







Health Care REIT, Inc. & Sunrise Senior Living Partnership

HEALTHCARE REIT









Health Care REIT is pleased to announce the acquisition of 29 Sunrise Senior Living communities. Sunrise, widely recognized as one of the country's leading operators of senior housing communities, will manage the properties and become Health Care REIT's #1 operator.

"This transaction highlights our ability to acquire premier, consumer-focused real estate," commented George L. Chapman, chairman and chief executive officer of Health Care REIT, Inc. "We look forward to working with Sunrise as a strategic capital partner and believe these assets are an outstanding complement to our portfolio. The addition of these properties will provide an opportunity to enhance overall NOI growth by capturing facility-level operating income in a tax efficient manner."

"We are very pleased to enter into this new venture with Health Care REIT," said Paul Klaassen, Sunrise's founder and CEO. "These 29 Sunrise communities are in deep and attractive markets. We look forward to developing this strategic relationship with HCN, which will allow us to continue to operate these communities and create value for both companies."



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www.hcreit.com

## **Belmont, CA** | 57,990 sq ft

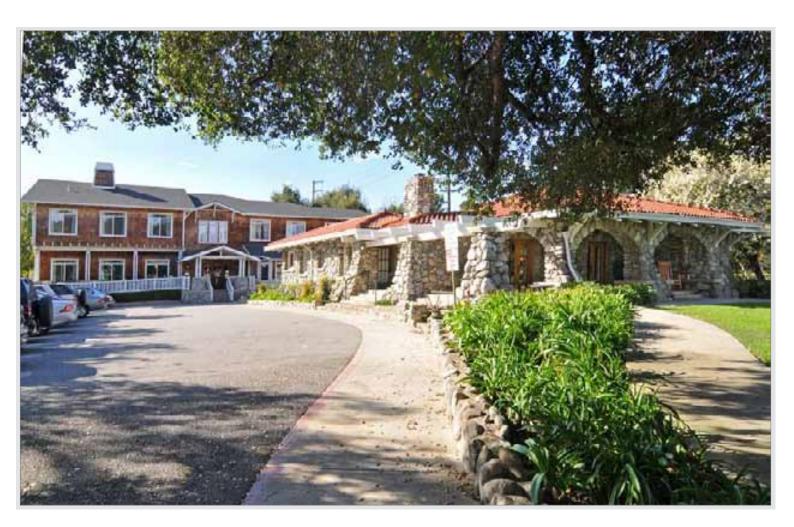
Market Acquired Units San Francisco

2002

61 Assisted Living



### Claremont, CA | 38,139 sq ft



Market Year Built Units

Los Angeles 2000

42 Assisted Living 12 Dementia Care

#### Alta Loma, CA | 43,072 sq ft

Market Los Angeles

Year Built 2001

*Units* 46 Assisted Living



# **Tustin, CA** | 33,300 sq ft



Market Los Angeles
Year Built 2000

Units 38 A

38 Assisted Living 10 Dementia Care

### West Hills, CA | 46,168 sq ft

Market Los Angeles

Year Built 2002

*Units* 51 Assisted Living 14 Dementia Care



## **University Park, CO** | 39,519 sq ft



Market Acquired Units

Colorado Springs 43 Assisted Living 10 Dementia Care

### **Crystal Lake, IL** | 41,180 sq ft

Market Chicago
Year Built 2001

**Units** 45 Assisted Living



### **Flossmoor, IL** | 49,000 sq ft



Market Year Built

Chicago 1999

Vear Built 19
Units 48

48 Assisted Living

## **Gurnee, IL** | 38,313 sq ft

Market Chicago
Year Built 2002

*Units* 46 Assisted Living



### Naperville North, IL | 59,700 sq ft



Market Chicago Year Built 2002

Units

47 Assisted Living

### **Schaumburg, IL** | 62,685 sq ft

Market Chicago
Year Built 2001

**Units** 52 Assisted Living



### **Weston, MA** | 18,311 sq ft



MarketBostonAcquired1997

**Units** 29 Assisted Living

### **Montgomery Village, MD** | 123,840 sq ft

Market Acquired Units Washington, D.C.

91 Independent Living 50 Assisted Living



### **Silver Spring, MD** | 57,050 sq ft

Market Acquired Units

Washington, D.C. 2002

42 Assisted Living



### **Huntington Common, ME** | 196,477 sq ft

Market Acquired Units Portland 2005

108 Independent Living

48 Assisted Living 24 Dementia Care



## West Bloomfield, MI | 38,757 sq ft



Market Acquired Units

Detroit 2000

40 Assisted Living 12 Dementia Care

## **Roseville, MN** | 58,346 sq ft

Market Acquired Units Minneapolis

2001

48 Assisted Living



## **Chesterfield, MO** | 55,985 sq ft



Market Acquired Units

St. Louis 2000

44 Assisted Living

### **Basking Ridge, NJ** | 58,520 sq ft

Market New York
Year Built 2002

*Units* 60 Assisted Living



### **Edgewater, NJ** 57,512 sq ft



Market New York
Year Built 2000

**Units** 55 Assisted Living

### Lincroft, NJ | 42,466 sq ft

Market Year Built New York 2001

Units

47 Assisted Living 13 Dementia Care



#### **Marlboro, NJ** 50,970 sq ft



Market Year Built Units

New York 2002

47 Assisted Living 16 Dementia Care

### **Dix Hills, NY** | 53,207 sq ft

Market New York Year Built 2003

Units

66 Assisted Living 10 Dementia Care



### East Meadow, NY | 61,412 sq ft



Market New York
Year Built 2002

*Units* 62 Assisted Living

## East Setauket, NY | 59,764 sq ft

Market New York
Year Built 2002

*Units* 55 Assisted Living



## **Holbrook, NY** | 57,304 sq ft



Market Year Built 2001

New York

Units

60 Assisted Living

## Plainview, NY | 37,321 sq ft

Market New York
Year Built 2002

Units 38 Assisted Living



### West Babylon, NY | 59,764 sq ft



Market New York
Year Built 2003

**Units** 60 Assisted Living

# **Gahanna, OH** | 35,058 sq ft

Market Columbus

Acquired 1998

**Units** 23 Assisted Living

