TROUTMAN SANDERS

Real Estate Lending

While the real estate industry is in the midst of a recovery, it remains a cautious recovery. Lenders need legal counsel that not only understands real estate and financial markets, but also has deep experience in specific industries.

Troutman Sanders recognizes that every real estate financing transaction offers unique opportunities and difficulties for capital providers and capital users. The firm's experience and breadth of practice allow our lawyers to anticipate problems and to propose creative, practical solutions. We take a problem-solving approach to each matter, which has contributed to the satisfaction and success of clients in periods of growth, as well as in periods of general economic decline.

"This large group can call upon experts in the fields of real estate funding, leasing, development and acquisition to round off a full-service offering." *Chambers USA* 2013, Real Estate – Troutman Sanders Georgia Ranking description

Our Real Estate Lending group consists of seven core areas, listed below:

- Acquisition and development financing
- Affordable housing/tax credit financing
- Construction financing
- Mezzanine lending
- Permanent and mini-perm financing
- Senior housing/skilled nursing facility financing
- Syndicated loans
- Workouts, restructuring and distressed debt

The Real Estate Lending group represents lenders, other capital providers and borrowers in connection with construction, bridge, term and permanent loans, revolving lines of credit, and other credit arrangements secured by real estate. Our lawyers work closely with each client to formulate a carefully tailored strategy that meets the client's goals. Among other clients, we counsel several of the largest national banking associations in the United States and a number of state banking associations, non-U.S. banks and life insurance companies.

Members of the practice have deep knowledge in real estate law and lending law, and draw upon the readily available resources of firm lawyers in financial restructuring and insolvency, environmental, corporate, partnership and limited liability company and tax law.

Ranking and Recognitions

Our lawyers have been nationally recognized as leaders in their fields by *Chambers USA*, *U.S. News-Best Lawyers in America*, and *Super Lawyers* in their jurisdictions, and have been elected as fellows in the American College of Real Estate Lawyers and the American College of Consumer Financial Services Lawyers.