



LAWRENCE, EVANS & CO., LLC

Investment Banking | Healthcare Finance | Consulting

PROJECT HAVEN

150 bed - Bed Multi-Facility Treatment Center \$8M EBITDA Acquisition or Sale Leaseback Opportunity

The Company, located in the Mid-South, 150-bed men's residential treatment campus consisting of three separately licensed facilities functioning as a unified clinical and operational environment. The campus combines residential treatment, structured programming, and vocational training to support long-term recovery and workforce readiness. The model emphasizes extended-stay treatment, peer-driven community culture, and a seamless continuum of care supported by centralized management systems. The subject facility is located in a rural county roughly an hour from two major metropolitan areas.

The facility is a spin-out of a regional behavioral health platform that manages a multi-site network of residential and outpatient programs across the state. The parent organization provides a comprehensive treatment continuum—including early stabilization, residential care, IOP/PHP outpatient services, and medication-assisted programs—and is differentiated by its integration of vocational training, education, and reentry support to help clients transition into sustainable employment post-treatment.

Service Portfolio

- **Residential Treatment:** Structured, clinically driven programming with extended length-of-stay to support long-term recovery
- **Vocational Training:** On-campus workforce readiness and skills development
- **Peer-Driven Community:** Unified culture and staff across three licensed facilities
- **Integrated Care Model:** Education, life skills, and reentry planning embedded into treatment
- **Multi-Payor Revenue Base:** Medicaid, commercial insurance, and self-pay from six major carriers

Operational Highlights

- **Operating as 150 Beds Across 3 Licensed Facilities:** Unified campus operations with dedicated staffing and shared infrastructure
- **Established Demand:** Strong referral sources and longstanding relationships with providers
- **CARF-Accredited Revenue Generator** – Nationally certified facility commands premium rates with insurance reimbursement stability
- **Extended Length-of-Stay:** Higher per-client revenue vs. traditional 30-day programs
- **Turnkey Infrastructure:** Purpose-built campus with residential, vocational, and administrative buildings

Investment Considerations

- **\$30M Annual Revenue** from residential treatment and vocational programming
- **Payors:** Primarily Medicaid with most commercial insurances accepted
- **Market Position:** The subject facility is a men's residential treatment campus located in a rural county about an hour from two major metropolitan areas
- **Scalable Model:** Supports expansion of beds, programming, and additional service lines
- **Financial Performance:** Proforma 2026E EBITDA \$8M EBITDAR \$10M

More information: [Click Here to Access the NDA](#)

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