

Michael Williamson

Los Angeles, California
Shareholder

P (213) 891-5074

F (213) 896-0400

mwilliamson@buchalter.com



Michael Williamson is a Shareholder and Chair of the Firm's Real Estate Practice Group as well as a member of the Firm's Board of Directors. Michael's practice includes finance, equity investments, tax credits, real estate fund formation, syndicated investments, and portfolio and syndicated credit facilities, including asset-based lending, secured and unsecured credit facilities, municipal and project finance.

Michael represents lenders, borrowers and investors nationwide in financing, structuring and syndicating office, hotel, industrial and multifamily projects, including projects involving tax credits, foreclosures, work-outs and disputes among partners. He lectures frequently on financing issues, historic preservation, tax credits and real estate transactions.

Michael is active in community affairs. He serves on the City of Pasadena Planning Commission, and is founder, past president and vice president of development, of Heritage Housing Partners, a nonprofit for-sale housing developer.

The following are representative transactions and clients:

Finance

- Agent bank in complex, secured \$1 billion syndicated credit facilities to publicly traded real estate investment trust.
- Agent bank and lead arranger in series of complex, multi-tiered acquisition financings for ATM service company, building services companies and various manufacturing companies, with transactions ranging from \$55 million to \$75 million.
- Borrower in \$175 million syndicated, subscription backed credit facility.
- Borrower in structured syndicated financing of radio stations, involving senior revolving and term debt, mezzanine loan and preferred equity.
- Agent bank in complex unsecured \$750 million, syndicated revolving credit facilities to publicly traded real estate investment trust.
- Agent bank in complex \$350 million, syndicated asset-based term and revolving credit facilities to bowling products company exiting bankruptcy.
- Agent bank in complex \$250 million, syndicated secured term and revolving credit facilities to real estate investment and brokerage services company.
- Institutional lenders in over 47 secured acquisition, bridge and mini-perm real estate financings for hotel, multifamily, industrial and office properties ranging in size from \$17 million to \$100 million, including co-lending arrangements.
- Construction lender in over 53 project financings for condominiums, office buildings, hotels and multifamily projects, including project-financed tax credits and tax exempt and taxable bonds.
- Mezzanine lender in hybrid financing of condo-conversion project in Northern California.
- Agent in \$140 million senior and subordinated secured financing of a portfolio of data centers with structured intercreditor agreement between senior, subordinate and mezzanine lenders.
- Portfolio lender in \$100 million acquisition financing for resort hotel in Orange County, California.

- Construction lender in project financing for new resort hotel on ground leasehold estate in Southern California beach community.
- Letter of credit bank in complex credit enhancement of tax increment bonds financing a large redevelopment project in Southern California.
- Lender in real estate mortgage financing for acquisition and rehabilitation of single credit tenant building in San Diego California.
- Lender in non-judicial foreclosure of \$50 million real estate mortgage secured by office building in Northern California.

Historic, New Markets, Low-Income and Energy Tax Credits

- Tax credit equity funds and direct investors in over 125 equity investments in state and federal historic tax credits, and new markets and low income housing tax credits, with equity investments ranging in size from \$500,000 to \$50 million, involving apartments, hotels, retail, office, institutional and recreational uses in more than 30 states.
- Investor in NMTC and historic tax credit development and rehabilitation of performing arts theater and charter school in Oakland, California.
- Developer in NMTC-funded revolving line of credit to finance mezzanine loans to multiple, mixed-used, residential, retail and office developments in Northern California.
- Community Development Entities in making NMTC funded investments and loans in California, Louisiana, Ohio, Rhode Island and other jurisdictions.
- Investor in NMTC-enhanced investment in commercial roof top solar tax credit development in Northern California.
- Investor in commercial roof top solar tax credit development in Connecticut.
- Investor, lender and ground lessor in multiple low-income housing tax credit investments in Southern California.
- Developer in structuring for-sale housing developments in Pasadena and Glendale, California using new markets tax credits.
- Lender in financing roof-top, photo-voltaic power system for single tenant user facility in Northern California.
- Investor in portfolio equity investment in 200+ roof top solar thermal energy systems through state of North Carolina, involving state and federal tax credits.
- Investor evaluating solar tax credit equity investments in multiple-roof top PV systems in Southern California.
- Investor in complex NMTC and federal historic tax credit financed life sciences facility in Brooklyn, New York.
- Investor and lender in debt and federal historic tax credit financing of headquarters facility in The Presidio, in Northern California.
- Investor establishing solar tax credit fund for nationwide investments and follow-on investments.

Real Estate and Restructuring

- Multiple joint ventures for institutional clients with related acquisitions and dispositions of office and industrial properties ranging in size from \$2 million to \$350 million.
- Multiple developers in financing, acquisition, disposition, leasing for senior assisted living, light industrial, office, retail, hotel, multifamily and for-sale residential properties throughout California and the Pacific Northwest.
- Developer in structuring joint venture relationship with co-developer and equity investor for a mixed use for-sale and rental housing development in Southern California.
- Developer in structuring co-development relationship to acquire, entitle and develop land for-sale

housing in Northern California.

- Investor/lender in acquiring real estate mortgage note secured by multi-large anchor shopping center in Arizona.
- Investor/lender in acquiring real estate mortgage notes secured by various property types in Southern California.
- Debtor/TIC investor in connection with Chapter 11 bankruptcy restructuring of ownership and financing of multiple apartment projects throughout South Eastern United States.
- Developer/owner in connection with formation of fund vehicle with state pension entity, and acquisition, ownership, financing and management of multiple sites for assisted living throughout Western United States.
- Investor/member in connection with workout of real estate entity owning development site and other property in downtown Los Angeles.

Michael earned his B.A. in Government and Public Policy Analysis at Pomona College and his J.D. at Loyola Law School.

Areas of Practice

Real Estate
Real Estate Finance
Tax Credit Practice
Private Equity
Equity Investments
Workouts and Restructuring
Hospitality, Food and Beverage

Bar Admissions

California



BuchalterNemer
A Professional Law Corporation

www.buchalter.com