SENIOR LIVING INVESTMENT BROKERAGE

Seniors Housing Transaction Announcement
327-Unit Seniors Housing Portfolio
Excelsior, MN | Oak Creek, WI | Coralville, IA



For Immediate Release: November 2nd, 2026

Senior Living Investment Brokerage ("SLIB") successfully facilitated the sale of the Upper Midwest 3-Pack, a three-community portfolio in the Minneapolis-St. Paul, Milwaukee and Iowa City MSAs, totaling 327 units and 393 licensed beds across ±423,961 square feet on ±11.15 acres, offering IL, AL and MC.

The Seller, a Minnesota-based owner/operator/developer, engaged SLIB to divest three communities delivered between 2018 and 2021 and operating at 96% blended occupancy. SLIB marketed the portfolio as a core-plus offering with in-place cash flow and embedded rate upside. The Buyer, a publicly traded healthcare REIT, acquired all three communities through paired property and operating entities in each state.

Jake Anderson, Jason Punzel, Vince Viverito, Taylor Graham and Adam Terrini of Senior Living Investment Brokerage handled the transaction.

According to Jake Anderson, Senior Vice President, "This was a rare opportunity: best-in-class assets in highly desirable markets, backed by outstanding operating performance and clear upside. The market responded accordingly, with robust buyer demand and multiple strong offers that pushed pricing up and the in-place cap rate down."

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