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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

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**FORM 8-K**

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**CURRENT REPORT**

**Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934**  
Date of Report (date of earliest event reported):

April 16, 2025

**SUMMIT HEALTHCARE REIT, INC.**  
(Exact name of registrant as specified in its charter)

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**Maryland**  
(State or other jurisdiction  
of incorporation)

**000-52566**  
(Commission  
File Number)

**73-1721791**  
(I.R.S. Employer  
Identification No.)

**23382 Mill Creek Drive, Suite 125, Laguna Hills, CA 92653**  
(Address of principal executive offices)

**(800) 978-8136**  
(Registrant's telephone number, including area code)

**Not Applicable**  
(Former name or former address, if changed since last report)

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act.
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act.
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act.
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act.

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Ticker symbol(s)	Name of each exchange on which registered
N/A	N/A	N/A

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

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**Item 8.01      Other Events**

On April 16, 2025, Summit Healthcare REIT, Inc. (the “Company”) issued a press release announcing that our Board of Directors has declared a cash distribution of \$0.045 per share of common stock. The distribution will be payable to shareholders of record as of April 17, 2025 and is expected to be paid on April 30, 2025. A copy of the press release is furnished as Exhibit 99.1 to this report on Form 8-K.

**Item 9.01      Financial Statements and Exhibits**

Exhibit No.	Description
<a href="#">99.1</a>	<a href="#">Press Release issued April 16, 2025</a>
104	Cover Page Interactive Data File (embedded with the Inline XBRL document).

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the Company has duly caused this report to be signed on its behalf by the undersigned, hereunto duly authorized.

SUMMIT HEALTHCARE REIT, INC.

By: /s/ Sharyn I. Grant

Name: Sharyn I. Grant

Title: Chief Financial Officer

Dated: April 16, 2025

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NEWS RELEASE  
FOR IMMEDIATE RELEASE

CONTACT  
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tmaroutian@summithealthcarereit.com

**Summit Healthcare REIT, Inc. Declares Shareholder Distribution of \$0.045 Per Share**

**Laguna Hills, Calif., (April 16, 2025)** – Summit Healthcare REIT, Inc. (“Summit”) announced today that its Board of Directors has declared a cash dividend of \$0.045 per common share, payable to shareholders of record as of April 17, 2025. The company intends to pay the dividend on April 30, 2025.

This marks the company’s first distribution in several years, reflecting renewed momentum, strengthened financial performance, and a forward-looking strategy designed to support ongoing shareholder value creation. The company anticipates continuing to make semi-annual distributions moving forward.

“We’re proud to resume distributions to our shareholders, which speaks to the financial stability we’ve achieved over the last couple years,” said Elizabeth Pagliarini, Chief Executive Officer of Summit. “We remain focused on maintaining a strong foundation while actively pursuing new opportunities that align with our strategic vision.”

As part of its strategic growth plan, Summit is currently evaluating alternative opportunities in the seniors housing and care sector. These initiatives are expected to not only support the company’s distribution program but also be accretive to long-term shareholder value.

“Our focus on seniors housing and care reflects both market opportunity and our commitment to investing in a sector with demographic tailwinds and resilient demand,” added Ms. Pagliarini. “We believe these investments will contribute meaningfully to both income generation and shareholder value over time.”

**About Summit Healthcare REIT, Inc.**

Summit is a publicly registered non-traded REIT that is currently focused on investing in senior housing real estate located throughout the United States. The current portfolio includes interests in 24 senior housing facilities in 10 states. Please visit our website at: <http://www.summithealthcarereit.com>.

For more information, please contact Tina Maroutian at (800) 978-8136.

*This material does not constitute an offer to sell or a solicitation of an offer to buy any securities of Summit Healthcare REIT, Inc.*

*This release contains forward-looking statements relating to the business and financial outlook of Summit Healthcare REIT, Inc. that are based on our current expectations, estimates, forecasts and projections and are not guarantees of future performance. Actual results may differ materially from those expressed in these forward-looking statements, and you should not place undue reliance on any such statements. In particular, the declaration and payment of dividends remain subject to the discretion of Summit’s Board of Directors, and there is no guarantee as to if or when Summit’s Board of Directors will declare additional dividends, the amount of future dividends, if any, or the timing thereof. A number of important factors could cause actual results to differ materially from any forward-looking statements contained in this release. Such factors include changes in the senior housing real estate market, economic uncertainty and associated trends in macroeconomic conditions, shifts in the regulatory environment affecting the senior housing and care industry and impacts of pandemics, epidemics, or other public health emergencies, as well as other factors described in the Risk Factors sections of the Company’s annual report on Form 10-K for the year ended December 31, 2024. Forward-looking statements in this document speak only as of the date on which such statements were made, and we undertake no obligation to update any such statements that may become untrue because of subsequent events. We claim the safe harbor protection for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995.*

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