

# OUR PRACTICE

---

## Real Estate Finance

Baker Donelson lawyers represent lenders and borrowers in a wide variety of commercial real estate financings, including land acquisition loans, construction loans, financings as part of asset based loans, permanent loans, bond financings, multi-state transactions, and other public and quasi-public financings. We are familiar with an extensive range of assets that include multi-family, office, retail, industrial, timber, farm land, agri-business, nursing home and long term care facilities. We regularly serve as local counsel for multi-state transactions and provide assistance in states across the southeastern United States. Our clients include national, state and community banks, insurance companies, and other institutional lenders. Our firm also has a niche national practice in HUD-Insured Finance, a significant Health Care Bankruptcy and Distress practice, and extensive and diverse experience with financings by Real Estate Investment Trusts (REITs).

Our attorneys handle the full range of real estate based financial transactions and have extensive backgrounds in financial services, tax, corporate, commercial litigation and bankruptcy. Some examples of the services we provide are:

- Structuring real estate loan transactions and addressing specific loan proposal issues;
- Documenting, negotiating and closing complex real estate loan transactions, including direct loans for financial institutions and syndicated loans for the agent bank;
- Serving as local counsel, reviewing loan documents and providing opinions of counsel as to enforceability;
- Representing the lender in court on loan enforcement and work out matters;
- Foreclosing on behalf of the lender; and
- Advocating for the lender's rights in bankruptcy matters.



## Representative Matters

- Represented a publicly traded real estate investment trust in connection with structured finance sale/leaseback and mortgage transactions related to hospital and medical office buildings, with an aggregate value of approximately \$1 billion.
- Represented lenders on syndication of revolving and term loans aggregating \$75 million loan secured by real estate located throughout the United States.
- Closed \$45 million line of credit to municipal airport authority for national bank.
- Closed syndicated loan for national bank providing financing on 22 retail stores in four states.
- Represented a real estate holding investment group with respect to the acquisition, resale and related financing of a 20-acre commercial property site in Georgia for the development of a mixed-use retail, office and residential facility. Transaction valued at approximately \$12 million.
- Served as counsel to lender on a \$12 million land development loan for mixed commercial and residential property in Tennessee.
- Served as bond counsel in connection with the issuance of \$32 million revenue bonds pertaining to an educational facility located in Shelby County, Tennessee.
- Served as bond counsel in connection with the issuance of \$14 million multifamily housing revenue bonds pertaining to an apartment project in Nashville, Tennessee.
- Represented institutional lender on foreclosure of large hotel in Shelby County, Tennessee.
- Assisted lender on construction loans ranging from \$5 million to \$10 million for development of franchised hotels in states throughout the southeast.

- Served as developer counsel to a major drug store chain on numerous acquisitions financed with bank loans throughout the southeast.
- Represented a regional bank in connection with the workout and restructuring of approximately \$75,000,000 in various real estate loans.