

C. Tyler Ohanian

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Associate

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Tyler Ohanian is an Associate in the firm's Real Estate Practice Group, resident in Los Angeles. He focuses his practice on real estate finance, tax credit finance and general real estate transactions. His experience includes the following: representation of borrowers and lenders in real-estate secured financings for acquisition, construction and development; representation of borrowers and lenders in loan origination, modification, refinancing and restructuring; representation of tax credit equity investors, syndicators and community development entities in various tax credit finance projects, including New Markets Tax Credits, Historic Tax Credits, Solar Tax Credits and Low-Income Housing Tax Credits; representation of buyers and sellers in the acquisition and disposition of real estate assets; and representation of tenants and landlords in the negotiation of commercial leases.

Representative Transactions

- A lender in the negotiation and subsequent amendments of a \$500MM senior secured credit facility secured by a large, multi-state portfolio of real estate assets.
- A construction lender in construction financing of Class A corporate campus office and research & development buildings in Silicon Valley, CA.
- A lender in financing for the acquisition of commercial real estate assets, including the subsequent participation and syndication of such loans.
- An investor/lender in acquiring and amending a real estate mortgage note secured by multi-large anchor shopping center.
- Private equity firms in the acquisition of a chain of retail stores, a chain of restaurants and various other real estate assets.
- A Historic Tax Credit investor and New Market Tax Credit community development entity in the rehabilitation of a historic building in Pittsburgh, PA into a mixed-use complex containing a charter school, retail space and apartments.
- A Historic Tax Credit investor in the nearly \$120MM rehabilitation of a historic building in San Francisco, CA into a low-income housing apartment building featuring commercial space for social service agencies.
- A Historic Tax Credit investor in the rehabilitation of a historic flat-iron building located in the Soho District of New York, NY to house an art museum, library and archives.
- Historic Tax Credit investors and syndicators in the rehabilitation of various properties into hotels, office space, apartment buildings, mixed-use property and various other uses.
- A New Markets Tax Credit investor and construction lender in the financing of a 75,000 square foot mixed-use project in Portland, OR housing various social-service organizations and low-income housing apartments.
- A New Markets Tax Credit investor, construction lender and bridge lender in the financing of a 632,000 square foot mixed-use project in New Brunswick, NJ featuring commercial space, retail space, parking and apartments.
- A New Markets Tax Credit investor in financing the expansion of manufacturing facilities for an international dairy product manufacturer in up-state New York.
- New Markets Tax Credit community development entities in various projects aimed at redeveloping the Gulf Opportunity Zone in the greater New Orleans, LA area after Hurricane Katrina.

Publications

- Co-author, "Innovative Tax Credit Financing Tool For Real Estate Developments," Points & Authorities, Spring 2010

Background

Prior to joining Buchalter Nemer, Mr. Ohanian practiced real estate law at Heller Ehrman LLP, with a focus on real estate finance and hospitality. He also previously served as a legal intern at the United States Agency for International Development in Washington, DC, as well as the International Labour Organization in Geneva, Switzerland.

Mr. Ohanian 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 in 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.

Areas of Practice

Real Estate
Tax Credit Practice
Real Estate Finance

Bar Admissions

California