

# Senior Housing

## Overview

Lately, Senior Housing is all the rage – among developers, real estate investment trusts (REITS) and baby boomers alike. With an emphasis on healthy and active lifestyles, the country's growing senior population is greatly contributing to the increasing demand for new and old senior living facilities.

As Munsch Hardt, a number of our seasoned real estate attorneys are dedicated to providing responsive and high-quality legal services to clients doing business in, or looking to enter, the senior living space. From owners, operators and managers to developers, lenders and other capital advisors, Munsch Hardt's Senior Housing attorneys regularly handle both individual site transactions and multi-state portfolio transactions for the following types of properties:

- Independent Living Communities
- Assisted Living Facilities (ALF)
- Skilled Nursing Facilities (SNF)
- Continuing Care Retirement Communities (CCRC)
- Senior Apartments
- Long Term Care Facilities

With a focus on effectively structuring each transaction to minimize our client's risk and maximize our client's returns, we provide customized advice and counsel on (i) acquisitions and dispositions, (ii) development and construction, (iii) (iv) leasing, (v) financing, (vi) management, (vii) partnerships and joint ventures (viii) and land use and entitlements. In fact, if financing is needed, we have relationships with a number of lenders experienced in senior housing and frequently connect clients with those able to provide the most appropriate form of financing.

Our representation also extends to other areas within the Firm, including tax, labor and employment, environmental, insurance and traditional corporate experience. Our multifaceted approach allows our attorneys to efficiently collaborate to not only address, but anticipate, the needs of our clients active in the senior housing industry.

## Experience

### Real Estate Portfolio Acquisition

Represented a Dallas-based private equity firm in the acquisition of a portfolio of four large continuing care retirement communities located in Abilene, Odessa, Tyler and Amarillo, Texas out of bankruptcy. Munsch Hardt also represented the client in both the real estate aspects of the acquisition and the acquisition loans.

## Lender Representation

Represented the proprietary debt and equity banking arm of comprehensive capital provider in financing the development of a senior and assisted living project in New Jersey, involving an (i) A/B Note syndication; (ii) EB-5 mezzanine loan and (iii) EB-5 mezzanine bridge loan.

## Senior Housing Facilities Development

Represented a real estate investment, management and development company in the acquisition, development and sale of a portfolio of four skilled nursing facilities in Texas.

## Development, Financing + Acquisition

Represented a real estate investment, management and development company in the acquisition, development, refinancing and sale of senior housing facilities (including skilled nursing facilities, assisted living facilities and memory care/Alzheimer's facilities) in Texas pursuant to an investment program with an equity partner.

## HUD Refinancing

Represented a real estate investment, management and development company in the HUD refinancing of three Missouri senior housing facilities under a master lease agreement.

## Ground Lease Transaction

Represented a real estate investment, management and development company in the negotiation of a long-term ground lease for the construction of an assisted living and memory care senior housing facility.

## Related People

William Cavanaugh  
Glenn Callison  
Greggory Cleveland  
Ian Fairchild  
Michael Krywucki  
Andrew McDonald  
Scott Smith  
William Themer

## Related Practices

Real Estate  
Acquisition & Disposition  
Condemnation & Eminent Domain  
Condominiums  
Industrial Projects  
Leasing & Management  
Multifamily  
Public-Private Partnerships  
Real Estate Finance  
REITs  
Retail Centers  
Zoning & Land Use

## Related Industries

Construction  
Health Care  
Hospitality  
Insurance  
Real Estate