

**THINK** Senior Housing

**THINK** Investment

**THINK** Integrity

**THINK...**

**GRANITE**

INVESTMENT GROUP

[www.graniteinvestment.com](http://www.graniteinvestment.com)

**GRANITE**

INVESTMENT GROUP

# Granite Senior Housing Insight

Since 2004, Granite has been a dedicated, long-term investor in the senior housing industry with a primary focus on ownership of skilled nursing facilities. We, along with our institutional and accredited private equity partners, understand the benefits of investing in senior housing assets and maintain a favorable outlook on the industry. For Granite and its investors, the dual components of real estate and needs-driven services give senior housing a unique resiliency, combining the benefits of real estate investment with the demographics of senior housing.

In early 2009, Granite established Senior Care Centers, LLC (SCC), a senior housing operating company headquartered in Dallas, Texas. To date, SCC operates or manages over 80 facilities throughout Texas and has grown to become the largest operator in the state within a short

period of time. Currently, SCC serves as the licensed operator for several healthcare REITs and other private equity ownership groups.

Granite looks forward to establishing opportunities with operators in other areas as we expand our platform and geographical acquisitions.

Given our view of the senior housing industry, we continue to aggressively pursue acquisition opportunities in the marketplace (portfolios or single assets) in SNF, AL, IL, and CCRCs (stabilized preferred) property types in primary and secondary markets in states that have favorable regulatory and strong reimbursement environments. We have completed transactions ranging in size from \$7 million to \$250 million. Granite prefers facilities with good licensing, regulatory, and leasing history and we have a strong appetite for properties/portfolios that have existing long-term low-rate

assumable debt (e.g. HUD).

Our ability to adapt to the ever-changing senior housing market has been a vibrant characteristic of Granite for the past 10 years. Some markets continue to pose challenges to us in our search for acceptable investments. Nevertheless, we have the dedication and expertise to continue to do what we do best – hire great people, give them the tools and resources to excel, and provide the foundation to allow them to bring good opportunities to our investors. We are eager to see what the balance of 2014 and early 2015 brings. We look forward to growing our current relationships and generating new relationships with sellers, brokers, lenders and operators on attractive investment opportunities.

---

**Get to know Granite Investment Group and its experienced team of professionals.**

**Please Contact Our Senior Housing Division:**

**Jason Price:** [jprice@graniteinvestment.com](mailto:jprice@graniteinvestment.com)

**Humair Sabir:** [hsabir@graniteinvestment.com](mailto:hsabir@graniteinvestment.com)

**Phone:** (949) 477-5800

