



# Richard S. Roisman

## Of Counsel

## Philadelphia

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Richard is an experienced real estate lawyer with a particularly strong background in all types of financing work and transactions/workouts involving secured and unsecured loans, from all sides of the table.

Richard currently serves on the Caron Board of Trustees at Caron Treatment Centers, a nationally recognized nonprofit provider of addiction and behavioral health treatment. He previously served as an *ex-officio* member and chair of the Philadelphia Advisory Board at Caron.

Richard earned his J.D. from the University of Miami School of Law, *magna cum laude*, where he was on the school's law review. He received a bachelor's degree in sociology from George Washington University.

## Experience

Represented affiliates of Equus Capital Partners, Ltd. in the acquisition of a portfolio of industrial properties throughout the Southeast and Sun Belt in a transaction valued in excess of \$900 million. The portfolio consists of 75 properties, covering approximately 5.4 million sq. ft. total, located in South Florida, Houston, Dallas, the Baltimore-Washington Corridor, Richmond, Atlanta, and Greenville, S.C. This representation included assisting Equus with a senior mortgage loan and a mezzanine loan originated by affiliates of New York investment bank Morgan Stanley for an aggregate amount of \$646.9 million.

Represented Arden Real Estate Partners III, L.P. and certain of its affiliates in the recapitalization of its ten million sq. ft. industrial portfolio valued at over \$700 million, and in its programmatic joint venture with the U.S. arm of Arcapita Group, a Bahraini-based institutional investor. This complex transaction involved 22 assets in multiple states and followed Shariah structure. The representation drew on the experience of the firm's real estate, corporate, and tax attorneys.

Represented the U.S. subsidiary of global investment management company in its \$110.25 million acquisition of, and \$71.7 million financing in connection with, a 207,000 sq. ft., four-story, new construction, single-tenant office building located within the Lincoln Yards Development in Chicago. This representation included negotiation of acquisition and financing documents, coordination of sharia-compliant documents with con-counsel, conducting title and survey review, drafting organizational documents, and preparing for and handling the closing of both the acquisition and the loan.

Represented a real estate investment firm in the \$136 million acquisition of a New Jersey corporate center encompassing several four-story buildings, totaling approximately 820,000 sq. ft., on a 176-acre site. The deal included a \$123 million term loan from a syndicate of lenders.

Represented Rubenstein Partners, L.P., in connection with its acquisition of a 1.6 million sq. ft. office park complex in Atlanta for \$265 million. The Class A property, Sanctuary Park, includes nine mid-rise buildings on 152 acres. In addition to handling the acquisition loan, the firm also negotiated and finalized a related joint venture agreement.

## Practice Areas

- Real Estate
- Real Estate Finance
- Real Estate Lease Restructuring
- Real Estate Leasing

## Education

- University of Miami School of Law, J.D., *magna cum laude*, 1980
- George Washington University, B.A., 1976

## Bar Admissions

- Pennsylvania

## Affiliations

- Member, ABA Business Law Section and Health Law Section (substance abuse task force)
- Member, Lawyers Concerned for Lawyers of Pennsylvania
- Member, Caron Treatment Centers Board of Trustees

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Represented The Arden Group in its \$148.5 million acquisition of the BB&T Center, and an adjacent parking garage, in Charlotte, N.C. The 22-story, 567,835 sq. ft. office tower also features on-site retail, banking, and restaurant space and is The Arden Group's first investment in Charlotte.

Represented Valley Forge Convention Center Partners, LP in its \$280 million sale of Pennsylvania-based Valley Forge Casino Resort to Boyd Gaming Corporation, an American gaming and hospitality company. This transaction drew on the experience of Cozen O'Connor's corporate, tax, real estate, litigation, and utility, environmental, and energy attorneys.

Represented Genesis HealthCare Corporation, a provider of short-term post-acute, rehabilitation, skilled nursing, and long-term care services, in the sale of its assets and the transfer of operations of 15 skilled nursing health care facilities in Texas to Regency REIT, LLC, a New York City-based real estate investment trust, and its affiliated health care operator, Regency Integrated Health Services, LLC.

Represented one of the nation's largest providers of post-acute care services in connection with a strategic joint venture that purchased from REIT landlords the real estate and buildings of 18 skilled nursing facilities that are leased by the client. The transaction also involved the sale of eight skilled nursing facilities by the client to third parties. The transaction drew on the experience of the firm's corporate, tax, real estate, and health care attorneys.