

The Dixon Hughes Goodman Senior Living Practice has extensive experience helping senior housing and care providers plan and develop operationally and financially sound projects. Collectively, our team of professionals has supported senior housing and care providers across the country with projects representing nearly \$8 billion of raised capital.

## Meeting Today's Challenges

The success of new senior housing and care developments, expansions or revitalization of existing communities depends largely on effective planning—both strategic and financial.

We help clients prepare preliminary project budgets, capital plans, operating budgets and financial projections. With experience in taxable and tax-exempt financing vehicles, we can provide you with an objective analysis of your financing alternatives.

In today's environment, the ability to anticipate the economic impact of different courses of action is paramount. Our interactive modeling approach allows us to conduct sensitivity analyses based on alternative scenarios—from resident pricing structures to interest rates or construction cost variations—so you can better identify the risks, benefits and critical success factors associated with each alternative.

Dixon Hughes Goodman has an established reputation working with the industry's top investment bankers, architects, sales professionals, contractors, developers and management companies. Our ongoing interaction with these individuals and organizations, as well as our extensive involvement in financing transactions, allows us to bring relevant industry experience and depth of practice towards planning activities.

## Services

Debt capacity studies

Financial planning

Market feasibility

Examinations

Compilations

Agreed upon procedures

Financial feasibility studies

Merger and acquisition

Dixon Hughes Goodman has issued feasibility studies for projects ranging from \$15 million refinancings to \$420 million new developments for clients located throughout the United States:

- Expansion
- Start-up
- Seed capital financings
- Repositioning projects
- Redevelopment projects
- Acquisitions