



KELSEY THAYER

Partner

kthayer@spcllp.com



Overview

Kelsey Thayer is a partner at the Firm. She specializes in real estate matters involving diverse asset classifications, representing clients in a range of debt and equity transactions. Ms. Thayer has counseled private equity firms, operators, developers, investors, and lenders with respect to a variety of real estate transactions, including mortgage, mezzanine, and ground leasehold financing; acquisitions and dispositions; joint ventures; commercial leasing; workouts and restructuring of mortgage debt; and REO portfolio management and disposition.

Significant representations and transactions include:

- Represented borrower in connection with \$448 million mortgage and mezzanine refinancing of Class A office tower in Chicago, Illinois.
- Represented equity partner in the structuring of joint ventures to acquire rental properties in Nevada, North Carolina, Georgia, and Virginia.
- Represented purchaser/borrower in connection with \$85 million acquisition of two Class A office buildings in Nashville, Tennessee and concurrent financing.
- Represented borrower in connection with \$75 million mortgage and mezzanine refinancing of three shopping centers in San Diego, California.
- Represented private equity fund in connection with a joint venture to acquire a Class A office tower in Chicago, Illinois and concurrent assumption and restructuring of \$472 million CMBS loan.
- Represented purchaser/borrower in connection with \$180 million acquisition of nine shopping centers in San Diego, California and concurrent assumption of \$137 million CMBS debt.
- Represented borrower in connection with \$84 million mortgage and mezzanine financing of a residential villa and condominium development project in Kohala Coast, Hawaii.
- Represented seller in connection with \$80 million sale of a Class A office tower in San Jose, California.
- Represented borrower in connection with \$115 million fee and leasehold financing of a mixed-use project in downtown Phoenix, Arizona.
- Represented equity partner in the structuring of joint venture to acquire \$31 million hotel in Bend, Oregon and concurrent financing of \$25 million.
- Represented equity partner in the structuring of joint ventures to acquire office and warehouse properties in California, Arizona, and Minnesota.
- Represented institutional lender in the workout of \$400 million loan portfolio, including deeds-in-lieu of foreclosure, restructuring of existing debt, and disposition of 51 multi-family residential and hotel properties in San Francisco, California.
- Represented debt fund in connection with \$105 million mortgage loan and \$40 million mezzanine loan secured by a Class A office building in Washington, D.C.



- Represented energy company as real estate counsel in the acquisition of \$2.4 billion solar power project in San Luis Obispo County, California.
- In a pro bono capacity, successfully represented several individuals in defensive asylum proceedings and a family seeking U Visa relief.

Prior Experience

Ms. Thayer joined the Firm as a lateral attorney from Gibson, Dunn & Crutcher LLP, where she was a transactional associate in the Real Estate Department.

Education

University of Minnesota Law School, J.D., *magna cum laude*, Minnesota Law Review Managing Editor
St. Olaf College, B.A., *magna cum laude*

Bar Memberships

California
Minnesota

Community Activities

Los Angeles County Bar Association, Real Property Section (Prior Chair)
Women Lawyers Association of Los Angeles (Member)

Publications

Risks of Non-Recourse Carveouts in CMBS Loans (co-author) Los Angeles Lawyer, January 2016, page 18
"The ABCs of California Foreclosure Law," Los Angeles Lawyer, January 2012 (co-author)

Presentations

"Silly and Sometimes Stupid Opinion Requests", Los Angeles County Bar Association, March 2018