

BEHIND THE DEAL: Out-of-town REIT buys one of Louisville's largest care facilities

*By Chris Larson – Reporter, Louisville Business First
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An out-of-town investment company scooped up Parkway Rehabilitation and Nursing Center, one of Louisville's largest long-term-care facilities, and is looking to buy additional local properties.

Strawberry Fields REIT LLC, a South Bend, Ind.-based real estate investment trust that focuses on skilled nursing facilities and medical office buildings, purchased the center from Parkway Extended Care Center Inc. in September for \$21.8 million.

The 252-bed facility had been owned by Louisville-based investors since it was built in 1973, said Moshe Gubin, the CEO for Strawberry Fields REIT.

Gubin said in a recent interview that he hopes to do more business Kentucky, specifically the Louisville region. Strawberry Fields owns 59 facilities located in Illinois, Indiana, Ohio, Texas, Michigan Tennessee, Kentucky and Oklahoma.

"We hope to buy more in the area. We really love the community," Gubin said.

Gubin said that that Strawberry Fields REIT won't make any improvements to the seven-story, 116,000 square-foot facility at 1155 Eastern Parkway because of the building has been maintained well by the previous ownership.

The former Parkway Rehabilitation and Nursing Center was the third largest long-term-care facility in the area, according to Louisville Business First research.

"We feel like we paid top dollar for a top-flight facility," Gubin said. "The building is in great shape."

He added that the facility's new health care operator, called The Landmark Group, will handle any cosmetic or superficial improvements to the property.

The Landmark Group also operates another Strawberry Fields location in Kentucky: a skilled nursing facility called The Landmark of Lancaster Rehabilitation and Nursing Center in Lancaster, Ky.

Parkway Rehabilitation will now be called The Landmark of Louisville Rehabilitation and Nursing Center.