



Kevin Sher

Partner

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Kevin Sher has experience representing private owners, partnerships, REITs, and public companies in all aspects of real estate matters including residential and commercial purchase and sale transactions, retail and office leasing, and real estate financing.

Kevin has developed strong expertise within the industrial real estate space. Kevin has represented e-commerce enterprises, including a Fortune 100 company, negotiating millions of square feet of industrial warehouse space throughout the Western United States. In addition, Kevin works with a leading industrial real estate company in Southern California on dozens of acquisitions of mid-size and large industrial real properties involving millions of square feet of improvements, including multi-property portfolio acquisitions and seller leaseback transactions.

In addition to the industrial sector, Kevin has extensive experience in the office and multifamily sectors. Kevin has represented a global financial investment company on its acquisitions and dispositions of large office campuses and towers. He has also worked with multi-family real estate investment groups to assist in the acquisition and financing of thousands of apartments units.

In addition to commercial real estate deals in California, Kevin has also handled acquisitions, dispositions, and leases of industrial and office real properties in Michigan, Minnesota, Illinois, Colorado, Arizona, Indiana, North Carolina, Oregon, Texas, and Washington.

Clerkship

- Honorable Victor B. Kenton, Magistrate Judge, U.S. District Court for the Central District of California

Professional Affiliations

- Lifetime Member, Southern California Chinese Lawyers Association
- Member, UCLA Alumni Association
- Member, Los Angeles County Bar Association (LACBA) - Real Property Section

Awards

- Recognized in Connect CRE's Lawyers In Real Estate Awards, California, 2023
- Recognized by *GlobeSt.* as 2023 Influencer in Industrial Real Estate, 2023
- Listed in *Los Angeles Times*' as a "Commercial Real Estate Visionary," 2022 & 2024
- Listed, *Southern California Super Lawyers Rising Stars*, 2013–2020
- Listed, *Southern California Super Lawyers*, Real Estate, 2024

Bar Admissions

- California

Education

- University of California, Los Angeles (J.D., *Order of the Coif*, 2005)
- University of California, Los Angeles (B.A., *Phi Beta Kappa*, 2002)

Representative Matters

Industrial

- Represented a development company in disposition of an industrial real estate portfolio consisting of approximately 4,000,000 square feet located across 5 different states, involving the defeasance of existing loans and the subsequent acquisition through a 1031 exchange of large-scale distribution centers in the Southwest
- Represented a global manufacturer in a multi-phase transaction involving the exercise of a right of first refusal to purchase its California industrial campus and then an immediate disposition of that campus to a third-party buyer who provided an environmental indemnity
- Represented a public company in the acquisition of a former USPS distribution center in Southern California adjacent to an operating mail facility, navigating complicated easement issues created by separation of the parcels and drafting reciprocal easements for shared access, drainage and utilities
- Represented a health food company in its leasing of a new, approximately 300,000 square foot industrial production facility in California
- Represented a California development company in the acquisition and financing of a large industrial property with direct-access transportation that involved a \$90 million loan

Office/Commercial

- Represented a global financial investment company in acquiring a commercial office condominium in a Class-A mixed-use commercial building for a 9-figure purchase price
- Represented a real estate investment company in converting several antiquated limited partnerships into California limited liability companies under the Uniform Limited Partnership Act and successfully secured lender approval from Chase Bank and One West Bank for the conversions

- Represented a commercial landlord against its tenant in negotiating the successful removal of over \$500,000 in mechanics liens recorded against the real property as a result of tenant alterations
- Represented a golf course owner and operator in the acquisition of five golf courses, including related golf club facilities and amenities, in the State of Texas
- Represented landlords in lease negotiations with major tenants such as Union Bank of California and Panda Express

Other Real Estate Experience

- Represented multi-family investment company in the acquisition of an approximately 280-unit townhouse project in Colorado.
- Represented a landowner in sale of distressed property consisting of 95 acres of entitled land in Los Angeles County and concurrent transfer of related water rights to a residential developer. The closing required the reconveyance of a substantial lien on the subject property at a discount
- Represented a real estate company in acquiring commercial and multi-tenant residential replacement properties for property sold under threat of condemnation in a 1033 exchange and successfully secured a rollover of the property tax basis from the original property allocated among the replacement properties pursuant to California Property Tax Rule 462.500
- Represented a general contractor in the successful settlement of a dispute concerning the construction of a multi-tenant apartment complex where the subcontractors had filed hundreds of thousands of dollars in mechanics liens against the project as a result of the owner's refusal to pay the general contractor for certain change orders
- Represented a California tenancy in common sponsor in the acquisition, financing and syndication of several multi-tenant apartment complexes in California, Washington, Oregon, New Mexico and Arizona
- Represented client acquiring a loan secured by distressed real properties in San Bernardino and San Diego counties and in concurrent negotiations with the borrower for a deed in lieu of foreclosure and encumbrance of other assets including a yacht registered in the Marshall Islands