

Keene senior living community sells for \$28 million

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The Bentley Commons senior living complex on Water Street in Keene is under new ownership, and name, as a sign there this morning shows. Bentley Commons opened in October 2008 with 109 private studios and one- or two-bedroom apartments, a pub, library and other common areas. The Water Street retirement community kept some architectural elements of the J.P. Rust Bucket Factory, which formerly occupied the property. Michael Moore / Sentinel Staff

A national real estate investment firm has bought a Keene senior living community for \$28 million.

Miami-based Black Salmon acquired Bentley Commons at Keene in a partnership with American House Senior Living Communities, which manages and/or operates more than 60 communities across the country, according to a news release from Black Salmon.

As part of the deal, which became official Wednesday evening, Bentley Commons was renamed American House Keene.

City records online show the property, appraised at just over \$11.2 million, has been owned by a limited liability company with an address in New York since 2007. That address matches Kaplan Development Group LLC, which owns and operates senior living facilities across the country, including Bentley Commons at Bedford.

The acquisition in Keene is the first of five Black Salmon has planned over the next year as the investment firm shifts into the senior housing sector, the release says.

Jacqueline Trost, a spokeswoman for American House Senior Living Communities, said in an email there won't be staffing changes at the Keene facility — "the residents will experience the same level of care and services they have come to expect." The company plans to upgrade the WiFi in the common areas throughout the community, she added.

Built in 2008, the 4.2-acre Water Street property includes 67 assisted living units and 42 independent units, according to the release.