



Chicago Pacific Founders Acquires Two Senior Living Communities in Florida and Iowa | Grace Management, Inc. to Assume Management

CHICAGO, IL – July 3, 2025 — Chicago Pacific Founders (“CPF”) and its subsidiaries, CPF Living Communities and Grace Management Inc., announce the acquisition of two senior living communities: The Summit of Citrus Hills in Hernando, Florida, and The Summit of Coralville in Coralville, Iowa.

Previously known as Grand Living at Citrus Hills and Grand Living at Bridgewater, the communities will now be operated by Grace Management, Inc., a nationally recognized senior living management company and CPF portfolio partner.

Both communities offer Independent Living, Assisted Living, and Memory Care, providing a seamless continuum of care that supports residents in aging in place. With personalized services, vibrant lifestyle programming, and a hospitality-driven approach, each community is thoughtfully designed to enhance well-being while fostering connection, dignity, and purpose.

Guy Geller, CEO of CPF Living Communities and Grace Management, Inc., emphasized the strategic significance of this acquisition:

"Delivering high-quality senior living experiences remains at the core of everything we do. Welcoming these exceptional communities into the Grace Management, Inc. portfolio reflects our continued commitment to thoughtful growth, operational excellence, and delivering on our promises to the residents and families we serve. As demand for senior housing continues to rise nationwide, we're well-positioned to expand our footprint and provide value to our residents, partners, and stakeholders."

This acquisition aligns with Chicago Pacific Founders' strategy of identifying and investing in senior living communities with strong market fundamentals and long-term growth potential, while partnering with experienced operators like Grace Management, Inc. to elevate performance and resident satisfaction.

About Chicago Pacific Founders

[Chicago Pacific Founders](#) is a Chicago and San Francisco-based healthcare private equity investment firm. The fund targets investments in healthcare verticals, including senior living and innovative healthcare service-based platforms. CPF Living Communities was launched in 2014 by CPF and Founder/Chairman John Rijos. CPF Living owns and operates active adult living, independent living, assisted living, and memory care communities nationwide with its affiliate property management company, Grace Management, Inc.

About Grace Management, Inc.

[Grace Management, Inc.](#) has been a trusted name in the senior living industry since 1984, specializing in managing and elevating senior living communities nationwide. The company currently manages 72 communities across the United States. As part of CPF Living, Grace operates a growing portfolio and is recognized among ASHA's 50 largest senior housing operators. The company is committed to operational excellence, high ethical standards, and creating vibrant communities where seniors thrive.

About The Summit of Citrus Hills and The Summit of Coralville

[The Summit of Citrus Hills](#) (Hernando, FL) and [The Summit of Coralville](#) (Coralville, IA) are senior living communities offering Independent Living, Assisted Living, and Memory Care. Residents benefit from thoughtfully designed residences and Grace Management, Inc.'s signature offerings—including the *Graceful Dining*™ program featuring chef-prepared, restaurant-style meals; the Vibrant Living Program for individualized life enrichment; and The Village Program® for person-centered Memory Care. Together, these programs foster a resident-centered experience rooted in connection, purpose, and quality of life.



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