

# PROJECT SUNSHINE

## Southeastern US Geriatric Mental Health Platform

Psychology · Telehealth · Cognitive Rehab · APA Residency Program

### Company Overview

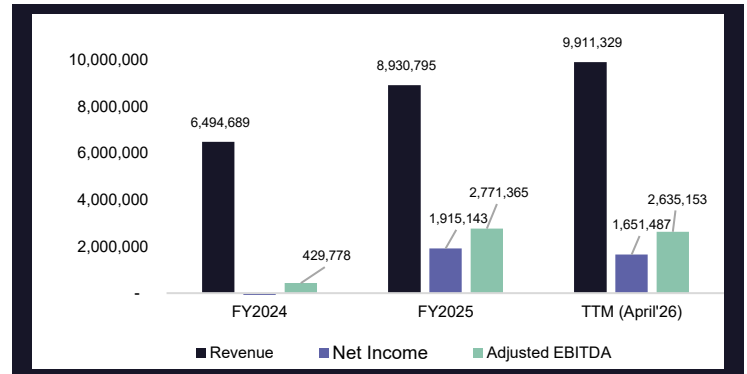
Project Sunshine is a Medicare-dominant geriatric psychology and psychiatry platform delivering evidence-based mental healthcare to elderly residents within assisted living and skilled nursing facilities. Founded in 2013, the Company has scaled to 229 active facility relationships, supported by 94 clinical staff serving more than 5,000 active patients.

The asset-light, clinician-deployed model requires no facility ownership, with providers traveling directly to partner facilities to deliver care.

### Key Investment Highlights

- Leading geriatric behavioral health platform with 229 verified assisted living and skilled nursing facility relationships, positioning the Company as one of the few scaled, dedicated providers in the market.
- Highly attractive financial profile with \$9.9M LTM (April'26) revenue, \$2.6M Adjusted EBITDA, ~27% EBITDA margins, and driven by an asset-light, no-capex delivery model.
- Defensible Medicare-focused reimbursement model supported by a predominantly Medicare payer mix, 14–21 day payment cycles, 229 unique NPIs, and 430+ insurance panels creating meaningful operational and regulatory barriers to entry.
- Proprietary APA-accredited clinician pipeline with 48 training positions, providing a consistent source of pre-trained talent and a differentiated recruiting advantage in a constrained labor market.
- Strong long-term demographic tailwinds driven by the aging population, increasing demand for geriatric mental health services, and rising dementia prevalence over the coming decades.
- Multiple near-term growth opportunities, including telehealth expansion through the proprietary Ellora platform, reactivation of medication management services, and geographic replication into additional high-senior-population markets.

### Financial Highlights



### Transaction Overview

The founder is seeking a strategic or financial partner to acquire up to 100% of Project Sunshine and is prepared to support a six-month transition following closing. The business is supported by an experienced management team, including a dedicated COO and CFO, who oversee day-to-day operations and minimize key-person dependency.

Owned real estate with an estimated value of approximately \$2.65M may be included or excluded from the transaction at the buyer's discretion.