

# Real Estate Finance

## Overview

When it comes to representing lenders, we partner with a wide variety, from large, U.S. and foreign banks, pensions and private equity funds, REITS and loan servicers to regional banks and financial institutions in connection with traditional and non-traditional financing. We also represent numerous real estate owners, developers and investors in connection with real estate financing, construction, development and acquisitions. Our ability to assist clients on both sides of a transaction affords us the experience to understand and navigate the complexities inherent in any substantial commercial real estate transaction, including:

- Acquisition and development loans
- Bond financing
- Bridge loans
- Construction loans
- Debt/equity transactions
- Deed-in-Lieu of foreclosure transactions
- Leveraged loans
- Lines of credit
- Loan assignments
- Mezzanine financing
- Mortgage-backed security loans
- Revolving credit loans (both secured and unsecured)
- Syndicated and securitized loans
- Tax increment financing
- Workouts

From the manufacturing industry to the hospitality industry, we represent clients in a variety of asset types, such as (i) land, (ii) office, (iii) retail, (iv) hotels, (v) industrial, (vi) multifamily, (vii) mixed-use and (viii) condominiums. Should clients encounter distressed or non-performing properties, our Real Estate Finance attorneys partner with our Bankruptcy and Litigation experts to outline strategic and practical options to protect and enhance our clients' rights. In addition, the Firm's Environmental, Construction and Land Use experts frequently assist and provide value-added support when it comes to sophisticated real estate finance transitions.

Our attorneys across the firm are known not only for our technical expertise, but also for our pragmatic approach to solving problems. This allows us to helping clients achieve a cost-efficient and timely closing for even the most complex real estate finance transaction.

## Experience

### Lender Representation

Represented a privately held real estate lending company, and its affiliates, in connection with programmatic hospitality, multifamily and condominium loans across the United States in excess of \$100 B. Munsch Hardt also represented the same lender, and its affiliates, in connection with the collateral assignments of those loans, leveraging the client's financial position.

## Lender Representation

Represented a specialty provider of financing in its loan to a real estate investment and development company for historic rehabilitation of a building in downtown Cincinnati, Ohio. Munsch Hardt prepared and negotiated the loan documents and provided counselling regarding (i) potential environmental contamination of building and review of environmental insurance coverage; (ii) structure of construction contracts and risk-management during the construction period; (iii) insurance coverage issues and (iv) hospitality industry standards for construction loans.

## Developer Representation

Represented the developer in the development of multiple branded convention center hotels through public-private partnership with local municipalities throughout Texas. While each was unique, the developer utilized local banks for debt financing and the city Economic Development Agency to provide mezzanine financing.

## Lender Representation

Represented a privately held real estate lender, and its affiliates, in connection with a \$21 MM leverage loan to finance the client's existing loans to the owners of hotels throughout the Dallas/Fort Worth Metroplex.

## Lender Representation

Represented the proprietary debt and equity banking arm of comprehensive capital provider in financing the development of a senior and assisted living project in New Jersey, involving an (i) A/B Note syndication; (ii) EB-5 mezzanine loan and (iii) EB-5 mezzanine bridge loan.

## Sponsor Representation

Represented a sponsor in the development of a \$24 MM affordable housing project as a part of a \$170 MM mixed-use condominium project in the Arts District in Dallas, Texas utilizing low-income housing tax credits, tax exempt bonds, TIF, grant funds and private donations.

## Practice Leaders



**Josh Botts**

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## Related People

Josh Botts  
Lindsey Duff  
Michael Franklin  
Charles Guerin  
Christopher Jordan  
Andrew McDonald  
Macy Smith  
Alexandra Treadgold  
Melissa Tucker  
Adrienne Wall  
James Wilson

## Related Practices

Real Estate  
Acquisition & Disposition  
Condemnation & Eminent Domain  
Condominiums  
Industrial Projects  
Leasing & Management  
Multifamily  
Public-Private Partnerships  
REITs  
Retail Centers  
Senior Housing  
Zoning & Land Use

## Related Industries

Financial Services  
Construction  
Hospitality  
Real Estate

## Newsroom

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**Newsletter:** COVID-19: Paycheck Protection Program Checklist

**Newsletter:** COVID-19: Interagency Statement

**In The News:** How One Firm Helped Navigate A Dozen Texas Hotel Deal Changes

**In The News:** Texas Rule Tweaks Could Help Grow Crowdfunding Market

**Speech:** Historical Tax Credits: How They Work

**In The News:** 2 old downtown towers transforming into 3 hotels -- all on one Dallas block

**Article:** REAL ESTATE NOTE SALES

Article: SALES OF REO PROPERTY