

# Richard Miltimore

SHAREHOLDER

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Rick Miltimore enjoys helping clients find solutions to complex real estate matters. He represents private sector clients, including private property developers, owners, tenants and financial institutions in a broad range of project finance and real estate transactions, including:

- Real estate property acquisitions and dispositions
- Commercial leasing
- Project development
- Secured lending
- Real estate joint venture and equity fund formation and investments

Rick represents both landlords and tenants on a variety of leasing matters, including negotiating leases for office space, bio medical laboratory space, medical office buildings and data centers, as well as build-to-suit construction leases and retail leases. Rick is also well versed in structuring transactions with ground and master leases in place.

Additionally, he has experience in advising clients on mixed-use and lifestyle center projects, power plants, particularly solar, wind and gas fired, including land acquisitions and easement work. For sales acquisitions and dispositions, his experience includes large single-asset "trophy" property transactions and multibillion-dollar portfolio transactions.

He is also experienced in real estate finance advising borrowers and lenders in commercial loan transactions across a variety of real estate assets.

Prior to his legal career, Rick worked in network administration, applications development, and general technology. Most recently, Rick was co-owner of MG Transact, a boutique payment processing service company.

*Authorized to practice in Tennessee is pending admission.*

## Education

- Northwestern Pritzker School of Law (J.D., 2007)
- Pepperdine University (B.A., 2004)

## Capabilities

- Real Estate
- Real Estate Transactions
- Real Estate Finance

- Political Science

## Bar Admissions

- California
- New York
- Illinois

## Matters

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- Led acquisition and participated in leasing team of \$1 billion+, 47-story mixed-use tower in San Francisco containing 300+ condos atop 290,000 sqft of office and retail space.
- Handled acquisitions and dispositions, including multi-property/multi-jurisdictional portfolio acquisitions for a large private equity funded company that focuses on major grocery store anchored retail properties.
- Represented an international real estate developer and manager in a \$1.5 billion joint venture acquisition of a 27-asset residential property portfolio.
- Represented an international energy project partnership in the 37-acre property acquisition for an 800MW natural gas power plant in Riverside County, CA.
- Peruvian Water Purification Facility/\$110 million Reg S Offering - Represented the arranger, issuer, and initial purchaser in a Reg S offering to pass-through notes supported by payment obligations of the Government of Peru. Nominated for Latin American Water Deal of the Year by Project Finance Magazine; Nominated for Project Finance Deal of the Year by International Finance Law Review.
- Insurance Subsidiary Private Equity Fund/\$500 million credit facility modification - Represented private equity fund/borrower in connection with the forbearance and restructuring of its credit facility resulting from the borrower's financial covenant defaults.
- Landmark Property Portfolio Acquisition/\$2.1 billion loan syndication - Represented a real estate developer in acquiring A-Tranche mezzanine debt participation interests in connection with the syndication of \$2.1 billion of senior and mezzanine financing related to a \$3.3 billion U.S. landmark office property portfolio.
- Chicago Developer Restructure/Affiliated entity management restructure - Represented international investors with the removal and replacement of the sponsor which was installed as the manager of multiple affiliated investment vehicles.
- "Elite Hotel" Joint Venture Buy-Out/\$200 million hotel developer joint venture restructure - Represented the developer and operator of a \$200 million five-star Chicago condo-hotel in the capital restructuring of its joint venture.
- Insurance Subsidiary Private Equity Fund/Mexican industrial real estate developer joint venture - Represented a private equity fund in the formation of a joint venture with a local industrial property developer for the acquisition, development, and management of industrial real estate properties in Mexico.
- "Super-Star" Joint Venture/\$300 million private equity U.S. opportunistic real estate fund - Assisted in drafting and editing the Private Placement Memorandum and other marketing materials in connection with the formation of a private equity fund where the sponsor was a joint venture among top investment bank executives, world famous professional athlete-entrepreneurs, and established real estate asset management companies.
- Large U.S. REIT/\$500 million private equity South American retail real estate fund - Assisted in drafting, editing, reviewing, and advising the client regarding all aspects of

the initial Private Placement Memorandum and pitch book.