# Senior Living Transformation Company (SLTC) Leads $300 Million Recapitalization of Prime Care

*Off-market transaction spans 957 assisted living and memory care units across Connecticut, New Jersey, Maryland, and North Carolina*

ATLANTA, GA, UNITED STATES, September 9, 2026 /EINPresswire.com/ -- Senior Living Transformation Company (SLTC), a senior living investment firm, announced the closing of a $300 million recapitalization of the Prime Care Portfolio. The portfolio is comprised of 957 AL/MC units across Connecticut, New Jersey, Maryland, and North Carolina. The communities are managed by Sunrise Senior Living, which will continue as operator following the transaction.

The off-market transaction was sourced directly through SLTC and recapitalizes a portfolio of very well-located communities in primary markets supported by strong demographics and sustained demand drivers.

As part of the transaction, SLTC will complete a $15 million capital improvement program across the portfolio. Improvements will include upgrading physical, technological, and operational infrastructure to better serve each community's respective market while enhancing service and care offerings. As part of the operational strategy, SLTC expects to introduce Centered Care, SLTC's wholly owned subsidiary, to further support Sunrise. Centered Care's tech-enabled data platform gives operators the care coordination tools to improve clinical, operational, and resident-facing outcomes.

"This transaction is a perfect example of our investment strategy: target prime locations in strong markets and partner with best-in-class operators to create value together," said Arnie Whitman, Founder and Managing Partner of SLTC. "We are investing in support of Sunrise's continued management of these communities, funding meaningful capital improvements, and bringing modern technology to how these buildings operate. The more we lean into being operator-oriented, the more opportunity we see across this critically important real estate sector."

The transaction closed in September 2026. Additional financial terms were not disclosed.

About Senior Living Transformation Company
With more than four decades of real estate investment experience, Senior Living Transformation

Company, LLC (“SLTC”) is a transformative senior living real estate investment firm that integrates capital, technology, and healthcare strategies to create superior returns. Led by a multidisciplinary team of investors, operators, technologists, and healthcare leaders, SLTC partners with best-in-class operators to unlock operational and financial value in senior living communities. Through Centered Care, its wholly owned subsidiary, SLTC develops technology tools that help unify fragmented data sources and support data-driven care coordination, proactive operations, improved resident outcomes, and real-time asset management. Visit www.sltc.llc.

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