DarrowEverett LLP



Christopher Nespola - Associate

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Bio

Christopher Nespola is a member of the firm's Commercial Real Estate Practice Group.

Christopher's practice encompasses a broad range of real estate and business law matters, with a focus on acquisitions, finance, and leasing. He regularly represents buyers, sellers, developers, investors, and lenders in the acquisition and disposition of commercial properties, including retail shopping centers, industrial complexes, offices and multiuse developments.

In addition, Christopher advises real estate funds on organizational structuring, capital formation, joint venture partnerships, and entity formation. He has significant experience in closing various types of commercial real estate credit facilities, including constructions loans, bridge financing, and preferred equity.

Practice Areas

- Commercial Real Estate
- Corporate & Business Transactions

Prior Experience

Before joining DarrowEverett, Christopher served as general counsel for a real estate developer, where his practice primarily focused on structuring both debt and equity financing for industrial and multifamily projects nationwide. He also served as leasing counsel to a major financial institution, where he drafted and negotiated retail, office, and shopping center leases for the institution's commercial real estate portfolio. While in law school, he was a staff member and Comment and Note Editor of the New England Law Review.

Representative Matters

- Represented a real estate developer in closing a $60 million construction and mezzanine loan for the development of an industrial project located in Mesquite, Texas, which required review and negotiation of loan documents, financial covenants, membership interest pledges and permitting and construction requirements.
- Counseled a real estate developer in the disposition of a fully stabilized, multi-tenant industrial complex in Crowley, Texas to a private equity firm, which involved complex lease restructuring and negotiations with existing tenants to resolve build-out, permitting, and construction-related issues.
- Represented a real estate developer in structuring a $40 million preferred equity financing for a multifamily development in Manor, Texas, located within a designated IRS Opportunity Zone. This transaction involved drafting and negotiating complex operating agreements, structuring investment distributions, and advising on Opportunity Zone requirements to maximize investor tax benefits.
- Represented a real estate developer in the simultaneous refinancing and conversion of a multifamily project into a Housing Finance Corporation ad valorem tax abatement program, which involved the negotiation of a ground lease, regulatory agreements, purchase options, and rights of first refusal. I served as the primary liaison between the construction lender and housing authority to ensure alignment of financing terms, regulatory documents and approvals.
- Represented a real estate developer in the closing of a $65 million construction loan for a multifamily project in Rendon, Texas, which involved structuring investor returns through multiple limited liability company operating agreements, assistance in the preparation of a private placement memorandum for a broker-dealer capital raise, and the negotiation of construction and general contractor agreements.

Insights

No related articles found.

Bar Admissions

- Massachusetts
- Florida

Education

- New England School of Law, J.D., *cum laude*
- Stonehill College, B.A., Bachelor of Arts