

John D. McPhaul

Partner

Richmond

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OVERVIEW

John focuses exclusively on real estate finance, representing major national, regional, local banks, and non-bank lenders in complex financing transactions. With a thorough understanding of his clients' needs and market terms, he structures and negotiates syndicated, bilateral, secured, and unsecured commercial credit facilities.

John is experienced across all types of sophisticated real estate transactions, including real estate acquisition, development, and construction loans, homebuilder borrowing base facilities, multifamily bridge loans, historic tax credit and LIHTC construction and permanent loans, and other related matters. These transactions have involved projects spanning the U.S. John also represents financial institutions in workouts and restructurings, and has assisted clients with numerous commercial foreclosures in Virginia.

REPRESENTATIVE MATTERS

- Counsel to agent national bank in connection with a \$615 million syndicated term loan and \$85 million mezzanine loan to finance a large mixed-use development on the Southwest Waterfront in Washington, D.C.
- Counsel to agent national bank in connection with a \$550 million syndicated term loan to finance the construction of a trophy office tower in Boston, MA.
- Counsel to agent bank in connection with multiple syndicated construction and term loans in an aggregate amount exceeding \$570 million to finance multiple components of a large mixed-use development in Cobb County, Georgia.
- Counsel to two agent national banks in connection with the structuring and closing of two separate syndicated construction loans to finance the construction of two luxury multifamily projects, consisting of four high-rise towers and more than 1,500 units, using ground lease structures.
- Counsel to agent national bank in connection with a \$250 million homebuilding borrowing base facility, secured by projects in Delaware, Tennessee, Virginia, and Idaho.
- Counsel to agent bank in connection with a \$550 million unsecured homebuilder borrowing base facility.
- Counsel to a number of bank and non-bank multifamily lenders in connection with balance sheet bridge loans secured by multifamily projects throughout the U.S.
- Counsel to national bank in connection with a \$300 million term loan to finance a pool of credit-tenant warehouse facilities in Missouri, Alabama, Texas, and South Carolina.

- Counsel to national bank in connection with a \$62 million construction loan to finance the conversion of an office building in Washington, D.C. to multifamily use.
- Counsel to national bank in connection with construction to perm and permanent loans to finance multifamily properties utilizing low-income housing tax credits.
- Counsel to regional and local lenders in connection with numerous construction-to-permanent loans to convert historic warehouse and hotel properties to multifamily use using federal and state historic tax credit structures.

AWARDS

- *Best Lawyers in America*®: Real Estate Law (2019-2026)
- Banking by Law & Politics' *Virginia Super Lawyers Magazine*, Virginia "Rising Star" (2008-2017)
- *Virginia Business* magazine in Business Law, member of Virginia's "Legal Elite" (2015-2016)

TOP AREAS OF FOCUS

- Bankruptcy + Restructuring
- Finance + Banking
- Syndicated Loans

ALL AREAS OF FOCUS

- Bankruptcy + Restructuring
- Commercial Real Estate Lending
- Finance + Banking
- Mezzanine Lending
- Multifamily Housing Finance
- Real Estate Capital Markets (REITs)
- Syndicated Loans

PROFESSIONAL/COMMUNITY INVOLVEMENT

- American Bar Association
- Virginia Bar Association

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of Richmond School of Law, J.D., *summa cum laude*, 2004, lead articles editor, *University of Richmond Law Review*; McNeill Law Society; Westwood Smithers Award for Graduating First in the Class of 2004; CALI book awards in Property, Environmental Law, Lawyering Skills I & III, Mergers & Acquisitions, and Real Estate Finance
- University of Virginia, B.A., 2001

BAR ADMISSIONS

- Virginia

- Maryland