

NP REPRESENTATIVE EXPERIENCE

Our broad service capabilities, deep resources, and experience help capital providers identify and mitigate investment risk and expedite transactions and help owners and operators effectively anticipate and address tomorrow's opportunities and challenges today.



COUNSEL

NATIONAL INVESTMENT CENTER

Outside General Counsel
Nixon Peabody serves as the outside general counsel to the National Investment Center (NIC).

BORROWER

Borrower's Counsel
\$52.1 million construction financing for the expansion/repositioning of a continuing care retirement community (CCRC) in Lexington, MA.

REIT

Regulatory Counsel
Nixon Peabody serves as regulatory counsel on an ongoing basis to a national health care and seniors housing REIT as it acquires acute care hospitals across the U.S.



TRANSACTIONS

HEBREW SENIORLIFE

Financing Transactions
Refinancing of a \$27.4 million, 35-year loan for Simon C. Fireman Community and the conversion of a \$28.4 million temporary construction loan to a permanent loan for the Julian and Carol Feinberg Cohen Residences in Brookline, MA.

WOLLASTON LUTHERAN HOUSING

Financing Transactions
Refinancing of a \$28.9 million, 40-year MassHousing loan for a 151-unit elderly affordable housing development in Quincy and the \$19.9 million, FHA-insured loan on a 152-unit affordable housing property located in Quincy, MA.

AEW CAPITAL MANAGEMENT

Seniors Housing Transactions
Represent several AEW managed funds in their joint venture investments in existing, improved, and new construction seniors housing facilities, including independent living, assisted living and memory care units. Representation includes joint venture structuring, acquisitions, project financings, and dispositions.



DEVELOPMENT

BFC PARTNERS

Affordable Housing Development
Development of Stonewall House, a 100% low-income, age-restricted affordable housing project for LGBT elders—the first of its kind in New York City.

CINDAT CAPITAL MANAGEMENT/UNION LIFE INSURANCE

Acquisition
Purchase of a significant seniors housing and assisted living portfolio in the U.S. via a joint venture with Welltower Inc., a health care real estate investment trust.

SENIOR RESOURCE GROUP

Sale/Reinvestment
Sale and subsequent reinvestment in seniors housing and care communities.

CATHOLIC CHARITIES

Development
Closing of a transaction to develop the Bishop Valero Residence, an affordable housing and supportive housing property for low-income seniors and homeless adults.

REAL ESTATE DEVELOPER

Permitting/Acquisition
Permitting and acquisition of a seniors apartment community in Ashland, MA, from the Town of Ashland.

NEW ENGLAND DEACONESS ASSOCIATION

Sale
Sale of a seniors living community in Provincetown, MA.



ACQUISITIONS



SALES

REPRESENTATIVE CLIENTS

- 2Life Communities
- AEW Capital Management
- Brookhaven CCRC
- CareOne
- Cindat Capital Management
- Hearth, Inc.
- Hebrew SeniorLife
- Home Leasing Corporation
- KeyBank
- Kisco Senior Living
- New England Deaconess Association
- North Hill CCRC
- Overlook Communities
- Rogerson Communities
- Senior Resource Group
- Ventas
- National Investment Center (NIC)



NP REPRESENTATIVE EXPERIENCE



LENDERS COUNSEL

LENDER

Term Loan

Represented a lender in connection with a term loan for a residential care seniors housing and care community facility located in Connecticut.

LENDER

Financing Transaction

Represented a lender as the \$25 million minority co-lender in a syndication with the bank to finance the construction of a new seniors community. Lead bank was the co-lender of approximately \$44.2 million.

LENDER

Construction and Project Loans

Represented a lender in connection with construction and project loans for a residential care seniors housing and care community facility located in New York.



DEVELOPMENT

DEVELOPER

Development

Financing, acquisition, and development of a property in Brookline, MA. The project was built to provide affordable housing to seniors in the community.

DEVELOPER

Development

Financing, acquisition, and development of a property in Boston (Dorchester), MA. The project was built to provide 54 units of affordable, service-enriched housing to homeless and "at-risk" seniors in the community.

DEVELOPER

Development

Acquisition, development, and financing of the construction of an 80-unit assisted living and memory care community located in Ohio.



TRANSACTIONS

REIT

Acquisition

\$28 million acquisition of two seniors housing properties in McKinney, TX, and Derby, KS, from a national seniors living community operator.

CRCC

Special Counsel

Represented a CCRC in the metro Boston area as special counsel, handling matters ranging from resident disputes to a \$50 million campus expansion.



BORROWERS COUNSEL

BORROWER

Financing Transaction

Financing to revitalize and refinance Fort Schuyler House, an affordable seniors housing Mitchell Lama development in the Bronx, NY.

BORROWER

Term Loan

Represented the borrower, pledgor and guarantor in connection with a term loan that is secured by the borrower's two health care facilities located in Cumberland, Rhode Island, and Lancaster, New Hampshire.

TRANSACTION-RELATED SERVICES

- Portfolio structuring (RIDEA, TRS, UBIT, lease)
- Tax matters (REIT compliance, mitigation)
- Due diligence (operations, real estate)
- Regulatory approvals (change of control, HRS)
- Mergers and acquisitions
- Equity, mezzanine and debt financing (GSE, REIT, pension fund, HUD, bond, construction)
- Joint venture contracts (LLC agreements, key principal agreements, management agreements)
- Real estate-based asset development, acquisition and disposition