

CBRE SENIORS HOUSING & CARE INVESTOR SURVEY

INVESTOR SURVEY & MARKET OUTLOOK
SENIORS HOUSING & CARE
FEBRUARY 2016

A CBRE Valuation & Advisory Services Publication
H2 2015 Investor Survey & 2016 Outlook

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58% INTEND TO INCREASE EXPOSURE

SENIORS HOUSING OCCUPANCY AT HIGHEST LEVEL SINCE 2007

31% EXPECT CAP RATES TO INCREASE

SENIORS HOUSING RETURNS OUTPERFORM ALL SECTORS

UNITS UNDER CONSTRUCTION DOUBLED SINCE 2012

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CBRE SENIORS HOUSING & CARE INVESTOR SURVEY
H1 2016 MID-YEAR UPDATE
OCTOBER 2016

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2016 is best summarized as... the year of the snake.

CBRE EXPECTS AN UPTICK OF PORTFOLIO TRANSACTIONS IN H2

CAP RATE SPREADS BETWEEN GOING-IN RATES AND TERMINAL RATES HAVE TIGHTENED

SURVEY RESULTS REFLECT A CLEAR SHIFT IN INVESTOR EXPECTATIONS

SENIORS HOUSING RETURNS CONTINUE TO OUTPERFORM ALL SECTORS

AS INVESTORS MOVED TO LESS RISKY POSITIONS, PRICING FOR THE CLASS A CORE PRODUCT REMAINS COMPETITIVE WITH A SOFTENING OF THE CLASS B AND C MARKETS

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