

DEAL ALERT · MISSISSIPPI · FEBRUARY 2026

Quietly bringing the right buyers to the table.

3G Healthcare Real Estate successfully navigates a high-risk CHOW and Medicaid transition.

On time

CHOW intent submitted

January 1

Takeover, aligned with approval and billing timelines

Preserved

Medicaid reimbursement positioning during an active appeal

“Stan worked closely with ownership to ensure this Mississippi transaction aligned both value and legacy, matching the facility with an incoming operator positioned to build on what the owner created minimizing disruption and headache for ownership.”

SELLER PRAISE

CHALLENGE

A skilled nursing facility faced a time-sensitive CHOW with frozen Medicaid rates under appeal and an outgoing operator unwilling to remain past year-end, creating material reimbursement and transition risk. Any delay or misstep threatened permanent rate impairment, billing disruption, and increased regulatory scrutiny during the ownership transition.

ACTION

- ✓ Coordinated regulators, operators, and ownership to structure a January 1 takeover aligned with approval and billing timelines.
- ✓ Managed CHOW submission strategy to protect Medicaid rate eligibility while minimizing post-transition audit exposure.

RESULT

The CHOW intent was submitted on time, higher reimbursement eligibility preserved, and the incoming operator protected from downside rate and audit exposure.

VALUE

Preserved Medicaid reimbursement positioning during an active appeal.

SUCCESS

Executed a seamless operator transition without billing interruption.

EXPERTISE

Specialized CHOW and Medicaid regulatory execution under deadline pressure.



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Stan Klos III

Founder

317.982.5106

sklos@3ghcre.com



Christian Patrick

President

317.493.7767

christian@3ghcre.com

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