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FOR IMMEDIATE RELEASE
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ZIEGLER CLOSES LONG-TERM FHA/HUD FINANCING FOR MAGNOLIA CROSSING, SECURING THE NEXT CHAPTER OF ITS MISSION-DRIVEN SENIOR LIVING MODEL

CHICAGO, IL – NOVEMBER 2, 2026 – Ziegler is pleased to announce the successful closing of a long-term FHA/HUD Section 232/223(f) financing transaction that refinances the community's existing debt and positions Magnolia Crossing for continued growth, stability, and mission fulfillment for decades to come.

Magnolia Crossing Senior Living is a nonprofit assisted living and memory care community located in Clovis, California. Developed by Innovative Development and Living Solutions of California (IDLS), Magnolia Crossing utilizes a small-home, person-centered model designed to provide dignified, housing and care for seniors across all income levels.

Since opening in February 2018, Magnolia Crossing has earned widespread recognition for its innovative approach to senior living. The community consists of three small residential homes designed to promote meaningful relationships, resident choice, and engagement, rather than traditional institutional care. Through its mixed-income operating model, Magnolia Crossing serves a diverse resident population, combining private-pay residents with individuals supported through Medi-Cal.

"From the beginning, Magnolia Crossing has distinguished itself as a community committed to innovation, dignity, and accessibility in senior living," said Humair Sabir, Managing Director, Ziegler Senior Housing & Care Finance.

"We are proud to have partnered with the Magnolia Crossing team throughout its stabilization journey and to help secure financing that will support the community's long-term success while preserving its mission-driven approach to care."

Working closely with Magnolia Crossing, Ziegler evaluated a wide range of strategic alternatives, including FHA/HUD financing, agency lending options, bridge financing structures, nonprofit affiliation opportunities, and potential acquisition scenarios. Following extensive analysis, FHA/HUD financing emerged as the optimal solution, offering the strongest combination of long-term stability, financial flexibility, and mission preservation.

"Ziegler understood not only the financial aspects of our community, but also the mission that drives it," said Michael Sigala, Board President of IDLS and Magnolia Crossing.

"Their guidance, persistence, and expertise helped us navigate a complex process and secure financing that protects the community's future while enabling us to continue serving seniors of all income levels."

The refinancing marks a significant milestone in Magnolia Crossing's evolution. The FHA/HUD financing replaces the community's construction-era debt with permanent, long-term financing featuring a 35-year, fixed-rate, fully amortizing structure, competitive interest rates, and flexible future financing options. In addition, the transaction provided funding for approximately $660,000 of owner-elected capital improvements, including investments in solar energy infrastructure, while establishing substantial reserves to support future repairs and replacement needs.

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.

For more information about Magnolia Crossing, please visit: http://www.magnoliacrossing.org.

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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