

C. Tyler Ohanian

Los Angeles, California
Shareholder

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Areas of Practice & Industry Specialties

Real Estate; Real Estate Finance; Community Development Finance;
Alternative Lenders; Solar & Renewable Energy Law



Tyler Ohanian focuses his practice on real estate transactions and community economic development, specializing in tax credit finance, real estate finance, opportunity zone investment and general real estate transactions. His experience includes representing:

- Tax credit equity investors, developers and lenders in federal and state rehabilitation Historic Tax Credit (HTC) transactions involving portfolio investments, syndication investments, portfolio sales, debt financings, unwinds and investor exits
- Tax credit equity investors, community development entities (CDEs), developers, leverage lenders and others in federal and state New Markets Tax Credits (NMTC) transactions
- Investors, fund managers and developers in Opportunity Zone (OZ) transactions involving fund formation and structuring opportunity zone investments
- Borrowers and lenders in real-estate secured financings for acquisition, construction, development and permanent/term financing, including originations, participations, modifications, restructurings and workouts
- Buyers and sellers in the acquisition and disposition of real estate assets
- Tenants and landlords in the negotiation of commercial leases
- Hotel brands in the negotiation of hotel management agreements

Tyler frequently presents on matters relating to community economic development and is a member of the Executive Committee for the USC Real Estate Law and Business Forum. He has been recognized as a "Southern California Rising Star" by *Super Lawyers*.

Prior to joining Buchalter, Tyler practiced with Heller Ehrman LLP, with a focus on real estate finance and hospitality. He also has worked as a legal intern at the United States Agency for International Development in Washington, D.C. and the International Labour Organization in Geneva, Switzerland.

Representative Matters

Tyler has advised his clients on acquisitions, developments, financings and investments relating to a wide variety of real estate projects throughout the United States, with projects including office buildings, apartments, condominiums, hotels, shopping centers, corporate campuses, hospital facilities, charter schools, manufacturing facilities and mixed-use projects.

A sample of Tyler's experience includes representing the following:

- Historic Tax Credit (HTC) investor in \$120 million rehabilitation of a historic building in San Francisco, CA into a low-income housing apartment building featuring commercial space for social service agencies
- HTC investor in rehabilitation of historic flatiron building located in the Soho District of New York, NY to house an art museum, library and archives
- HTC investor in multi-phase rehabilitation of former hospital facility in Jersey City, NJ into over 2 million

square feet of “residential over retail”

- HTC investor in rehabilitation of historic ALCOA headquarters building in Pittsburgh, PA into condominium featuring residential, office and retail
- HTC investor in rehabilitation of historic Bell Labs Holmdel Complex in Holmdel, NJ into modern mixed use facility
- HTC investor in rehabilitation of historic Giannini Building in Los Angeles, CA into boutique hotel
- New Markets Tax Credit (NMTC) investor and construction lender in financing of 75,000 square foot mixed-use project in Portland, OR housing various social service organizations and low-income housing apartments
- NMTC investor, construction lender and bridge lender in financing a 632,000 square foot mixed-use project affiliated with a public research university in New Brunswick, NJ featuring commercial space, retail space, parking and apartments
- NMTC investor in financing manufacturing facilities for an international dairy product manufacturer in upstate New York
- NMTC investor in financing expanding the capabilities of steel processing, manufacturing and recycling facilities in Arkansas, Indiana, Ohio and Tennessee
- NMTC investor in financing a chain of family-owned supermarkets catering to the Latino population in California
- NMTC investor in financing the construction of a new headquarters for a non-profit organization providing pro bono legal services to low-income residents in Los Angeles, CA
- NMTC investor in financing the acquisition, development and expansion of award-winning charter schools in Los Angeles, CA and San Diego, CA
- NMTC community development entities (CDEs) in various projects aimed at redeveloping the Gulf Opportunity Zone in Mississippi and Louisiana area after Hurricane Katrina
- Lender in the negotiation and subsequent amendments of a \$500 million senior secured credit facility secured by a large, multi-state portfolio of real estate assets.
- Construction lender in construction financing of Class A corporate campus office and R&D buildings in Silicon Valley, CA
- Investor/lender in acquiring and amending a loan secured by several large anchored shopping centers throughout Arizona and California
- Private equity firms in the acquisitions of a chain of retail stores, a chain of restaurants and various other real estate assets

Education

Tyler earned his J.D. at Duke University School of Law in 2007, where he was Senior Staff Editor of the *Duke Journal of Constitutional Law & Public Policy*. While a law student, he represented affordable housing and community development organizations at the Duke Community Enterprise Clinic. He earned his B.S. in Business Administration and International Relations, *cum laude*, from the University of Southern California in 2004, where he was a member of Beta Gamma Sigma business honor society.

Bar Admissions

- California