

SENIOR HOUSING



Perkins
Coie

Legal Counsel to Great Companies®

SENIOR HOUSING



Perkins Coie’s cross-office Senior Housing industry group is dedicated to providing legal services at the highest levels to clients doing business in or entering this market. We have represented many of the country’s most prominent **owners, developers** and **operators**, but we also work with many emerging and smaller companies. Our experience and commitment to the industry give us a special understanding of market factors and the business and legal issues our clients face.

This, together with our geographic breadth, allows us to provide services efficiently and to look for practical and creative ways to meet client objectives. Furthermore, our experience in the industry encompasses a wide range of transactional, real estate, tax, employment, intellectual property and litigation matters, as well as other services that further enhance our ability to serve our clients.

SERVICES

Transactional

- Asset and Equity Acquisitions
- Credit Lines
- Cross-Border Transactions
- Entity Structures
- Joint Ventures
- Licensing
- Mergers and Dispositions
- Mezzanine Financing
- Operational Agreements
- Public and Private Financing
- Public and Private Offerings
- Service Agreements



Real Estate

- Construction and Design Agreements
- Construction and Permanent Loans
- Joint Use Agreements
- Land Use
- Leasing
- Low Income Housing
- Operational and Development Easements
- Property Acquisition and Dispositions
- Property Management Agreements
- Real Estate Entity Ownership Structuring
- Refinancing
- Secured Financing
- Tax Credit Transactions

Litigation

- Breach of Contract
- Breach of Fiduciary Duty
- Class Actions
- Consumer Protection
- Resident and Resident Group Claims

Tax

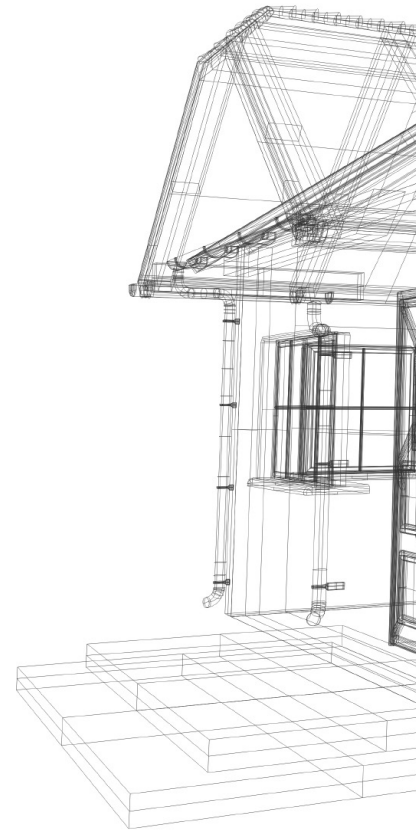
- Appeals Proceedings
- Audits
- Commercial Finance
- Equity Incentive Plans
- Executive Compensation
- Gross Receipts
- Leasehold Excise
- Net Income
- Property Tax
- Real Estate Transfer
- Sales and Use
- Tax Litigation
- Tax-Exempt Organizations
- Workouts and Bankruptcy

Employment

- Employee Discipline and Discharge
- Employment Discrimination
- Employee Handbooks and Policies
- Noncompete Agreements
- Rights and Privacy
- Wage and Hour

Intellectual Property

- Branding and Rebranding
- Copyright Protection
- Licensing
- Service Marks
- Trademarks
- Trade Secrets
- Web and Internet Usage





CLIENTS

Aegis Assisted Living Properties LLC
Avamere Health Services, Inc.
Emerald Heights
Emeritus Corporation
Era Living, LLC
Leisure Care, a One Eighty company
Life Care Centers of America
Lytle Enterprises, LLC

Pacific Retirement Services, Inc.
Plum Creek Supportive Living
Presbyterian Retirement
Communities Northwest
Senior Services of America
Ventas, Inc.
Wilkinson Corporation



EXPERIENCE

- Representation of public assisted living community manager in various aspects of its acquisition of a senior housing company; in a public equity offering that raised proceeds for community acquisitions and debt repayment; and in numerous other corporate, securities and executive compensation matters.
- Representation of owner/developer of numerous independent and assisted living facilities in several states, including matters related to facility sales, acquisitions and developments, project and corporate financing, institutional and private placement transactions, employment, litigation and other matters.
- Representation of not-for-profit owner/operator in the development of a \$300 million high-rise CCRC, including assistance with property acquisition, ownership structuring, permitting and entitlement matters, construction contracts, development and bond financing, tax and operational matters.
- Representation of owner/developer in the development of a unique upscale retirement community, including representation on property acquisition, private placement equity financing, licensing, construction and long-term master trust agreement financing, construction and operational matters.
- Representation of owner/manager of more than 250 retirement, assisted living, residential care and memory care communities in several states with real estate financing, employment, corporate, litigation matters and property sale and acquisition transactions.
- Representation of real estate investment corporation that has moved aggressively into the senior housing market as litigation, corporate, federal tax, patent and employee benefits counsel.
- Representation of national and international senior housing operator and developer in a range of corporate, labor, intellectual property and contractual matters, including acting as counsel in matters related to senior travel and wellness operations and affiliates.
- Representation of public healthcare REIT that owns and manages 455 healthcare related facilities, including nursing homes, personal care facilities and hospitals in 43 states, in employee benefits matters.



- Representation of company operating more than 260 skilled nursing, assisted living, retirement, home care and Alzheimer's centers in 28 states, in labor and employment matters.
- Representation of client in the redevelopment of a facility in order to house one of the first supportive living facilities in Illinois, a new concept to provide Medicaid support at the assisted living level of care.
- Representation of a company that provides operating, consulting and asset management services to the senior housing industry in real estate transactions.
- Representation of world's largest provider of comprehensive companionship and home care services for seniors as employment counsel.
- Representation of owner/operator of a 347-unit CCRC in property development, corporate, management and operational matters.
- Representation of numerous developers of master-planned, age-restricted communities, relating to their compliance with the Fair Housing Amendments Act of 1988, as amended by the Housing for Older Persons Act of 1995, including the initial planning of the communities.
- Representation of letter of credit bank in connection with the issuance of tax-exempt and taxable bonds to finance the construction and development of multiple senior living and retirement communities in Washington and California.

Perkins Coie is a leading international law firm offering a full spectrum of legal services. With more than 700 lawyers in 15 offices across the United States and China, the firm serves great companies, ranging from start-ups to FORTUNE 100 corporations. Many of the firm's clients are leaders in traditional industries and emerging technology markets.

CONTACT US

For more information about our senior housing capabilities, please visit www.perkinscoie.com/senior_housing

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Perkins Coie LLP www.perkinscoie.com

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