

NIC MAP[®]

Data & Analysis Service

NIC MAP Trends
Tutorial

To access the reports currently available through your subscription, enter your username and password on the right hand side of the screen.

The screenshot shows the NIC MAP website interface. At the top is the NIC MAP logo. Below it is a navigation menu with links for Home, About, Reports, MAP Local, MAP Trends, MAP Rankings, and MAP Analyst. The main content area is divided into several sections:

- Reports Available:** A section with a "Click here to purchase" link and an image of a person looking at documents.
- Welcome to the new NIC MAP!:** A yellow box containing text about expanded data coverage to the top 100 metro markets.
- News & Events:** A list of recent news items, including "1Q09 NIC MAP Data Now Available" and "NIC Expands Data Coverage to the Top 100 Markets".
- Subscriber Resources:** A box stating "You must login to access these presentations."
- Login:** A red-bordered box with input fields for Email and Password, a "Remember me next time" checkbox, and a "Log In" button. A blue arrow points from the text above to this login form.
- Seniors Housing Fundamentals:** A table showing occupancy data for IL, AL, and NC.

At the bottom of the page is a footer with copyright information: © 2009 | The National Investment Center for the Seniors Housing & Care Industry | All Rights Reserved. Orders/Inquiries: 410-267-0504 or Contact Us

Source: NIC MAP Data & Analysis Service; Sample Data Represented.

Once you are logged into the website, click on MAP Trends and select your Metro area. Once you select a Metro, click on Display Data.

The screenshot shows the NIC MAP website interface. At the top, there is a navigation bar with the NIC MAP logo and user information: "Welcome hflower@nic.org Logout", "Subscription Expires: 5/14/2020", and "Change Password". The navigation menu includes "Home", "About", "Reports", "MAP Local", "MAP Trends", "MAP Rankings", and "MAP Analyst".

The "Map Trends" section is active, displaying the following text: "Use MAP Trends to analyze senior housing performance at the metro level in the top 31 metros. MAP Trends is available to subscribers only. Please note that trend data is subject to periodic restatement."

Below this text is the "MAP Metro Trends" section. It features a "Metro" dropdown menu currently showing "Washington, DC". Other options in the dropdown include San Antonio, TX, San Diego, CA, San Francisco, CA, San Jose, CA, Seattle, WA, Tampa, FL, and Washington, DC. To the right of the dropdown are buttons for "Display Data" and "Export to XLS". Below these are "View Graph", "Help", and "Definitions" links.

Below the dropdown and buttons is a table with the following structure:

	Stabilized Occupancy	All Occupancy	Construction vs. Inventory	Inventory Growth (QOQ)	Average Monthly Rent	Absorption (QOQ)
Grand Total	0	0.0 %	0.0 %	0	\$0	0

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Once your data displays, you have two options: Export to Excel or View Graph. Selecting View Graph will allow you to see a single metric automatically graphed. Selecting Export to Excel will allow you to manipulate the raw data within excel.

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Map Trends

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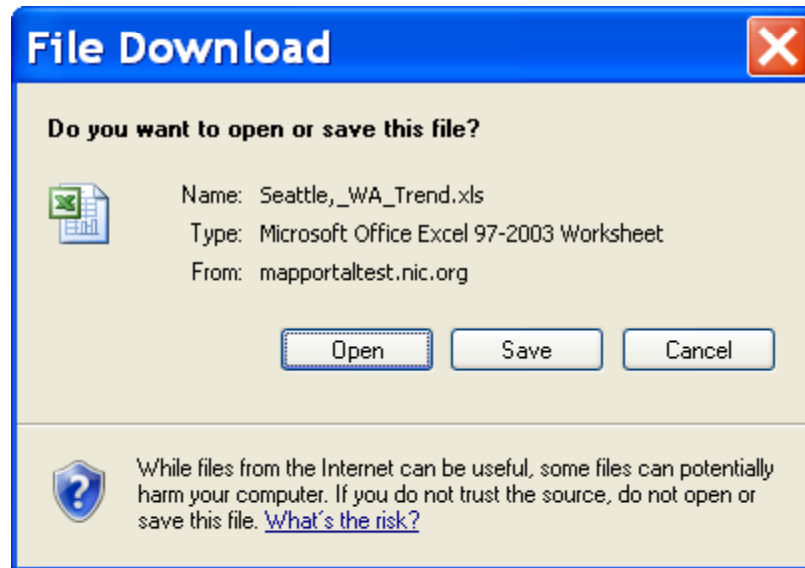
MAP Metro Trends

Metro:
 Metric to Graph:

Property Type ^		Seattle, WA								
Quarter	# Properties	# Units	Stabilized Occupancy	All Occupancy	Construction vs. Inventory	Inventory Growth (QOQ)	Average Monthly Rent	Absorption (QOQ)		
Majority AL	4Q2005	85	6,600	90.4 %	89.4 %	4.4 %	No Data	\$2,790	No Data	
	1Q2006	84	6,607	90.9 %	90.2 %	2.6 %	7	\$2,828	58	
	2Q2006	91	7,187	92.3 %	91.9 %	2.4 %	580	\$3,038	643	
	3Q2006	93	7,397	92.3 %	89.4 %	2.3 %	210	\$3,017	12	
	4Q2006	92	7,186	92.4 %	89.6 %	4.2 %	-211	\$3,037	-174	
	1Q2007	92	7,281	92.3 %	91.2 %	4.2 %	95	\$3,093	195	
	2Q2007	89	6,923	90.7 %	89.5 %	4.4 %	-358	\$3,138	-441	
	3Q2007	89	7,104	90.3 %	89.2 %	2.5 %	181	\$3,163	144	
	4Q2007	92	7,354	89.7 %	88.0 %	3.3 %	250	\$3,155	131	
	1Q2008	94	7,650	88.2 %	86.7 %	2.8 %	296	\$3,219	161	
	2Q2008	94	7,650	85.9 %	85.5 %	2.8 %	0	\$3,230	-93	
	3Q2008	94	7,659	85.7 %	85.2 %	2.8 %	9	\$3,259	-16	
	4Q2008	94	7,655	86.2 %	85.6 %	2.8 %	-4	\$3,256	33	
	1Q2009	94	7,662	86.7 %	85.6 %	2.8 %	7	\$3,317	6	
	4Q2005	82	11,486	94.5 %	94.3 %	5.8 %	No Data	\$2,451	No Data	
	1Q2006	84	11,803	94.2 %	94.0 %	5.3 %	317	\$2,463	259	
	2Q2006	85	11,812	94.5 %	94.1 %	5.8 %	10	\$2,435	20	

Source: NIC MAP Data & Analysis Service; Sample Data Represented.

If you select Export to Excel, you will be given the option to Open or Save. If you have a pop up blocker, you may need to hold down the Control button on your keyboard in order to download.



In order to select View Graph, you must first select a metric in the dropdown next to it. Once you have selected a metric, hold down the Control key on your keyboard and click View Graph.

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Map Trends

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MAP Metro Trends

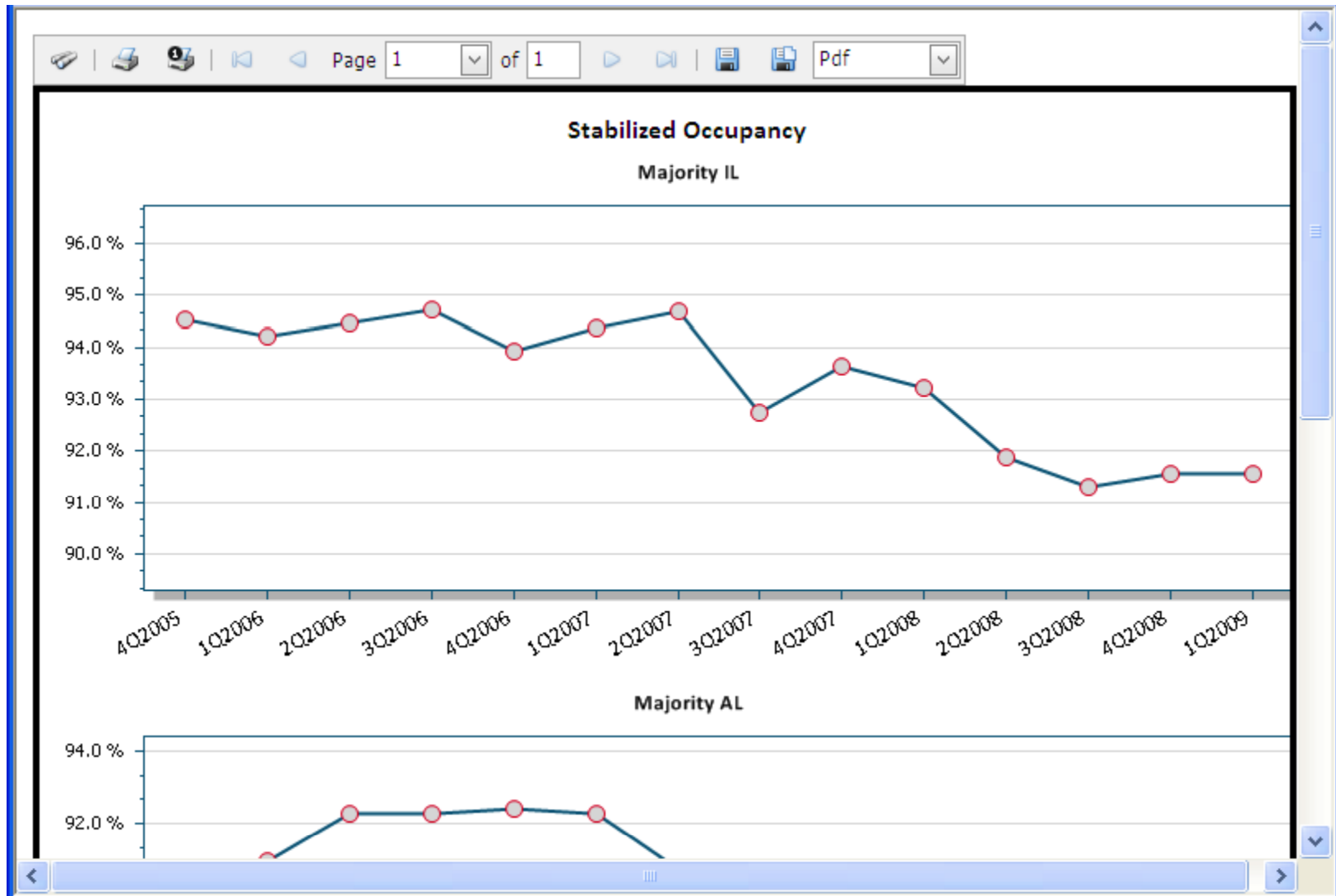
Metro: **Seattle, WA** Display Data Export to XLS

Metric to Graph: **Stabilized Occupancy** View Graph Help Definitions

		Seattle, WA						
Property Type		# Properties	Stabilized Occupancy	All Occupancy	Construction vs. Inventory	Inventory Growth (QOQ)	Average Monthly Rent	Absorption (QOQ)
Majority AL	3Q2005	91	90.0%	89.4%	4.4%	No Data	\$2,790	No Data
	4Q2005	90	90.7%	90.2%	2.6%	7	\$2,828	58
	1Q2006	91	92.3%	91.9%	2.4%	580	\$3,038	643
	2Q2006	93	92.3%	89.4%	2.3%	210	\$3,017	12
	3Q2006	92	92.4%	89.6%	4.2%	-211	\$3,037	-174
	4Q2006	92	92.3%	91.2%	4.2%	95	\$3,093	195
	1Q2007	89	90.7%	89.5%	4.4%	-358	\$3,138	-441
	2Q2007	89	90.3%	89.2%	2.5%	181	\$3,163	144
	3Q2007	92	89.7%	88.0%	3.3%	250	\$3,155	131
	4Q2007	94	88.2%	86.7%	2.8%	296	\$3,219	161
	1Q2008	94	85.9%	85.5%	2.8%	0	\$3,230	-93
	2Q2008	94	85.7%	85.2%	2.8%	9	\$3,259	-16
	3Q2008	94	86.2%	85.6%	2.8%	-4	\$3,256	33
4Q2008	94	86.7%	86.6%	2.8%	7	\$3,317	6	
	1Q2009	82	94.5%	94.3%	5.8%	No Data	\$2,451	No Data
	2Q2009	84	94.2%	94.0%	5.3%	317	\$2,463	259
	3Q2009	85	94.5%	94.1%	5.8%	10	\$2,435	20

Source: NIC MAP Data & Analysis Service; Sample Data Represented.

In a new window, the trend of your selected metric will be graphed.



Source: NIC MAP Data & Analysis Service; Sample Data Represented.

*If you have any questions,
please do not hesitate to contact NIC at
(410) 267-0504.*