

People



Rachel E. McRoskey

Partner, Real Estate

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Rachel McRoskey represents clients in a wide range of local and national real estate transactions, including the representation of lenders and borrowers in complex financing transactions, including workouts and restructurings; investors, sponsors, owners, and operators in connection with the acquisition, structuring, joint venture, property management and disposition of a variety of real estate asset classes (including multifamily, industrial, senior living and care, office, retail, and healthcare); and landlords and tenants in all commercial leasing matters.

Rachel started her legal career as a litigator, specializing in complex real estate and business litigation, giving her a strong sense of risk management and an appreciation for dispute avoidance in negotiating key transactional documents.

Notable Work

Self-Storage Transactions: Representation of a joint venture in connection with the acquisition and management of a national self-storage portfolio. Notable acquisitions include a 1,503-unit facility in Tacoma, Washington, for \$19 million; a 774-unit facility in Coral Springs, Florida, for \$20.25 million; and a two-facility portfolio in Virginia for \$21 million.

Multifamily Transactions: Representation of TruAmerica Multifamily LLC, a major institutional owner and operator of multifamily properties, with respect to acquisitions, dispositions, joint ventures, financing, and operational matters, including a portfolio sale in Southern California for more than \$500 million; the \$96 million sale of a 264-unit multifamily community in Huntington Beach, California; and the \$114.5 million acquisition of a 324-unit property in Billerica, Massachusetts, by the client's second fund, financed by Fannie Mae with an affordability component.

Senior Living and Care Development: Representation of a developer client in the formation of a joint venture with its equity partner, and

Areas of Experience

Real Estate
Real Estate Acquisitions and Sales
Real Estate Financing
Commercial Leasing and Development
Multifamily Development and Acquisitions
Lease Restructuring and Workouts
Healthcare Real Estate
Senior Living and Care

Education

J.D., Pepperdine University School of Law, 2011, magna cum laude; Order of the Coif, *Pepperdine Law Review*, Note and Comment Editor
B.S., Santa Clara University, 2008, cum laude; Presidential Scholarship

Admissions

Bars

California

Related Content

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February 16, 2023

the related construction financing and development of assisted living facilities in California.

Sale Lease-Back: Representation of a company that owns and operates John Deere dealerships throughout Georgia, Florida, Alabama, South Carolina and Texas, in a sale-leaseback transaction with Angelo, Gordon & Co., which involved more than 100 properties in multiple tranches.

Leasing: Representation of a subsidiary of Frontier Communications Corporation in the leasing of large industrial buildings throughout California, including a 55,715-square-foot industrial building in San Fernando and a 30,496-square-foot industrial building in Ontario.

Honors and Distinctions

- *Best Lawyers*, 2022-2025, Listed in California for Real Estate Law as “Ones to Watch”
- Akerman Impact Award Recipient, Recognized for her dedication to pro bono work