



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 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.

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, 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 also represents banks and financial institutions in 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.

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

Awards & Recognitions

- Listed, *Best Lawyers in America* (Real Estate Law), 2010–2020
- Recognized, *ChambersUSA*, Real Estate with a Band 3 ranking, 2013–2019; Band 4 ranking, 2012; Up and Coming ranking, 2010–2011
- Rising Star, *Ohio Super Lawyers* (Real Estate: Business; Banking), 2005–2007, 2009–2016

Bar Admissions & Activities

- Member, Ohio Bar Association; Columbus Bar Association (Admissions Committee)

CONTACT INFORMATION

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INDUSTRIES & PRACTICES

Banking & Financial Services
Health Care Industry
Real Estate

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

Bricker client as quoted in
Chambers USA, 2018



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Partner

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)

Experience

LIHTC project involving historic tax credits

Represented the lender, a regional bank, in connection with a construction loan for a low-income housing tax credit rehabilitation project. Because the project involved a historic building financing from state and federal historic tax credits was utilized, among multiple other financing sources.

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.

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.