



FOR IMMEDIATE RELEASE

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ZIEGLER ADVISES NESNAH VENTURES, LLC ON ITS SALE OF CANNON RIVERS SENIOR LIVING

CHICAGO – NOVEMBER 16, 2022 – Ziegler, a specialty investment bank, is pleased to announce its role as exclusive financial advisor to Nesnah Ventures, LLC on the sale of Cannon Rivers Senior Living, a 105-unit senior living community located in Cannon Falls, MN (the “Community”).

Located about half-way between Minneapolis and Rochester, the Community represented the only senior living asset owned by Nesnah Ventures, a Wisconsin-based family office investor.

Built in 2008 and originally intended as multi-family apartments, Nesnah Ventures re-developed the Community into senior living to fill a void in the market. The campus includes independent, assisted living, and memory care apartments.

Eden Senior Care purchased the property and took over operations on November 1, 2022. This represents the fifth acquisition for Eden Senior Care in Minnesota.

Ziegler conducted a focused marketing process for the Community. Nick Glaisner, Director in Ziegler’s Senior Housing and Care Finance Practice commented, “Despite tightening capital markets and a waning macro-economic environment, Ziegler negotiated pricing that represented an approximately 4% cap rate based on FY 2021 EBITDA experience.”

Ziegler’s Corporate Finance team is focused on delivering best-in-class advisory and financing solutions for companies and organizations across the healthcare industry. In our core practice areas of healthcare services, information technology, hospitals and senior living, Ziegler is one of the most

active M&A firms offering innovative sell-side, buy-side, recapitalization/restructuring, equity private placement and strategic partnering services.

For more information about Ziegler, please visit us at www.ziegler.com.

About Ziegler:

Ziegler is a privately held, national boutique investment bank, capital markets and proprietary investments firm. It has a unique focus on healthcare, senior living and education sectors, as well as general municipal and structured finance. Headquartered in Chicago with regional and branch offices throughout the U.S., Ziegler provides its clients with capital raising, strategic advisory services, fixed income sales, underwriting and trading as well as Ziegler Credit, Surveillance and Analytics. To learn more, visit www.ziegler.com.

Certain comments in this news release represent forward-looking statements made pursuant to the provisions of the Private Securities Litigation Reform Act of 1995. This client's experience may not be representative of the experience of other clients, nor is it indicative of future performance or success. The forward-looking statements are subject to a number of risks and uncertainties, in particular, the overall financial health of the securities industry, the strength of the healthcare sector of the U.S. economy and the municipal securities marketplace, the ability of the Company to underwrite and distribute securities, the market value of mutual fund portfolios and separate account portfolios advised by the Company, the volume of sales by its retail brokers, the outcome of pending litigation, and the ability to attract and retain qualified employees.

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