

CASE STUDY

Milford Wellness Village

\$25MM
USDA B&I

MILFORD, DELAWARE



THE OPPORTUNITY

Milford Wellness Village is a multi-tenant, healthcare-focused campus delivering integrated medical, wellness, and social services in Sussex County, Delaware. Situated on the former Milford Memorial Hospital campus, the Village encompasses over 238,000 square feet across three medical office buildings. The property was acquired and redeveloped to serve as a centralized care hub, combining skilled nursing, rehabilitation, elder care, and wellness services in one accessible location.

THE SOLUTION

X-Caliber's USDA lending team structured a \$25MM USDA B&I loan to refinance prior debt, support continued working capital needs, and cover eligible soft costs. The long-term loan provided a more stable capital structure and positioned the property for continued leasing and tenant expansion.

VALUE DELIVERED BY THE USDA WWD GUARANTEED LOAN:

- Improved financial stability through refinancing of high-interest construction debt
- Strengthened cash with long term permanent financing
- Enabled continued renovation of leasable space and enhanced community health access
- Created a centralized hub for coordinated care, boosting local wellness services
- Supported job creation with a target of over 200 new full-time equivalent positions in partnership with the City of Milford's economic incentive program



"Working with X-Caliber Rural allowed us to stabilize our financing and continue investing in a project that brings essential health services to the heart of our community. Their team understood our vision and helped us take meaningful steps toward long-term growth."

Meir Gelley, Chief Executive Officer
Nationwide Healthcare Services, LLC

Reach out to your USDA loan officer or email info@xrcusda.com for more information.