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## **Great Point Investors and HallKeen Management begin redevelopment of The Highlands, 64-unit assisted living facility**

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Great Point Investors and HallKeen Management have begun the redevelopment of The Highlands on the East Side, a 64-apartment assisted living facility located on the East Side.

Formerly operated as a 78-unit multifamily building, plans are currently underway to transform the structure to house 41 assisted living apartments, and 23 Alzheimer's and dementia care apartments. Keeping the budget conscious resident in mind, the community will offer a deluxe lifestyle with the same quality, services, and location seen within its competitors - but at a better value.

The New England Carpenters Combined Benefit Funds have invested in the project; CWC Builders is in charge of construction; Gary Witten of Marcus & Millichap of commenced the sale of the building; and The Architectural Team (TAT) is leading the design. The building will be managed and operated by an investor in the project, HallKeen Mgmt.

When completed, the apartment community will be comprised of studio, one bedroom, and one (1) two bedroom apartments. The Alzheimer and Dementia wing (known as Reflections) will have private and shared studios. Assisted living apartments will be well-equipped with kitchenettes, grab bars, individual temperature controls, step-in or roll-in showers, new carpeting, cabinetry, appliances, and countertops. Community features will include a brand new kitchen and dining room, private dining room, a bistro with after-hours snacks, a lounge with fireplace and piano, a beauty salon, fitness center, reading areas throughout the building, a veranda and more. An array of care, services, and enrichment program activities will be offered catering to a variety of lifestyles and needs.

"We are delighted to partner with HallKeen's highly skilled team to capitalize on an unmet need for seniors in Providence," said Kathryn Sweeney, principal of Great Point.

According to the U.S. 2010 census, the state of RI has approximately 74,000 persons over the age of 65, which is higher than the national average.

"It was easy to see that there was a need for this type of housing in the Providence market," says Andrew Burnes, president of HallKeen Mgmt. "Our partners, investors, and construction/design teams understand that as the population grows, the need for assisted living housing is critical. Our aim is to provide the best quality of care, amenities, and commitment to our residents' well being. With the community's premium location on the East Side of Providence, residents and their families will be able to enjoy all that the neighborhood has to offer. We also priced our apartments at a more affordable rent than what is currently seen in the market in the hopes that more seniors will have the chance to actually afford a happy and healthy lifestyle - and we are delighted that we will be able to provide this for them."