



FOR IMMEDIATE RELEASE

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Ziegler Advises on Sale of St. Paul's Plaza Senior Living Community in the San Diego MSA

CHICAGO, IL – MAY 27, 2025 – Ziegler, a specialty investment bank, is pleased to announce its role as the exclusive financial advisor in the successful sale of St. Paul's Plaza, a 155-unit senior living community located in Chula Vista, California. The transaction occurred on May 1, 2025, with the property being acquired by IRA Capital, a Southern California based private equity company. The seller was St. Paul's Senior Services, a nonprofit organization.

Integral Senior Living assumed management of St. Paul's Plaza on behalf of IRA Capital at closing, marking a new chapter for the community and its residents. IRA will be investing significant capital into the community to enhance the residents' quality of life through common area renovations, increased activities and programming, and improving the dining experience. Ziegler leveraged its deep sector expertise to facilitate negotiations, conduct due diligence, and ensure a smooth closing that met the needs of both seller and buyer.

"I am very impressed by the commitment and professionalism shown by the IRA Capital team during this transaction. They understood the unique desires of the not-for-profit seller and demonstrated the ability to carry forward St. Paul's contribution of fostering a compassionate and life-enriching environment for its residents," stated Humair Sabir, Managing Director at Ziegler, who also led the advisory team.

St. Paul's Plaza, a well-established senior living community, presents an exciting opportunity for IRA Capital.

“It was a pleasure to work with the St. Paul’s organization and Ziegler on a smooth transition. It was clear there was full alignment from all sides on prioritizing resident needs and we look forward to continuing honoring St. Paul’s legacy,” added Azhar Jameeli, Managing Director at IRA Capital.

The sale was a part of St. Paul’s strategic focus on expansion and innovation in PACE (Program of All-Inclusive Care for the Elderly) as well as more affordable senior housing and healthcare solutions.

“In addition to the services we provide today, St. Paul’s is committed to addressing the growing needs of the ‘hidden middle’ — seniors who would do not qualify for subsidized care, but don’t have enough to afford traditional senior housing and healthcare,” stated Sophia Lukas, Chief Operating Officer at St. Paul’s Senior Services. Lukas continued, “The sale allows us to refocus on St. Paul’s original mission and vision of providing affordable and accessible solutions for seniors with modest financial circumstances.”

Ziegler’s Senior Housing & Care Finance Practice is dedicated to delivering best-in-class advisory and financing solutions for companies and organizations across the healthcare industry. In our core practice areas — 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.

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