



**Seniors Housing Transaction Announcement
131-Unit Seniors Housing Community
Springfield, Missouri**



For Immediate Release: January 31, 2025

SLIB was engaged to confidentially sell Springhouse Village, a recently constructed seniors housing campus that offers IL, AL, and MC. Located in Springfield, Missouri, the ±15.6-acre campus is comprised of 37 independent living villas and a 94-unit assisted living and memory care building (62 AL, 32 MC). The campus also features state-of-the-art interior and exterior common areas, a clubhouse, and putting green, and has received several awards for its high-quality construction. Springhouse Village, which is also operated by the owner, opened in 2021 and saw impressive lease-up of all three acuity levels and has had a consistent occupancy at plus 95%.

The Seller, a long-time client of SLIB's, was divesting this asset to retire from the industry. The Buyer is a publicly traded REIT with significant seniors housing exposure which was selected after a competitive bidding process which secured multiple competitive bids. The REIT will be using Discovery Senior Living as their operator.

According to Jeff Binder, Senior Managing Director, "I have been fortunate to work with this client multiple times over the last 15 years. This transaction is bittersweet as it represents their exit from the seniors housing sector after several decades of providing excellent care to their residents and a supportive environment for their many employees."

Jeff Binder and Nick Cacciabando of SLIB handled the transaction.

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