



Aviv Healthcare Properties Limited Partnership
Two North LaSalle, Suite 725
Chicago, Illinois 60602
(312) 855-0930
(312) 855-1684
www.avivam.com

For Immediate Release June 6, 2006

AVIV Contacts:

Mr. Craig M. Bernfield
Chief Executive Officer and President

Mr. Steven J. Insoft
Senior Vice President
(312)-855-0930
sinsoft@avivam.com

JER Contact:

David Sturtevant
(703)-813-5643
daves@roiadvertisng.com

**AVIV HEALTHCARE PROPERTIES ANNOUNCES STRATEGIC
RELATIONSHIP WITH JER PARTNERS AND ESTABLISHES EQUITY
CAPITAL COMMITMENT FOR GROWTH**

Chicago, Illinois- Aviv Healthcare Properties Limited Partnership (“Aviv”) and JER Partners (“JER”) announced today that they have entered into an agreement and partnership whereby JER has committed, subject to certain conditions, to acquire \$75 million of convertible preferred securities from Aviv to finance the acquisition of triple-net leased healthcare facilities.

Aviv will use the capital to further its growth strategy emphasizing the acquisition of real estate interests in skilled nursing and other healthcare related facilities located throughout the United States. This investment is a continuation by JER of its strategy to invest in a diversified portfolio of commercial real estate assets, including healthcare facilities.

Aviv intends to use the capital, in combination with debt financing to acquire single property and multiple asset portfolios of skilled nursing and other healthcare facilities. The company also expects to target highly experienced operators with an extensive history of managing facilities in similar geographic regions. Aviv has an established network of operators of skilled nursing facilities throughout the United States. These relationships are the foundation of Aviv’s growth strategy and will continue to serve as its principal source of growth through acquisition and financing transactions.

Concurrent with the execution of this transaction, Aviv announced that it had acquired or financed 14 skilled nursing facilities with 5 different operators representing an investment of approximately \$33.0 million, of which approximately \$7.8 million was financed with the issuance of new convertible preferred equity to JER and approximately

\$25.2 million was funded with Aviv's existing acquisition line with LaSalle Bank, NA. Following this transaction, Aviv's portfolio consists of 126 facilities representing an aggregate 12,000 beds.

Mr. Craig M. Bernfield, Chief Executive Officer and President of Aviv, stated, "As a further step in the evolution of our company, we are extremely pleased to announce our strategic relationship with JER, a well-respected private equity firm. We look forward to working together with the JER team to add \$300 million to \$400 million in properties over the next few years. In anticipation of raising external equity capital, we also invested significant resources to expand our platform and have added several highly talented professionals to our team."

Mr. Zev Karkomi, Chairman of Aviv, added, "We have successfully grown Aviv over the past 25 years to become one of the largest privately held portfolios of nursing home real estate assets in the country and are very pleased to bring on JER as a new equity partner to continue to grow our company."

Ms. Cia Buckley, President of JER Partners' U.S. Fund Business, stated, "We are pleased to make a strategic equity investment in Aviv and align ourselves with one of the most experienced teams in the senior care industry. Zev Karkomi and Craig Bernfield have developed a tremendous reputation and track record, and we look forward to working closely with them in support of Aviv's growth strategy."

Cohen & Steers Capital Advisors, LLC acted as financial advisor and Sidley & Austin LLP acted as legal advisor to Aviv pursuant to the transaction. O'Melveny & Myers LLP acted as legal advisor to JER pursuant to the transaction.

About Aviv

Headquartered in Chicago, Illinois, Aviv is a privately held company specializing in financing operators of skilled nursing and other healthcare related facilities. Aviv has one of the largest privately held portfolios of triple-net leased skilled nursing facilities in the United States, with 126 properties and a licensed capacity of approximately 12,000 licensed beds. The Company's portfolio is geographically diversified across 20 states with a large concentration of properties in the Midwest, Southwest, West and Pacific Northwest. The company purchases the properties and enters into long-term triple-net leases with local, regional and national operators. For more information on Aviv, please visit www.avivam.com.

About JER

Headquartered in McLean, Virginia, JER Partners is the private equity investment arm of J.E. Robert Companies, a real estate investment management company with 25 years of experience in sourcing, underwriting and managing a broad spectrum of real estate equity investments and debt products in North America and Europe. JER Partners invests primarily in hospitality, office, retail, multi-family, industrial and health-care related properties. Other areas of investment include commercial mortgage-backed securities

(“CMBS”) and mezzanine financing. For more information on JER, please visit www.jer.com.