



Krista L. Patterson

Partner

kpatterson@rc.com

New York — 212.451.2994

Krista L. Patterson is an experienced real estate attorney with a broad practice including financings, acquisitions and dispositions, joint ventures and leasing. A significant aspect of Krista's practice is focused on affordable housing financings, including securitizations with municipal issuers and Freddie Mac. In addition, she has extensive experience handling multi-million-dollar transactions nationwide on behalf of a range of clients, including financial institutions, investors, developers, operators, landlords and tenants. Krista is a member of our firm's Real Estate + Development group.

Affordable Housing Financings

A key component of Krista's experience is affordable housing financing, including tax credit transactions and other executions. She is well-versed in the complexities of these types of transactions, including working with governmental issuers and fiscal agents, understanding the regulatory regimes that govern these projects, and integrating unique aspects of affordable housing transactions such as Housing Assistance Program contracts. Representative matters include in a \$278 million loan secured by property in California, a \$130 million loan secured by a portfolio of property in Illinois and a \$24.1 million loan secured by property in Colorado. In addition, Krista represents a firm client on all real estate aspects of the client's affordable housing securitization program, including numerous executions with municipal issuers and Freddie Mac. Her extensive experience in securitization matters enables the client to smoothly navigate these exceedingly complex transactions.

Real Estate Financings

Krista also has a background representing real estate investment trusts, investment banks and other financial institutions including originating and refinancing construction, mortgage, and mezzanine loans. She has represented clients in portfolio leverage, such as securitizations, participations and repurchase facilities. Representative matters include a \$550 million loan secured by a portfolio of property in New York City, a \$275 million loan secured by a New York City class A office building, and the acquisition of large portfolios of loans, including one valued at \$911 million.

Real Estate Transactions

Krista regularly assists clients with the acquisition and disposition of real property, including commercial, industrial, office, multifamily, mixed-use, hotel and condominium properties. Representative matters include the \$284 million acquisition of a mixed-use building in New York City, the \$528 million sale of a class A office building in New York City, and the \$140 million acquisition of two New York City hotels. In addition, her experience includes representation of a large publicly traded REIT in the acquisition and financing of over \$500 million in multi-family and retail properties in partnership with various operating partners throughout the U.S.

Joint venture transactions are also an important aspect of Krista's practice. She has negotiated joint venture agreements and related documentation for investors and property operators and has extensive experience with the complexities that arise. Krista represented one client in repeat joint venture transactions for over 30 multifamily residential and office properties throughout the U.S., with an aggregate value of over \$900 million.

Leasing

Krista's practice includes extensive experience in both landlord and tenant-side leasing. She has experience leasing for a number of uses, including office, retail, restaurant, conference center and bioscience. Representative transactions include landlord-side representation in leasing a well-known mixed-use building in New York City and tenant-side representation for several nationwide restaurant chains.

Pro Bono

Krista has extensive pro bono experience assisting theaters and other arts institutions in New York City with their real estate needs, including representation of Signature Theater in the acquisition and financing of its three-theater complex in midtown Manhattan.

Prior to joining Robinson+Cole, Krista practiced real estate law at New York-based law firms and in-house at a large publicly traded REIT.

Services

- Real Estate + Development
- Affordable Housing + Finance

Industries

- Real Estate Developers + Owners

Education

- Duke University School of Law (Masters, *cum laude*)
 - LL.M., Comparative and International Law
- Duke University (Bachelors, *cum laude*)
 - B.A., English
 - Dean's List

Admissions

- State of New York

Recognitions

Selected by the *New York Real Estate Journal* to be featured in the publication's 2020 "Ones to Watch" spotlight

Selected by the *New York Real Estate Journal* to be featured in the publication's 2024 and 2023 "Women in Commercial Real Estate" spotlights

Leadership + Memberships

American Bar Association Real Property and Estate Law division

American Bar Association Forum on Affordable Housing and Community Development Law

Duke Children's Hospital

Vice Chair, National Leadership Council

Board, National Leadership Council

Duke Real Estate Partners

DukeNY Women's Forum