



# Christopher N. Swank

Partner



Chris Swank's practice includes general commercial real estate law and commercial real estate lending, with an emphasis on conventional commercial real estate finance, low-income housing tax credit finance, historic tax credit finance and government-based subsidized finance and guaranty programs. His practice also includes general real estate matters relating to the acquisition, development, leasing, and sale of commercial real estate, together with residential and commercial condominium projects.

Chris is best known for his extensive experience representing financial institutions in tax credit financing transactions throughout Ohio, the Midwest and the United States. He has assisted financial institutions in closing hundreds of construction and permanent loans for projects supported by a combination of low-income housing tax credits (LIHTC), historic tax credits, USDA Rural Development 515 financing, USDA Rural Development 538 loan guaranties, HUD based financing and other types of subsidized financing, including complex construction loan transactions that involve multiple layers of financing and grant sources.

Chris represents banks and financial institutions in connection with acquisition loans, construction loans, equity bridge loans, permanent loans and other commercial financing. He has significant experience in representing financial institutions in conventional commercial real estate lending transactions of all types, including real estate loan workouts and restructurings.

In addition, Chris represents real estate clients in connection with the acquisition, development, leasing and sale of commercial real estate projects and the development, creation and conversion of both residential and commercial condominium projects, including, but not limited to, medical office building condominiums.

## CONTACT INFORMATION

614.227.4895  
cswank@bricker.com

## COLUMBUS OFFICE

Bricker & Eckler LLP  
100 South Third Street  
Columbus, OH 43215-4291

614.227.2300 main  
614.227.2390 fax

## INDUSTRIES & PRACTICES

Real Estate  
Banking & Financial Services  
Health Care Industry

## Bar Admissions & Activities

- Member, American Bar Association (Affordable Housing and Community Development)

## Education

- The Ohio State University Moritz College of Law (J.D. with honors, 2002); Delta Theta Phi Law Fraternity
- Miami University (B.A., *magna cum laude*, 1999)

## Awards & Recognition

- Recognized, *ChambersUSA*, Real Estate with a Band 3 ranking, 2013–2021; Band 4 ranking, 2012; Up and Coming ranking, 2010–2011

*Chris is a very detailed, knowledgeable lawyer who doesn't miss a beat on complex deals.*

*Bricker client as quoted in Chambers USA, 2018*



# Christopher N. Swank

Partner

- Listed, *Best Lawyers in America* (Real Estate Law), 2010–2021
- Rising Star, *Ohio Super Lawyers* (Real Estate: Business; Banking), 2005–2007, 2009–2016

## Presentations & Published Works

- Speaker, "Entity Structures of LIHTC Borrowers," national platform lending client, August 2013
- Speaker, "Tips for Obtaining RD 538 Permanent Loan Note Guaranty", Section 538 Rural Rental Housing (GRRH) Regional Conference, October 23-24, 2007
- Speaker, "ABC's of Leasing," Bricker & Eckler LLP Lender Seminar, February 21, 2008

## Experience

### Port authority bond transaction for a LIHTC project

---

Assisted a lender in connection with financing a low-income housing tax credit project in Ohio using a port authority bond structure, along with an OHFA HDL loan and conventional permanent loan.

### LIHTC project involving historic tax credits

---

Represented a national bank in connection with a construction loan for a nine-percent low-income housing tax credit transaction for an affordable housing project located in Dayton, Ohio. The project involved historic tax credits, a port authority lease structure, a complicated condominium structure, tax credit equity and additional governmental financing.

### \$6.5 million construction and \$1 million AHP LIHTC project

---

Represented a lender in connection with a low-income housing tax credit construction for an affordable housing project in Cincinnati, Ohio.

### Rural development 538 LIHTC project

---

Represented a lender in connection with financing a low-income housing tax credit project in Michigan.

### \$38 million LIHTC project

---

Represented a lender in regard to financing a \$38 million low-income housing tax credit project in Washington D.C.



# Christopher N. Swank

Partner

## Scattered site LIHTC project

---

Represented a national platform bank in connection with the construction and permanent financing for a scattered site low-income housing tax credit project located in Ohio.

## Rural development 538 LIHTC project

---

Represented multiple banks in connection with over 100 construction and permanent loans for low-income housing tax credit projects utilizing the USDA Rural Development 538 Loan Guaranty Program.

## Equity bridge loan for a massive LIHTC project

---

Represented a national platform bank in connection with an equity bridge loan for an approximately \$115,000,000 low-income housing tax credit rehabilitation project in Massachusetts involving MHFA Bond financing and Fannie Mae financing

## 9% LIHTC revitalization project

---

Represented a national platform bank in connection with construction loans totaling \$15,000,000 for two phases of a Section 8, low-income housing tax credit, revitalization project in New Jersey involving a ground-lease structure and County Bond proceeds, HOME Loan proceeds, FHLB Loan proceeds and HUD Replacement Housing Factor Funds.

## Multi-state shopping center refinance

---

Represented a super regional bank in connection with a \$37,000,000 line of credit/refinance transaction for a multi-state shopping center portfolio involving a co-obligor arrangement with a Canadian parent entity.

## Assist Lender with 4% LIHTC Bond Transaction

---

Represented a national platform bank in connection with a direct purchase bond transaction in Ohio. The project involved multiple layers of financing for the renovation of a historic building to be converted into a low-income housing tax credit project.

## Real estate secured line of credit facility

---

Represent a national platform bank in connection with a \$50,000,000 line of credit facility secured by over 2,000 acres of real estate collateral.



**Christopher N. Swank**

*Partner*

## **LIHTC project financing involving TCAP and TCE funds**

---

Represented a regional bank in connection with a construction loan for a low-income housing tax credit project located in Georgia on a ground-leased site. The project also involved HUD financing, Tax Credit Assistance Program financing and Tax Credit Exchange financing.