



THE CHALLENGE

- The buyer of the healthcare provider did not want to acquire corporate-owned real estate assets.
- The real estate was a mix of residential and specialized commercial assets in different locations.
- Each location provided different services, and the buyer needed flexibility by location.
- The transaction needed to be *executed fast with as few contingencies as possible.*

WHY SCIOTO?

- Scioto is an expert in post-acute rehabilitation and residential services and understands the Traumatic Brain Injury industry. We can quickly underwrite the business and real estate assets.
- Scioto has committed capital and strong lender relationships that allow us to act quickly and provide certainty of execution.
- Scioto is attentive to current market dynamics and can provide competitive bids fast.
- Healthcare providers and sponsors are empowered to be more competitive than the competition and to offer more options.
- Scioto has a due diligence team that can quickly and concurrently close on residential and commercial properties.

THE SCIOTO SOLUTION

- Scioto provided an early and competitive bid for the real estate with high certainty of execution.
- Scioto proposed a customized lease structure to meet the operational needs of the business while maximizing future flexibility at a competitive price.
- Scioto provided options for future expansion.
- Scioto *executed the transaction in 60 days from signing a letter of intent.*

**When you need experience, financial strength,
and proven results – we're the team you trust to
solve your real estate needs.**

SCIOTO IMPACT

Scioto's ability to quickly react, offer a competitive bid and a customized lease solution empowered our client to not only win the business but assure future success.

ABOUT SCIOTO

Scioto Properties is an institutionally backed healthcare real estate firm that specializes in the acquisition and monetization of healthcare real estate portfolios.

Since 1999, we have provided real estate solutions to growing healthcare providers across the U.S., investing in more than 1800 properties in 40 states.



Asset Management



Financing

