



Direct submittals to:
Lance Emery
VP Acquisitions & Development
STEADFAST COMPANIES
18100 Von Karman, Suite 500
Irvine, CA 92612
T: (949) 623-7778
E: Lance.Emery@SteadfastCo.com
W: www.SteadfastCompanies.com

ACQUISITION CRITERIA

Land Development Opportunities
Senior Living & Care

LOCATIONS:	Throughout the US, with an emphasis in Western, Midwestern, and Southeastern states.
LAND USE / ZONING:	<ul style="list-style-type: none">• Suitable for development and operation of a Senior Living & Care Facility, which offer either or all of the following: Independent Living, Assisted Living, and Memory Care.• Appropriate zoning / entitlements in place, or within development-friendly jurisdictions that provide for the ability to secure them in the short term.
PROJECT COST RANGE:	\$15,000,000 to \$35,000,000, inclusive of purchase price and costs required for construction / value enhancement.
PARCEL SIZES:	Generally, 4 to 10 acres depending upon density restrictions, height limitations and other factors.
DEMOGRAPHICS:	Primary Market Areas (within a 5-mile radius) that demonstrate high concentrations and positive growth trends generally consisting of: <ul style="list-style-type: none">• Income Qualified Seniors (seniors 75+ years old with Median HH Income exceeding \$35,000)• Income Qualified Adult Children (adults between 45 to 65 years old with Median HH Income exceeding \$50,000)• Median Owned Housing Values exceeding National and State medians
LOCAL SUPPLY & DEMAND:	An appropriate balance between competitive supply of existing/planned projects, and qualified demand within the PMA, indicating favorable Penetration Rates.
PROXIMITY TO:	<ul style="list-style-type: none">• Hospitals / major medical facilities within five miles• Retail shopping and other services within two miles• Convenient access to public transportation• Adequate supply of labor force
PURCHASE TYPES:	Single Assets, Portfolios, JV Opportunities