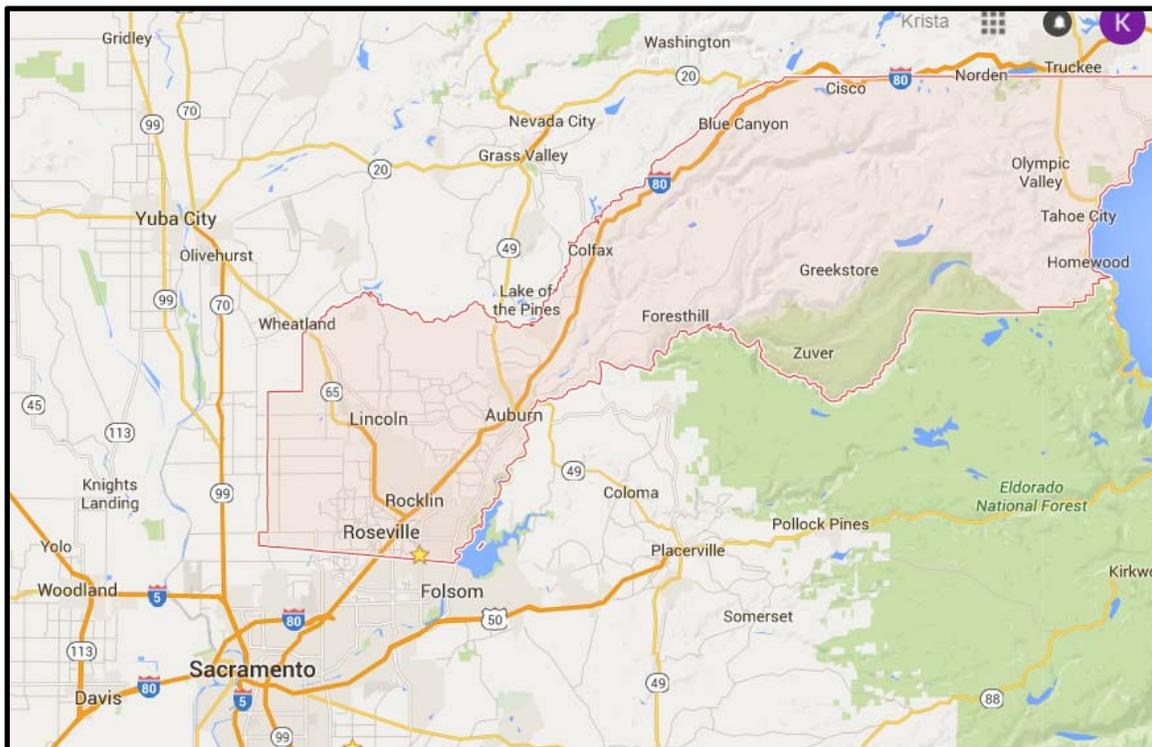


Placer County, California



Senior Overview & Demand Analysis September, 2018

Prepared for Hawthorn Development by The Davis Company

**Information contained herein has been obtained from multiple sources and is
believed to be substantially correct, but is not guaranteed to be so.**

Placer County, California (Northeast of Sacramento)

September, 2018

- 3905 Old Auburn Road (8.2 acres)



The property is located in unincorporated Placer County surrounded by the City of Roseville to the west, north and east and unincorporated Sacramento County to the south. The site is within the City of Roseville sphere of influence and part of the Placer County/Granite Bay plan area.

The major cross streets are Sierra College Blvd. and Old Auburn Road, bordered by Sierra College Blvd. to the east and Ridgecrest Way to the west. The area represents a transitional area from lower density residential development in Granite Bay to the east towards the more urbanized areas of Roseville to the west.

Growth

The Sacramento-Arden-Arcade Metropolitan Area (El Dorado, Placer, Sacramento, and Yolo Counties) remains relatively stable overall with a population of 2.2 million. Major projects such as the recently completed \$821 million expansion after fourteen years of Sutter Medical Center in Sacramento are expected to promote job and population growth.

Placer County is the fastest growing county in the Sacramento region, growing 26% from 2003 to 2013. It is projected to increase by 63,000 to 420,000 by 2023.

Roseville, the largest city in Placer County, nearly doubled in population from 2000 to 2010 and now stands at 128,000 in 2015. Largely driven by residential development, incoming residential developments continue this trend.

Local Need

The total 2018 estimated population within a 5 mile radius of the site is currently 249,052 and is projected to increase 3.4% to 257,445 over the next 5 years. *Source: Environics Analytics*

The senior population age 75+ is currently 17,618 and represents 7.0% of the total population. The senior population is projected to increase 12.1% over the next 5 years to 19,757 and represent 7.6% of the total population.

Industry reports for the 2nd quarter of 2018 state the average occupancy for the Independent Living properties within Placer and Sacramento County had an average occupancy of 95.3%. Market projections indicate an unmet need in 2018 of 1,100 living units for seniors.

SENIOR DEMOGRAPHICS

Locus: 3865 Old Auburn Road
Roseville, CA 95661

Source: Envionics Analytics

<u>Population</u>	<u>Projection</u>	
	<u>2018</u>	<u>2023</u>
3 mile radius	84,748	87,333
5 mile radius	249,052	257,445
7 mile radius	464,517	483,964
<u>Aged 75+ seniors</u>		
3 mile radius	6,601	7,362
5 mile radius	17,618	19,757
7 mile radius	30,933	35,100
<u>Adult Children (45-64)</u>		
3 mile radius	24,921	23,593
5 mile radius	67,615	66,353
7 mile radius	128,248	128,234

A high concentration of seniors in the area

- 95747 zip code – 20% of population 65+
- 95661 zip code – 14.62% of population 65+ (zip of locus)
- 95678 zip code – 10.30% of population 65+

Source: Zip Atlas

Growing number of seniors in Placer County

- 86,492 are 60+ or 23% of Placer County (2015)
- 60+ will triple between 2000-2040
- 85+ will increase five-fold within the same dates
- 2013-2021 – age group 70-74% will grow by 44%
- 2013-2021 – age group 75-90 will grow by 41%

Source: Placer County Older Adult Advisory Commission 5/2015

SUMMARY OF SENIOR HOUSING

<u>Location</u>	<u>Name</u>	<u>Units</u>	<u>Occupancy</u>
2.5 nw	Terraces of Roseville –IL/AL/MC	42	98%*
2.5 ne	Sierra Regency - IL	131IL	97%
2.5 ne	Eskaton Lodge Granite Bay IL/AL	99	100%**
3 nw	Roseville Commons – IL	108	97%
4 sw	Brookdale Stock Ranch Rd IL/AL	37 strictly IL	95%***
5 sw	Crosswood Oaks-IL	122	97%
5 nw	Sierra Pointe-IL/AL	120	99%***
5 se	Park Folsom – IL	93	99%
5.5 se	Oakmont of Folsom- IL/AL	45	100%****
6 se	Creekside Oaks-IL	108	100%
6 se	Prairie City Landing	85	94%
6 nw	Mistywood (Holiday)	115	96%
7 n	Atria Rocklin -IL/AL/MC	72	100%
7 sw	Winding Commons-IL	100	94%
7 s/sw	Atria Carmichael Oaks-IL/AL/MC	81	93%
7.5 nw	Eskaton Village Roseville-IL/AL/MC	287	98%
7.5 sw	Sagebrook of Carmichael-IL/MC	50	98%
8 sw	Eskaton Village Carmichael,CCRC	287 (homes)	98%
8 sw	Atrium at Carmichael – IL	152	96%

* Terraces of Roseville also has 142 dual IL/AL- 99%

** Eskaton Lodge Dual IL/AL licensing – 40% IL; 60% AL services

*** Sierra Pointe dual IL/AL – 40% are IL; 60% AL services

**** Oakmont Folsom – dual IL/AL – 20% IL; 40% minimum AL; 40% higher levels of AL