



THE CONGRESS COMPANIES

B O S T O N N E W Y O R K

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For additional information, contact Renee Slovick at (508) 541-1238.

CONGRESS COMPANIES BREAKS GROUND ON STATE-OF-THE-ART NURSING HOME PHASED RENOVATION PROJECT

Milwaukee, WI – The Congress Companies is pleased to announce the commencement of the construction and renovation project for the \$18 million Bel Air Health Center, a state-of-the-art long-term care and rehabilitation center located in Milwaukee, WI.

Under a Turnkey-Leaseback solution provided by The Congress Companies, the Bel Air renovations will include the phased renovation and construction of a fully furnished and equipped, 102,000-square foot rehabilitation and nursing building, which will be leased to the Nursing Home Operator, Elite Senior Living of NY.

The plans for Bel Air include a state-of-the-art facility boasting 185 beds, a brand-new, 50-bed dedicated rehabilitation wing designed using the latest scientific and medical principles, a new, fully-equipped, 3,500-square foot rehabilitation and gym facility, all private, single-bedded rooms in the rehab wing, and all new furnishings and equipment throughout. The complete interior and exterior renovation will be completed in five phases to allow for continued occupancy of the facility.

Working closely with Elite Senior Living, the facility's Nursing Home Operator, Congress developed a custom tailored, cost-effective solution covering the project in its entirety, from acquisition, acquisition financing, complete design and engineering, including interior finishes and furnishings, construction, and HUD construction financing. Focusing specifically on the creation of a rehabilitation wing with all private rooms and an oversized physical therapy space, Congress also supplied cutting edge equipment and specially designed floor plans to meet the client's specific needs.

Having completed over 30 HUD projects, Congress is regarded as one of the premier HUD builders in the country. Congress, through HUD lender Rockport Mortgage Corp., obtained one of the first HUD Substantial Renovations Construction Loans through the HUD "LEAN" program.

The Congress Companies offer clients full Construction Management, Turnkey, Design-Build, and Leaseback solutions for construction projects of all types and all levels of complexity. The Congress delivery systems offer all the services that a building owner requires, including site selection, zoning and permitting, site investigations, design, engineering, interiors, financing, insurance, fixtures, furnishings and equipment. Clients are left to focus on their core business while The Congress Companies handle the project, and deliver a completed, furnished, and "ready to operate" building.

For more than 50 years, The Congress Companies have been an industry leader in the health care, long-term care, senior living, and multi-family sectors. Headquartered in Boston, MA and with offices in New York, The Congress Companies have set the standard in health care and senior living construction throughout the Mid Atlantic and New England states.

To learn more about The Congress Companies, visit: www.congresscompanies.com

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THE CONGRESS COMPANIES

BOSTON

NEW YORK



The Congress Companies has commenced construction and renovation for the \$18 million Bel Air Health Center, a state-of-the-art long-term care and rehabilitation center located in Milwaukee, WI. The scope of the project includes the purchase of the facility by The Congress Companies, and all construction, design, furnishings, development, and financing required to deliver the facility on a turnkey basis. Pictured above is the rendering of the completed Bel Air Health Center project.