

## Mercedes O. Martin

Los Angeles, California  
Shareholder

P (213) 891-5203  
F (213) 896-0400  
[mmartin@buchalter.com](mailto:mmartin@buchalter.com)

### Areas of Practice & Industry Specialties

Energy & Natural Resources; Real Estate; Real Estate Finance;  
Community Development Finance Law; Alternative Lenders



Mercedes O. Martin specializes in real estate transactions, with an emphasis on real estate secured transactions, tax credit finance and equity investments. She Co-Chairs the firm Community Development Finance group. Mercedes regularly represents developers, borrowers, lenders and investors in the structuring and financing of projects nationwide utilizing low income housing tax credits, new markets tax credits and renewable energy credits, as well joint venturers and franchisees in the acquisition, disposition, management and financing of office, hotel and multifamily projects. Her areas of expertise include complex low income housing tax credit transactions involving multiple public and private funding sources, affordable housing and subsidy layering analysis, new markets tax credit funded affordable housing developments, formation of tax credit partnerships, and federal, state and local compliance of utility scale solar projects.

Ms. Martin was recognized as one of the 2020 “Top Minority Attorneys,” by the *Los Angeles Business Journal*.

### Representative Matters

- Represented a national banking lender in negotiation and syndication of a \$99 million secured credit facility secured by a real estate portfolio of 16 commercial properties located in Northern California.
- Represented a historic tax credit investor in the rehabilitation of an industrial building located in Cleveland, Ohio into a health research and lab facility.
- Represented a historic tax credit investor in the rehabilitation of an office building located in Baton Rouge, Louisiana into a mixed-use building housing lofts, restaurant and retail space.
- Represented a low income housing tax credit investor in the construction of an affordable housing apartment project comprised of over 100 new units located in Irvine, California.
- Represented a lender and low income housing tax credit investor in the financing and construction of an affordable housing apartment project in Oakland, California.
- Represented lender in documentation and negotiation of a sale of portfolio of assets comprised of over 50 loans in various stages of default secured by real property located across the United States.
- Represented lender in workout and restructuring of a portfolio of 13 cross defaulted and cross collateralized real estate secured loans.
- Represented lender in workout and restructuring of multiple loans secured by hotel FF&E located across multiple international resort locations as part of borrower’s bankruptcy reorganization plan.
- Represented lender in workout and restructuring of portfolio of loans secured by hotels and related casinos in Las Vegas, Nevada.
- Represented a lender in an UCC Article 9 sale of a film library assets comprised of over 30 film and television series.

### Presentations

- Speaker, "Strategies and Tips on How to Get Ahead ," Los Angeles County Bar Association, November 9, 2017

**Education**

Ms. Martin earned her J.D. at Benjamin N. Cardozo School of Law where she was a member of the *Cardozo Journal of Law and Gender* and her B.A., *cum laude*, from the University of Southern California.

---

**Bar Admissions**

- California
- New York
- New Jersey

**Languages**

- Spanish