

**DATE**

August 21, 2011

**SECTORS**

Healthcare  
Real Estate

**DEAL TYPE**

M&A Advisory

**DEAL LOCATIONS**



**DEAL TEAM**



**Justin Balciunas**  
Managing Director

# DC Advisory advised Mid-Atlantic Skilled Nursing Group on the sale of Sabra Health Care REIT

DC Advisory served as the exclusive financial advisor to the Sellers in a sale-leaseback of four skilled nursing facilities in the Mid-Atlantic region (the SNF Portfolio) to Sabra Health Care REIT, Inc. (Sabra) for \$97.5 million in cash. The SNF Portfolio will be operated under a long-term lease with an initial yield on cash rent of 8.75%.

The transaction closed August 1, 2011. Based in Irvine, California, Sabra (NASDAQ: SBRA) is a self-administered, self-managed real estate investment trust (a REIT) that, through its subsidiaries, owns and invests in real estate serving the healthcare industry. Sabra leases properties to tenants and operators throughout the United States. As of June 30, 2011, Sabra's investment portfolio included 88 properties with a total of 9,793 licensed beds, spread across 20 states, and one mortgage note.

The portfolio includes various types of assets such as skilled nursing facilities; combined skilled nursing, assisted living and independent living facilities; mental health facilities; an independent living facility; an acute care hospital and a continuing care retirement community.

This transaction was a collaborative effort between DC Advisory's Real Estate Investment Banking team and Healthcare Investment Banking team. Combining the expertise of both practice areas enabled DC Advisory to provide the Sellers with superior execution and a successful outcome.