



FOR IMMEDIATE RELEASE

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## **ZIEGLER PRICES FINANCING FOR MARQUETTE**

**CHICAGO, IL – MAY 30, 2025** – Ziegler is pleased to announce the successful pricing of \$74,920,000 Series 2025A Bonds for Retirement Living, Inc. d/b/a Marquette.

Marquette is an Indiana nonprofit corporation established in 1977 that owns and operates a Life Plan Community located on the North Side of Indianapolis. Situated on approximately 46 acres, the community consists of 300 independent living units, 47 assisted living units, 22 memory care assisted living units, and 57 skilled nursing beds. Marquette has been managed by Life Care Services since 1980 and has maintained accreditation from CARF since 1993.

Proceeds of the Series 2025A Bonds will be used to (a) refund all of Marquette's existing long-term indebtedness (Series 2015A, 2017 and 2021A), (b) fund \$25 million in new money capital for various campus improvements, and (c) cover costs incurred with the issuance of the bonds. The Series 2025A Bonds are rated 'BBB' with a stable outlook by Fitch Ratings and are being issued through the Indiana Finance Authority.

As part of financing strategy, Marquette is extending the maturities of the refunded debt to create a level annual debt service structure, inclusive of the new money component. The Series 2025A Bonds have a 30-year final maturity resulting in a weighted average maturity of 18.94 years, and a blended yield to maturity of 5.25%. The offering attracted the participation from 18 institutional investors.

"On behalf of the entire Ziegler team, we are honored and grateful to have partnered with Marquette on the successful completion of its Series 2025A financing. This strategic transaction not only delivered debt service savings but also secured \$25 million in new funding while implementing a favorable amortization structure that results in stable, level annual debt service going forward. We

sincerely appreciated the opportunity to collaborate with Marquette's management team, Board, and Life Care Services to achieve the goals defined at the outset of the process," stated, Tommy Brewer, Managing Director, Ziegler Senior Living Finance.

Ziegler is the nation's leading underwriter of financings for not-for-profit senior living providers. Ziegler offers creative, tailored solutions to its senior living clientele, including investment banking, financial risk management, merger and acquisition services, seed capital, FHA/HUD, capital and strategic planning, as well as senior living research, education, and communication. For more information about Ziegler, please visit us at [www.ziegler.com](http://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](http://www.ziegler.com).

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