



COMPARATIVE ANALYSIS

AT STERLING ESTATES OF EAST COBB

East Cobb Primary Market Area Assisted & Independent Living Comparative Analysis

Description	Sterling Estates of East Cobb	Competitors' Average
Acreage	10	2.5
Open Green Space with Lush Courtyard Porches, Walking Paths & Resident Gardens	3 Acres 30% of Acreage Throughout Campus Yes	Minimal <5% of Acreage Minimal Unknown
Wellness Center	5,000 Square Feet	Minimal
Indoor, Heated Aerobic Pool	Yes	None
Aerobic and Strength Center	Yes	Minimal
One-on-One Personal Training	Yes	Minimal
Surrounding Property Type	Residential	Commercial
Best of Cobb Winner	2022, 2021, 2020, 2019	None
Award Winning Food Winner: "Taste of East Cobb"	Yes 2018 & 2016	Unknown Never
Independent Living Cottage Homes	14	0
Onsite Chaplain - Full-time	Yes	No
Ample Resident & Guest Parking	Yes	Minimal
Cobb County Ownership and Management	Yes	No

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