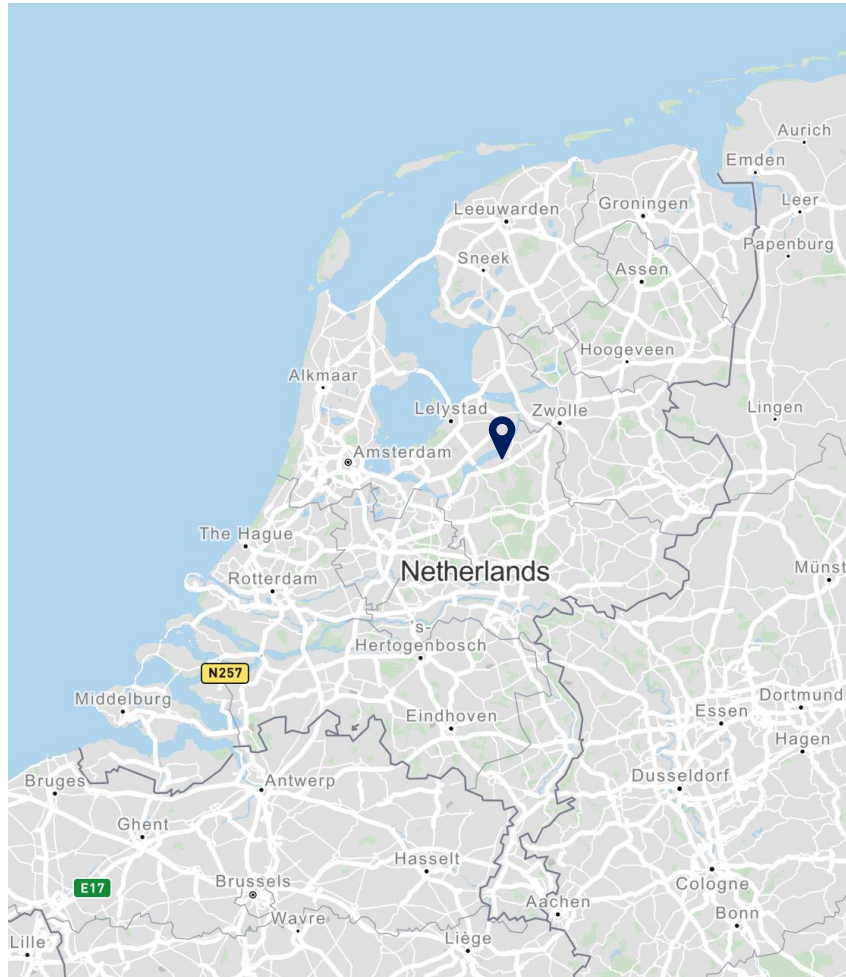
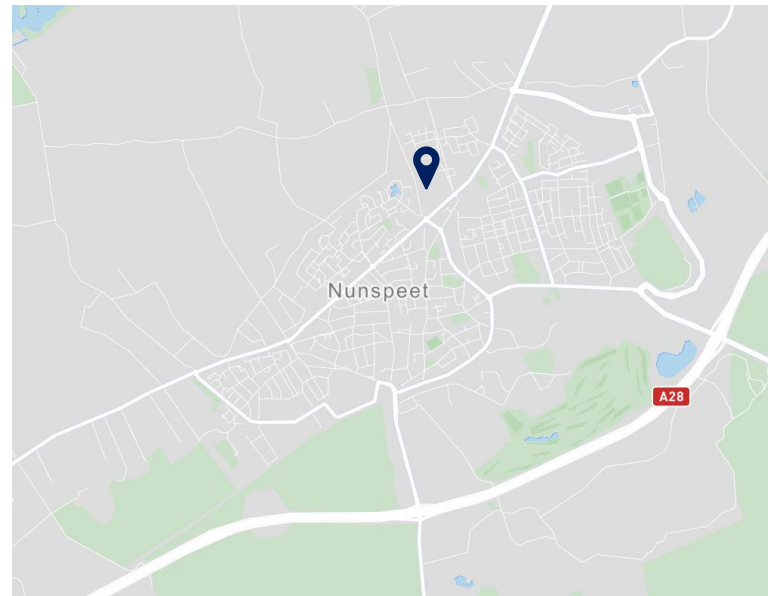


Location



The location is situated in the province of Gelderland, on the outskirts of the city and municipality Nunspeet.

Address: Grote Bunteweg 11-13, Nunspeet

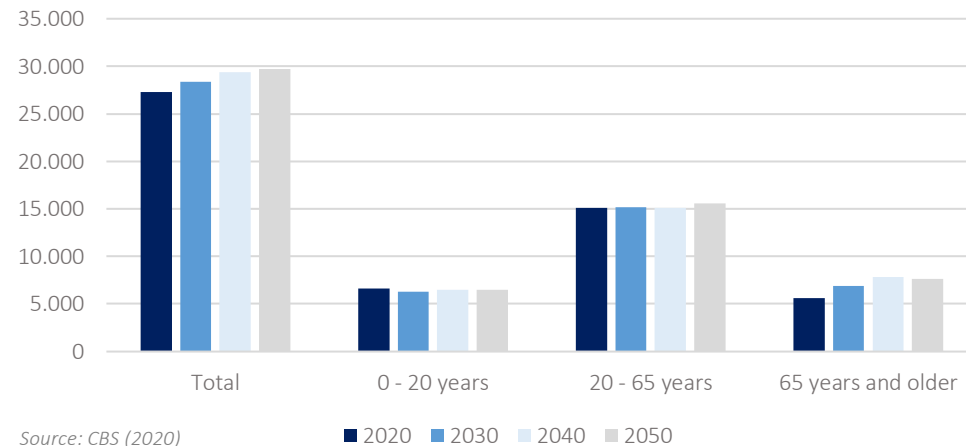


Demographics

Nunspeet

- Nunspeet has a current total population of approximately 27,300 inhabitants. There are approximately 5,600 elderly aged over 65.
- The share of elderly aged over 65 years in Nunspeet is 20% of the total population, which is similar to the national average of 21%.
- The number of elderly aged over 65 in Nunspeet is expected to increase in the coming decades to approximately 7,600 elderly in 2050.
- The expected increase of share of elderly (aged over 65) in Nunspeet until 2050 is 26%, which is similar to the national average of 26%.

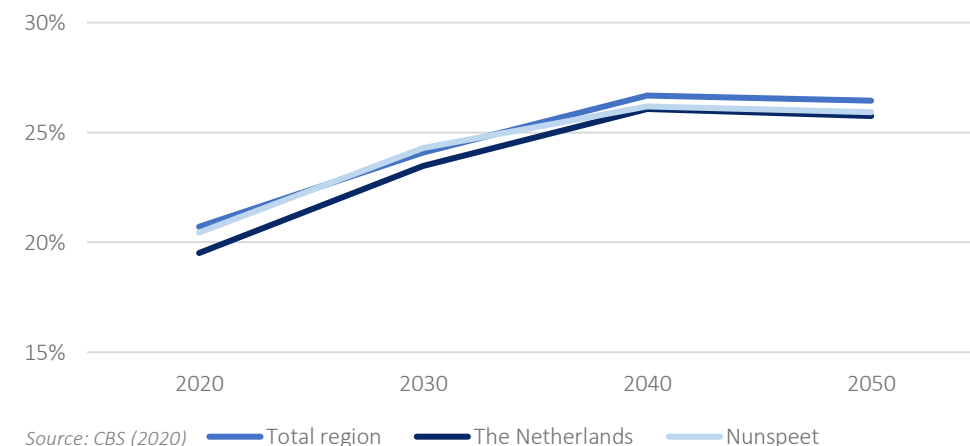
Forecast population structure in
Nunspeet



Region

- The demographics of the total region are formed by 7 municipalities: Nunspeet, Dronten, Elburg, Epe, Apeldoorn, Ermelo and Harderwijk.
- In total, the 7 municipalities have approximately 361,400 inhabitants. There are approximately 74,800 elderly aged over 65 in the region of the location, of which 32,500 elderly are aged over 75.
- The share of elderly (65+) in the total region is 21% of the total population, which is slightly higher than the national average of 20%.
- The total number of elderly (65+) in the region of the location will increase from approx. 74,800 in 2020 to 97,400 in 2050.

Forecast share of seniors (65+) of total population



Demographics

Indicated for care

- The total number of elderly with relevant indicated care in the region amounted approximately 3,100 on 1 April 2020. The relevant indicated care is related to people suffering from dementia: ZZP 4, ZZP 5 and ZZP 7.
- This is based on the number of elderly with indicated care in the Care Administration Office 'Zwolle'.

Indicated care for elderly (65+) in 2021

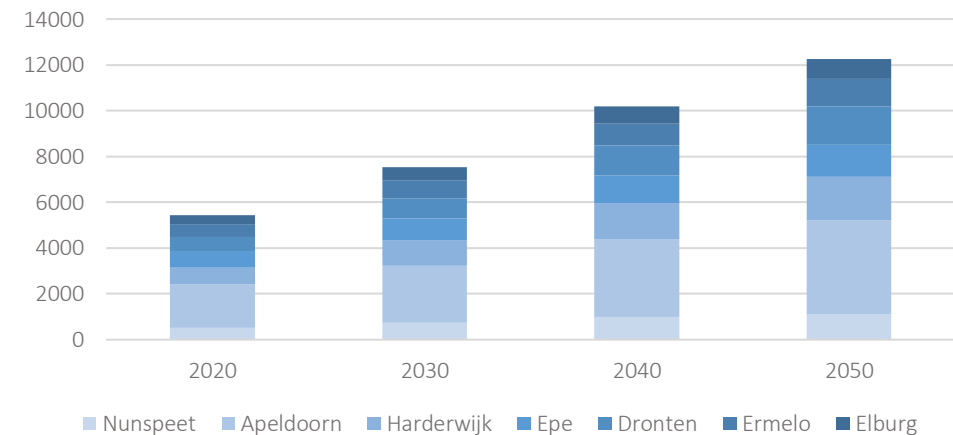
	ZZP 4	ZZP 5	ZZP 7	Total
Nunspeet	50	230	35	315
Apeldoorn	470	900	245	1615
Harderwijk	115	190	30	335
Epe	80	170	35	285
Dronten	35	135	25	195
Ermelo	85	180	25	290
Elburg	40	120	20	180
Total region	875	1925	415	3215

Source: CIZ (2021)

People suffering from dementia

- The number of people suffering from dementia in Nunspeet will increase from approximately 510 in 2020 up to approximately 1,100 in 2050.
- The number of people suffering from dementia in the region will increase from approximately 5,420 in 2020 up to approximately 12,270 in 2050.
- The number of people suffering from dementia living in Nunspeet represents approximately 9% of the people suffering from dementia in the total region in 2020.

Forecast of people suffering from dementia

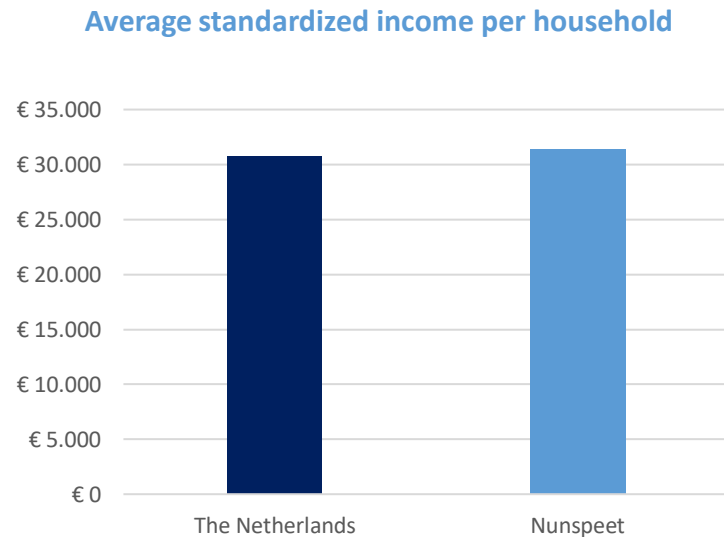


Source: Stichting Alzheimer (2020)

Income and equity

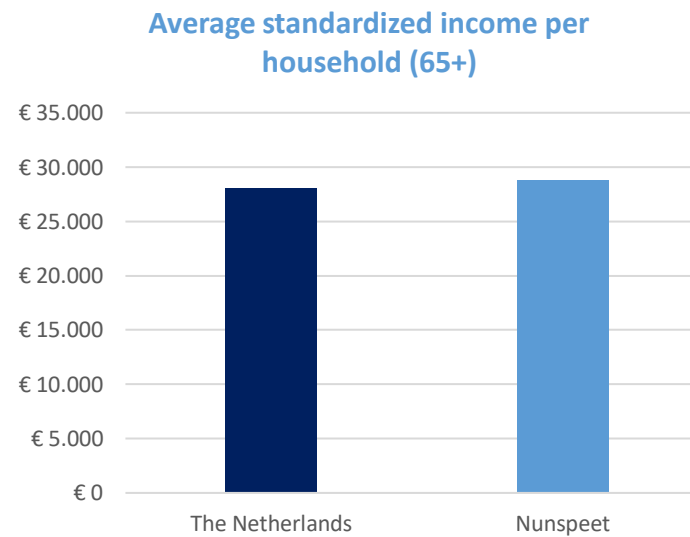
Income

- The average standardized income per household in Nunspeet is €31,400 and is higher than the national average of €30,800.



Source: CBS (2020)

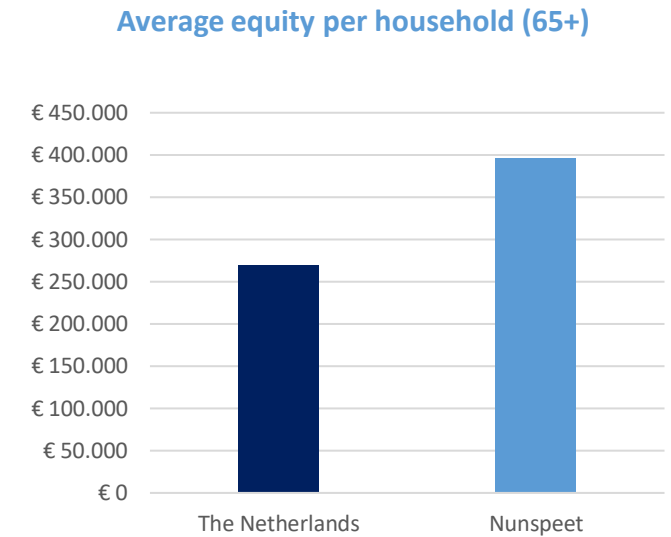
- The average standardized income per household aged over 65 years in Nunspeet is €28,800. This is higher than the national average of €28,100.



Source: CBS (2020)

equity

- The average equity of elderly aged over 65 years is higher in Nunspeet (€395,400) compared to the national average of €270,000.



Source: CBS (2020)

Competition private and traditional nursing homes

Nunspeet



Competition in a radius of approx. 10 kilometers.

More information about the competition is shown on the following pages.

A: Grote Bunteweg 11-13, Nunspeet

Private nursing home:

1. Het Welgelegenhuis, Nunspeet

Traditional nursing homes:

2. De Bunterhoek, Nunspeet
3. Ittmannshof, Nunspeet
4. Seewende, Nunspeet
5. De Voord, Elburg
6. Het Nieuwe Feithenhof, Elburg
7. Mariposa, 't Harde
8. De Clockenslach, Nunspeet



Private nursing homes



Traditional nursing homes

Competition private and traditional nursing homes Nunspeet

	Name	Healthcare provider	City	Care type	Rent per month (€)	Type and number of apartments (if known)
1	Het Welgelegenhuis	Dagelijks Leven	Nunspeet	Private	€ 900	20 psychogeriatric care apartments
2	De Bunterhoek	WZU Veluwe	Nunspeet	Traditional	n/a	Somatic care, psychogeriatric care apartments and assisted living apartments
3	Ittmannshof	WZU Veluwe	Nunspeet	Traditional	n/a	Somatic care, psychogeriatric care apartments and assisted living apartments
4	Seewende	Het Baken	Nunspeet	Traditional	n/a	52 somatic care and 62 psychogeriatric care apartments
5	De Voord	Het Baken	Elburg	Traditional	n/a	52 assisted living apartments
6	Het Nieuwe Feithenhof	WZU Veluwe	Elburg	Traditional	n/a	Somatic care and psychogeriatric care apartments
7	Mariposa	WZU Veluwe	't Harde	Traditional	n/a	50 somatic care and psychogeriatric care apartments
8	De Clockenslach	WZU Veluwe	Nunspeet	Traditional	n/a	52 apartments for elderly care

On the next page, photos of these private and traditional nursing homes are shown.

Competition private and traditional nursing homes Nunspeet

Photos of the private and traditional nursing homes located in Nunspeet and the region.

1



2



3



4



5



6



7

