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Scottsdale developer preps new senior living, multifamily projects

By Angela Gonzales

The Hampton Group Inc. is preparing to build a 218-unit senior living facility and 200-unit apartment complex on 34 acres in Peoria.

Development costs will total about \$95 million for the two projects, said Jeff Levine, chairman of Scottsdale-based Hampton Group.

The company — which builds, owns and operates all its projects — recently opened The 218-unit Canyon Winds Retirement Community in Mesa, which cost about \$55 million to develop.

The new senior living facility in Peoria will cost about the same to build out, while the apartment complex will be about \$40 million, he said. They will be located at the northeast corner of Vistancia Boulevard and Sunset Point in Peoria, which is northwest of Phoenix.

All three of those projects are being financed by UMB Bank, said Frank Gorman, executive vice president for commercial banking at UMB Bank.

The Hampton Group already owns and operates about 1,000 units of senior living units and another 200 multifamily units in the Phoenix area.

The company employs more than 500 people, with about 100 employees at each of its senior living facilities.

Plans call for breaking ground in early 2019 for the Vista Winds senior living facility, which will have 126 independent living units, 60 assisted living units and 32 memory care units.

The apartment complex will break ground in late 2019, Levine said.

As baby boomers continue to age, there will be more demand for senior living facilities, he said, which is why he started investing heavily into the industry about 10 years ago.

UMB Bank also has a strong focus in the senior care market, Gorman said.

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"The bank remains bullish on the senior care market, which includes all the properties that Jeff is in as well as looking at transitional rehab, post-acute facilities and skilled nursing to a degree," Gorman said.

The good news about building in metro Phoenix is that monthly rents are about \$3,000 for seniors, compared with upward of \$10,000 to \$15,000 a month in cities such as New York City and on the West Coast, Levine said.