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Community First Solutions Formalizes CFS Senior Holdings, LLC to Power Its Next Phase of Midwest Growth

HAMILTON, OH — Community First Solutions (CFS) today announced the formal creation of CFS Senior Holdings, LLC, a for-profit subsidiary established to house and accelerate the organization's expanding portfolio of senior living communities across the Midwest. The new entity formalizes a growth platform within an organization that has already added six campuses to the CFS network over the past three years, and positions the organization to pursue additional acquisitions and management partnerships with institutional and private capital.

A Century-Long Track Record in the Midwest

Founded in 1918, Community First Solutions has spent more than a century building one of the most trusted senior living and post-acute care networks in the Midwest. Headquartered in Hamilton, Ohio, CFS operates an integrated continuum of care spanning nine senior living campuses, from full continuing care retirement communities to standalone skilled nursing, assisted living, and memory care communities. That depth of experience — across the full continuum of acute, post-acute, and residential care — is the foundation on which CFS Senior Holdings is built.

"CFS Senior Holdings gives us a dedicated, purpose-built platform to do more of what we've already proven we can do," said Brett Kirkpatrick, President & CEO of Community First Solutions and CFS Senior Holdings. "We've spent over a hundred years earning trust in this region as a senior living and post-acute provider. This structure lets us bring that experience to more campuses, more partners, and more families — without ever losing sight of why we do this work."

Leadership That Spans the Full Continuum of Care

CFS Senior Holdings is led by an executive team with decades of combined experience across both acute and post-acute care settings — a combination that is uncommon among regional senior living operators and that has proven central to how quickly newly added communities improve under CFS management. That cross-continuum expertise informs everything from clinical programming and staffing models to the operational playbook CFS applies to every new campus.

Six Campuses in Three Years

The formation of CFS Senior Holdings follows a disciplined, multi-year growth run that has added six campuses to the CFS portfolio:

- September 2023: Acquired Anthology of Mason, launching the luxury Montage Mason assisted living and memory care community in Deerfield Township, OH
- November 2023: Entered a strategic partnership with Kettering Health to manage Sycamore Glen Senior Living Community in Miamisburg, OH
- August 2024: Welcomed The Patterson, formerly HarborChase of Beavercreek, a luxury assisted living and memory care community in Beavercreek, OH
- July 2025: Acquired BrightStar of Mason then rebranded as The Cottage of Mason, in Mason, OH
- July 2026: CFS Senior Holdings backed Silver Wave Capital on the acquisition of two Detroit-area communities — a 162-unit assisted living and memory care portfolio in Bloomfield Township and Rochester, Michigan — rebranded as Orchard Hill and Gable House. CFS Senior Holdings manages operations for both communities, marking the platform's first expansion beyond Ohio.

Orchard Hill and Gable House: The Model in Action

Formerly known as The Bradford and River Oaks and previously operated by Cardinal Senior Living, Orchard Hill and Gable House sit in Bloomfield Township and Rochester — two of the most established and sought-after submarkets north of Detroit, with strong demographics and limited new supply. Both communities carried below-market census and rates at the time of transition, the kind of value-add profile CFS Senior Holdings looks for: fundamentally strong real estate in a constrained market, with clear room to grow through better operations.

Consistent with every CFS management transition to date, the residents and families experienced exceptional communication and continuity of care throughout the changeover. Since taking over management, CFS Senior Holdings has applied its cross-continuum operating playbook — the same one behind Montage Mason, Sycamore Glen, The Patterson, and The Cottage of Mason — to begin closing the gap between where the communities were and what the market will support, in occupancy, staffing, and quality alike.

"Orchard Hill and Gable House are exactly why we built this platform," Kirkpatrick said. "They're well-located, well-built communities that simply hadn't reached their potential. That's our sweet spot — and Michigan won't be the last market where we prove it out."

Fast, Measurable Improvement Across Varying Vintages

Several of the communities added to the portfolio came in as value-add or moderate value-add opportunities — campuses of varying age and condition with room to grow. Under CFS those communities have seen significant, immediate improvement following transition, from occupancy and staff retention to resident and family satisfaction — the same pattern the organization intends to replicate as it evaluates future opportunities across the Midwest.

"We believe deeply that you don't have to choose between doing right by residents and families and delivering the returns we and our capital partners expect," Kirkpatrick said. "Every campus we've brought into this portfolio proves that those two things aren't in tension — they reinforce each other. That's the thesis behind CFS Senior Holdings, and it's what we'll keep building on."

About Community First Solutions

Community First Solutions is a Hamilton, Ohio-based not-for-profit organization dedicated to providing comprehensive health and wellness services throughout Southwestern Ohio. Since 1918, the organization has served thousands of families through its integrated network of senior living communities, post-acute care, behavioral health services, pharmacy services, and community supports. Community First Solutions is committed to innovation, quality care, and community partnership in addressing the evolving needs of an aging population.

About CFS Senior Holdings, LLC

CFS Senior Holdings, LLC is the for-profit growth platform of Community First Solutions, formed to acquire and manage senior living communities across the Midwest. Combining Community First's century of operating experience with a dedicated leadership team spanning acute and post-acute care, CFS Senior Holdings partners with capital and operating partners to reposition value-add senior living communities while preserving the mission-driven culture Community First Solutions is known for.

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