



FOR IMMEDIATE RELEASE

Christine McCarty
312 596 1617
cmccarty@ziegler.com

ZIEGLER ADVISES ISLAND PARADISE INVESTMENTS ON \$52,000,000 BRIDGE LOAN

Chicago, IL – January 6, 2022 – Ziegler, a specialty investment bank, is pleased to announce its role as exclusive financial advisor in a bridge loan placement totaling \$52,000,000 (the “Financing” or the “Transaction”) on behalf of Island Paradise Investments dba Kalakaua Gardens (“IPI” or the “Borrower”) to refinance the existing debt on Kalakaua Gardens, a 208-bed/164-unit continuing care retirement community located in Honolulu, Hawaii. The community offers independent living, assisted living, skilled nursing and memory care services.

IPI developed and subsequently opened Kalakaua Gardens in late 2016. The community is situated at the gateway to Waikiki within the lively Ala Moana enclave and within close proximity to several hospitals and medical clinics. The community was built for ohana-style living, where residents are encouraged to live and be social within inviting open spaces that offer 360-degree views of the islands.

The financing maximized proceeds to the Borrower refinancing the original construction loan along with providing additional proceeds for planned renovations, other reserves and closing costs, providing the Borrower with additional flexibility in the future.

“Ziegler appreciates the opportunity to work with IPI on this milestone financing and help them source an attractive debt solution allowing for reinvestment into their community and continued focus on delivering top quality care. The IPI team is deeply passionate on providing the best-in-class services and care for their residents, creating a vibrant community that families seek out for their loved ones” stated Adam Shealy, Vice President, Ziegler’s Senior Housing & Care Finance Practice, who arranged and negotiated the Transaction.

“We are grateful for Ziegler’s assistance on this important financing which happens to coincide with our 5th year anniversary, another exciting milestone for IPI, our community and residents. Just steps from the heart of vibrant Waikiki, Kalakaua Gardens offers a one-of-a kind senior community. Carefully designed spaces for all levels of care under one roof that promotes a safe and active life-style” stated IPI’s co-owner, Mr. Paul Yu.

Ziegler's Senior Housing & Care Finance Practice brings its experience and expertise to senior housing and post-acute care clients. By offering a comprehensive suite of products for debt, equity and M&A services, our professionals provide creative solutions that meet your organization's capital goals.

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.