



Health Care Real Estate & Project Finance

We understand the immense pressure for health care organizations to acquire, expand, renovate and modernize their facilities. Our attorneys help health care clients find viable options for their organizations' growth, and we work to efficiently achieve their goals. We combine the depth of our experience in health care, real estate and finance to drive projects forward, so our clients can focus on their missions of delivering health care to their communities.

Specifically, we serve as bond and borrower's counsel in all types of health care financings, including tax-exempt bond financings, taxable financings for private-use facilities, conventional bank financing, construction loans and equipment financings. We also draw upon our experience in the spheres of economic development and asset-based lending to help clients access a broad variety of capital resources.

Related to real estate, we help health systems develop strategies around ownership, negotiate for and close on the acquisition of real estate, negotiate ground and occupancy leases, and obtain zoning and land use approvals. We also address development needs around access, easements, covenants and restrictions, procure construction services, and manage use and occupancy issues, including the complexities of physician leases.

Our real estate and financing support continues after acquisition and construction. For issuers of tax-exempt debt, we assist with long-term post-issuance compliance obligations. And for nonprofit health care clients that have acquired land or constructed a new facility, we manage the complexities of seeking real estate tax exemption. Our dedicated property valuation and tax exemption team assists with filing exemption applications and advises on typical tax treatments of parking facilities and inpatient, administrative, medical office and leased buildings. To the extent hospital property must remain taxable, we work to reduce the county auditor's valuation of the property, so health systems can avoid overpaying real estate taxes.

Throughout each project, we leverage our knowledge and experience with the complex compliance and regulatory environment in which health care organizations operate to help providers navigate projects to achieve their long-term operational goals.

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