



Real Estate Finance

Overview

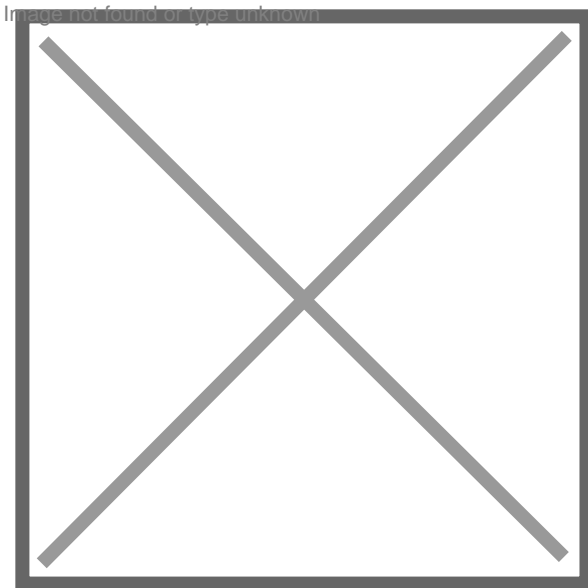
Whether you're the developer of a ground-breaking new project or a national bank looking to underwrite and finance a single project or portfolio of assets, our team of real estate finance attorneys has the business acumen and experience to get your deal successfully across the finish line.

In 2022 alone, Tucker Ellis attorneys played a critical role in commercial real estate financing transactions valued at over \$3.5 billion, representing a variety of lenders, bank agents and syndicates, public financing authorities, borrowers, and investors across a range of industries and asset classes. Our team has handled single asset and portfolio financings, including construction and acquisition financings; term, revolver, and letter of credit financings; public financing, including bond issuances and tax increment financing; economic incentives, including new markets and energy efficiency financings; convertible loans; mezzanine and other forms of subordinate or structured financings; health care and senior housing financings; tax-exempt and other tax-driven financings; subscription credit facilities; and syndicated REIT and real estate private equity financings.

As a *Midwest Real Estate News* "Best of the Best" top law firm since 2013, we focus on providing the most comprehensive counsel to our clients. Our collaborative approach to deal-making and our commitment to staying up to date on the latest issues and trends in the market allows us to work efficiently and seamlessly to present effective solutions to our clients. Our practice is ranked in IFLR1000 USA, as well as Chambers USA, in the area of Real Estate (Ohio), where one client describes our team as "incredibly responsive and very detailed. They do a great job looking out for things so they do not become an issue down the road." Another client notes that our attorneys "know where their strengths are and are 100% focused on their client service."

Areas of Emphasis

- REIT and real estate private equity finance
- Construction lending
- Mortgage financing for property acquisitions
- Co-lender and participant representation
- Health care and senior housing finance
- Mezzanine lending
- Public and structured finance



Experience

Representative Transactions

- Advised KeyBank Real Estate Capital on the documentation and closing of a \$95 million senior mortgage secured revolving credit facility, initially secured by five office properties located in Texas and including an accordion feature permitting expansion of the facility up to \$150 million
- Represented TriState Capital Bank as the sole lender on a \$10,250,000 credit facility for the refinancing of the Tyler Village complex in Cleveland, Ohio
- Advised a Texas-based data center developer on the \$500 million acquisition and redevelopment of a former industrial site in Sandusky, Ohio, including environmental remediation, financing incentives, and risk mitigation strategies
- Represented a strategic purchaser in the acquisition, development, construction, and financing of a veteran outpatient clinic for \$14.6 million
- Counseled the administrative agent and senior lender on a \$60 million senior revolving credit facility secured by mortgages on 11 separate veterinary office properties across nine different states
- Advised a developer on the \$7.5 million refinancing of a historic, mixed-use property
- Represented a national bank on the documentation and closing of a \$25 million senior revolving credit facility secured by self-storage and manufactured home properties in Texas, Wyoming, and North Dakota
- Advised the senior lender on the documentation and closing of a \$95 million revolving credit facility secured by five office properties located in Texas and including an accordion

feature permitting expansion of the facility up to \$150 million

- Represented the administrative agent on a \$500 million syndicated senior construction loan for the development of a 1,500-room convention center hotel
- Represented a developer in the acquisition and financing of farmland in Columbus, Ohio, addressing wetland issues to facilitate future data center development
- Represented the senior secured lender on a \$14.7 million loan for the construction of a 116-room Residence Inn by Marriott
- Represented a senior lender in the refinancing of a \$44 million loan for an airport hotel on land ground-leased from the county airport authority
- Represented REIT in a \$40 million mezzanine financing in connection with the construction of a single-tenant office building
- Represented a state pension fund in a \$117 million mezzanine-hybrid financing of a multifamily project involving tax-exempt bond financing and private placement of taxable notes
- Represented a lender in a \$96 million construction financing for INTRO mixed-use development in Cleveland, Ohio, the largest mass timber project in the United States
- Represented a lender on a \$59.5 million construction loan for 4th & 5th Project in Columbus, Ohio, a mixed-use development project on former 3M plant site
- Represented a lender in multiple credit facilities for the construction and leasing of Tesla stores in Ohio and Michigan
- Represented a national bank in connection with a global construction company borrowing group in a syndicated loan and letter of credit facility for worldwide projects in the United States, China, India, and Canada
- Represented a multi-family property owner and manager in the refinancing of mixed-use residential and retail property in Cleveland's central business district with a life insurance company lender
- Represented a multi-family developer in connection with a construction loan for the development of a luxury multi-family project in Spring Hill, Tennessee
- Represented a multi-family developer in connection with a construction loan for the development of a luxury multi-family project in Huntsville, Alabama
- Represented a national bank in connection with an \$80 million syndicated loan and letter of credit facility for a global construction company borrowing group, with collateral including real property in Ohio
- Represented a national bank in connection with a \$25 million asset-based loan facility for a tool and die manufacturer, with collateral including real property in Ohio and Texas