



Senior Housing Transactions

Members of our nationally known Senior Housing Transactions Team develop transactional structures that reduce risk, improve profitability and facilitate the availability of institutional capital. Our attorneys are particularly adept in the sale of portfolio companies and have a well-established track record in developing Opco/Propco structures that help clients to realize maximum value in a capital markets exit strategy.

In the last eight years alone, we have advised on transactions with an aggregate value of more than \$10 billion that involved assets ranging from a handful of facilities to “go private,” billion dollar-plus transactions with hundreds of facilities acquired from or sold to publicly traded companies.

Key Benefits of Working with Us

- **National Capabilities:** Regardless of the location of the assets in your transaction, we can assist you. Our experience is national in scope.
- **Business Acumen and Well-Established Industry Relationships:** We help you build relationships that align with your growth strategy that can help make deals happen.
- **Broad Perspective and Proactive Approach:** We call upon our real estate, tax, commercial leasing, environmental, creditors’ rights and bankruptcy, litigation, regulatory, corporate, and securities lawyers, as needed, to ensure that all aspects of your transaction are considered. We are skilled in identifying and resolving issues in the early stages of a transaction, to help you avoid costly delays, unnecessary risk, and lost revenue.
- **Comprehensive Services:** In addition to completing the core transaction, we can negotiate and help resolve issues among tenants/operators, lenders, equity participants, and regulatory authorities.

Clients

- Regional and national portfolio companies
- Investors
- Operators
- Lenders

Asset Types

- Skilled Nursing Facilities (SNFs)
- Assisted Living Facilities (ALFs)
- Independent Living Facilities (ILFs)
- Continuing Care Retirement Communities (CCRCs)

Experience

- Acquisitions and dispositions of assets and facilities
- Stock acquisitions and dispositions
- Cash and noncash mergers
- “Go private” transactions
- Corporate restructurings and recapitalizations
- Senior debt facilities
- Government agency insured financing programs, such as Fannie Mae, Freddie Mac, and FHA HUD funding programs
- Bridge and mezzanine loans
- Leveraged buyouts
- Holding company formations
- Spin-offs
- Liquidations
- REIT compliance and structuring

Related News

- [Health Insurer's Costly Privacy Breach Provides Guidance For Managing HIPAA Risks Associated With Electronically-Stored PHI](#)
- [Navigating Risks in the Purchase and Sale of Seniors Housing Communities](#)
- [Federal Agencies Issue Final Regulations and Related Guidance for ACOs Participating in the Medicare Shared Savings Program](#)
- [Courts' Treatment of N.C. CON Decisions Uncertain in Wake of Procedural Changes](#)
- [CMS Final Rule Mandates North Carolina Medicaid RAC Program by January 2012](#)
- [RACs, RACs, RACs? Don't Forget About the MICs](#)
- [Medical Malpractice Reforms Favor Long Term Care Industry, Could Result in a Flurry of Lawsuits Before the Reforms Take Effect](#)
- [OSHA To Take A Close Look At Nursing Homes](#)
- [Unusual Application Cycle puts 240 Nursing Facility Beds up for Grabs in Wake Co., NC.](#)
- [Accountable Care Organizations \(ACOs\): A Quick Summary of 400 Pages of Regulations](#)
- [Williams Mullen to Assist in Genesis HealthCare's Acquisition of Sun Healthcare Group](#)

- Timelines for Implementation of Nursing Home Transparency and Improvement
- Long Term Care Industry Service Group Alert - HUD
- Overtime Requirements for Home Healthcare and the Companionship Exemption
- False Claims Act Demands Compliance
- Companionship Services Exemption Compliance
- Federal Government Gets Second Chance at False Claims Liability for Regulatory Noncompliance
- Legislature to Study Whether Long Term Care Facilities Should Be Required to Carry Liability Insurance
- Nursing Home Transparency Act, Despite Uncertainty of Consequences, Finally Becomes Law
- Navigating the Pitfalls of HUD's Lean Program
- Weathering the Coming Storm - Implementing Electronic Health Records: Avoiding and Winning Disputes with EHR Vendors
- Legislative Update: New Legislation Has Broad Implications For Long Term Care Industry
- Health Care Regulatory Update
- Health Care Regulatory Update
- Health Care Regulatory Update
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- Health Care Regulatory Update
- Recent Cases Expanding False Claims Act Liability for Stark Violations
- Williams Mullen Helps Complete Genesis HealthCare's Acquisition of Sun Healthcare Group
- Non-Recourse Guaranties ? Has the Pendulum Swung Too Far?
- Court Awards Employees of Home Health Care Companies Minimum Wage and Overtime Rights
- Williams Mullen Strengthens Health Care Practice with Addition of Six Attorneys
- Judicial Solution May Force Faster Medicare Appeals
- Special Considerations for Long-term Care Transactions
- Mitigating Deal Risk for Sellers of Skilled Nursing Facilities (Checklist Included)
- Williams Mullen On Call - Senior Housing Transactions in 2017
- Uel Whitsett Elected Partner at Williams Mullen
- Williams Mullen Welcomes Health Care Attorney Rebecca Ivey
- Williams Mullen Adds Rebecca Ivey and Chip Hancock to Health Care Section
- Williams Mullen Deepens Corporate Section with Addition of Randal Greene
- Williams Mullen Welcomes Three Attorneys to Richmond Office
- Jamie Martin Named to 2020 Class of ?Influential Women of Law? by Virginia Lawyers Weekly
- CARES Act Offers Relief to Multifamily (and Senior Housing?) Borrowers with Federally Backed Loans
- Unintended Impacts of PPP Loans Under Existing Credit Agreements

- Why Senior Health Care Asset Owners and Investors Should Reexamine Their Loan Agreements

Related Events

- Issues for Owners and Tenants in Times of Distress - American Seniors Housing Association 2018 Annual Meeting
- False Claims Act Seminar and Webinar
- Long-Term Care Conference
- The Immigration Crisis Continues: Is Your Hospital Ready for 2009 and Beyond?
- Big Brother Is Watching!
- Diagnosis: Critical

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