

Courtney K. Rangen

PRINCIPAL
she / her / hers

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As a Shareholder in the Real Estate practice group, Courtney Rangen is dedicated to providing efficient and effective legal solutions to clients. Her practice focuses on representing institutional lenders, real estate funds, opportunity funds, life insurance companies, investment banks and other real estate investors in a broad range of sophisticated transactions, including the purchase and sale of single assets, multi-property portfolios and equity interests, sale-leaseback transactions and mortgage and mezzanine finance transactions.

She has comprehensive experience with various asset types including full-service resorts, industrial facilities, office buildings, retail, multi-family and mixed-use projects. She also has significant experience representing sellers, buyers, lenders and borrowers in transactions involving non-performing mortgage loans and REOs, as well as single-family rental transactions.

Education

- Indiana University Maurer School of Law (J.D., 2006)
 - Articles Editor, Indiana Journal of Global Legal Studies
- University of Michigan (B.A., 2003)

Bar Admissions

- California, 2006

Memberships

- Los Angeles County Bar Association
- National Association of Women Lawyers Real Estate Affinity Group
 - Co-Chair
- Center Theater Group Affiliates, Vice President, Education

Recognition

- Selected for inclusion in *Best Lawyers in America*® for Real Estate, 2021-2026

Capabilities

- Real Estate
- Real Estate Finance

- Named to *Who's Who Legal: Real Estate*, 2016

Matters

Sale-Leasebacks and Other Net Lease Transactions:

- Representation of an opportunity fund in connection with the purchase and financing of 33 net leased properties, representing a variety of asset classes, located across the United States and Canada for a purchase price of approximately \$1.5 billion.
- Representation of an opportunity fund as the purchaser/landlord/borrower in connection with a \$348 million sale-leaseback transaction and related mortgage loan acquisition financing involving twelve retail locations across ten states in the United States.
- Representation of an opportunity fund in a sale-leaseback transaction involving 71 properties across eight states for a purchase price of \$720 million, as well as acquisition mortgage financing for \$450 million.
- Representation of an opportunity fund as purchaser/landlord in connection with an approximately \$70 million sale-leaseback of 72 restaurants located in various states.
- Representation of the purchaser/landlord in connection with a sale-leaseback of the corporate headquarters campus for a financial services company in Hopewell, New Jersey, which has been described in the press as the largest office acquisition deal in New Jersey history.
- Representation of a cinema theater chain as seller/tenant in connection with an approximately \$100 million sale-leaseback of 10 theaters located across the Midwest.

Financings:

- Representation of an opportunity fund in connection with securing a \$70 million revolving credit line secured by its bridge loans.
- Representation of an opportunity fund in connection with the refinance of 39 restaurant properties across the United States for an aggregate loan amount of \$40 million.
- Representation of a lender in connection with a \$40 million loan secured by a non-owner-occupied residential property in Southern California and related workout and foreclosure transactions.
- Representation of a large institutional lender in connection with a \$143 million loan secured by a shopping mall in Las Vegas, Nevada.
- Representation of a large institutional lender in connection with an aggregate \$1.3 billion mortgage and mezzanine financing secured by a portfolio of 154 hotel properties in 32 states and CMBS stand-alone securitization of the \$775 million mortgage loan component of the financing.
- Representation of the lender in a complex \$138 million construction loan to finance the development of a vacation resort property in St. Thomas, U.S. Virgin Islands.
- Representation of a large institutional lender in connection with a \$75 million mortgage loan secured by a large retail center in Nevada.
- Representation of a large institutional lender in the origination of an aggregate \$503 million mortgage and mezzanine financing secured directly and indirectly by 261 restaurant properties in 34 states.

Acquisitions and Dispositions of Commercial Properties and Real Estate Loans:

- Representation of a school in connection with its acquisition and development

transactions in Los Angeles, California.

- Representation of a joint venture in connection with the sale of a five-star, full-service hotel for \$80 million.
- Representation of an opportunity fund in connection with the sale of a large portfolio of net-leased real estate assets for approximately \$950 million.
- Representation of the purchaser in connection with the acquisition of numerous portfolios of non-performing mortgage loans and REOs ranging in price from \$25 million to \$150 million.

Single-Family Rental Transactions:

- Representation of a large institutional lender in connection with a \$475 million securitized loan secured by a portfolio of residential homes located in five states. The transaction was the first REO-to-Rental securitization.
- Representation of a national single family rental operator as borrower in an approximately \$200 million loan secured by a portfolio of single family homes located in twenty states.
- Representation of the lender in connection with a ~\$1 billion securitized loan secured by a portfolio of residential homes located in ten states.