SheppardMullin

Jeffrey T. Ramsey

Special Counsel
2200 Ross Avenue
20th Floor
Dallas, TX 75201

T: +1.469.391.7466
jtramsey@sheppardmullin.com

Jeffrey Ramsey is special counsel in the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's Dallas office.

Areas of Practice

Jeffrey has a breadth of experience in a range of commercial real estate transactional matters, with particular emphasis in the area of real estate joint ventures of every variety, including development and acquisition ventures, programmatic, portfolio and single-asset JVs across all asset categories. Jeffrey has negotiated complex joint ventures involving a myriad of structures. Past JV-related engagements have included those for sponsors, developers and investors providing sponsor, LP and GP capital. Jeffrey also has significant experience in negotiating asset and property management agreements for various asset classes and has acted as chief outside counsel for the operations group of a major national multi-family and single-family rental real estate developer.

Experience

Joint Venture and Equity Formation

- Represented a **national developer** in connection with a construction loan to finance the development and construction of a 319-unit multifamily project located in Revere, Massachusetts.

- Represented a **national multi-family real estate developer** in connection with the negotiation and closing of a development joint venture for a 420-unit mixed-use multi-family apartment project in Miami, Florida.

- Represented a **national multi-family and single-family rental real estate developer** in connection with the formation of four new investment vehicles totaling $1.2 billion of equity. Three of the four investment vehicles are separate managed accounts with an individual investor for each account – two of the separate managed accounts have been formed to invest in single-family residential communities, and the third is a follow-on account with a Canadian asset manager to invest in multifamily residential communities. The fourth investment vehicle is the commingled fund focused on value-add investments.

- Represented a **national multi-family real estate developer** in the creation of a programmatic joint venture with a fund managed by a Canadian investment advisor to invest in multifamily developments throughout the United States.

- Advised a **national multi-family real estate developer** in connection with the formation of a joint venture with an institutional co-investor and the related construction financing by the joint venture of a 288-unit Class A apartment complex in Seattle, Washington.

- Represented a **national multi-family real estate developer** in connection with the development of a 330-unit multifamily project in Broward County, Florida and related construction financing.
- Represented a **national multi-family real estate developer** in a joint venture to purchase a 129-unit premier town home community (with more than 180,000 square feet of residential space) located in Fort Lauderdale, Florida, and related financing.
- Represented a **national multi-family real estate developer** in its joint venture with an institutional co-investor for a mixed use high rise development located in the Edgewater district of Miami, Florida to be comprised of 296 residential apartment units and 11,000 square feet of commercial space.
- Represented a **national multi-family real estate developer** in connection with the formation of a joint venture with an institutional co-investment partner to develop a multifamily apartment community in Frisco, Texas.
- Represented a **national multi-family real estate developer** in its joint venture with an institutional co-investor to acquire two separate multifamily apartment communities in Everett, WA.
- Represented a **global real estate private equity firm's** GP co-investment vehicle in the formation of a programmatic joint venture to make equity investments in industrial real estate development properties in the United States, including in connection with the joint venture's initial investment.
- Represented a **private equity firm** in the formation of a joint venture to acquire and renovate an apartment community located in San Antonio, Texas.
- Represented a **private equity firm** sponsoring GP co-investments in a joint venture for the acquisition of a hotel in King of Prussia, Pennsylvania.
- Represented a **private equity firm** providing GP equity in its formation of a co-investment partnership with a developer of "glamping" sites to acquire and develop outdoor lodging properties in the Western U.S.
- Represented a **GP co-invest private equity firm** in its formation of a joint venture with a leading national hotel operator and a third party to develop a co-branded lodging property in the Boston area.

Acquisitions & Dispositions

- Represented a **national multi-family real estate developer** in the sale of three different joint venture equity interests formed to develop multi-family mixed use projects in Portland, Oregon.
- Represented a **national multi-family real estate developer** in connection with the sale of its equity interest in a joint venture formed with an institutional co-investor to develop an apartment project in San Jose, California, to an institutional co-investor.
- Represented a **national multi-family real estate developer** in connection with the disposition of two apartment communities in Frisco, Texas and an accompanying loan assumption.
- Represented a **national multi-family real estate developer** in the sale of a 484-unit multifamily apartment complex in Laurel, Maryland.
- Represented a **national multi-family real estate developer** and its management team in the acquisition of a preferred equity interest by a state retirement system.

Practices

Real Estate, Energy, Land Use & Environmental

Real Estate Acquisitions and Dispositions

Real Estate Development

Commercial Lending and Financial Transactions

Real Estate Finance

Education

J.D., Drake University Law School, 1993, with distinction

B.A., Iowa State University, 1990, *cum laude*

Admissions

Texas