

Mercedes O. Martin

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Associate

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Mercedes O. Martin is an Associate in the Firm's Real Estate Practice Group in Los Angeles. Ms. Martin specializes in real estate transactions, with an emphasis on secured lending and tax credit finance.

Representative Transactions

- Represented a national banking lender in negotiation and syndication of a \$99MM 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.

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. She is a member of the American Bar Association and the Philippine American Bar Association.

Areas of Practice:

Real Estate

Industry Specialties

Financial Institutions

Tax Credits

Bar Admissions:

California

New York

New Jersey