



Eric R. Everett - Senior Partner

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Bio

Eric R. Everett is a Senior Partner in DarrowEverett's Commercial Real Estate Practice Group with over 25 years of experience. Eric concentrates primarily on commercial leasing and acquisition, disposition, and financing transactions. Eric's leasing practice spans all commercial property categories, including retail, office, and industrial, along with specialized areas such as large-scale solar. His acquisition, disposition, and financing practice ranges from single-site transactions to large portfolio deals, primarily related to retail properties, office projects, and industrial sites, as well as apartment buildings and other large-scale residential developments. Eric has deep experience in zoning, land use, and environmental matters.

Eric works on ground-up development and redevelopment projects, including retail and office developments, the creation of large-scale residential and commercial condominiums, and repositioning traditional retail centers as mixed-use projects. Related to the foregoing, Eric has extensive experience creating so-called declarations of restrictions and easements.

Practice Areas

- [Commercial Real Estate](#)
- [Banking & Finance](#)
- [Environmental](#)
- [Regulatory & Compliance](#)

Prior Experience

Prior to co-founding DarrowEverett, Eric worked in large firms in Boston. It was in the Providence office of one such firm where Eric met Zachary Darrow and they decided to form DarrowEverett LLP.

Representative Matters

- Represented a joint venture of real estate investment groups in connection with the acquisition of two commercial real estate portfolios consisting, in aggregate, of 45 properties located in 12 states, occupied by regional and national commercial tenants. Our work involved negotiation and documentation of a loan collateralized by both portfolios and coordination of like-kind exchanges. We undertook complex due diligence matters and drafted customary real estate acquisition and lease documents.
- Represented a South Florida real estate developer and a South Florida private equity family office in connection with their joint venture acquisition of a national big box retailer's corporate headquarters for more than \$100 million. This transaction involved the creation of several layers of corporate entities, drafting LLC and LP agreements, creation of a complex corporate and tenants in common structure to permit 1031 exchange funds to be used in connection with the acquisition, and preparation of property management and asset management agreements. We also assisted in the financing part of the transaction, which involved a mortgage loan and two layers of mezzanine loans.
- Represented a South Florida real estate investment group in connection with a complex sale-leaseback transaction of a commercial real estate property portfolio consisting of 34 properties occupied by a national retail chain. The firm's work required collaboration across its Commercial Real Estate, Banking & Finance and Corporate & Business Transactions Practice Groups and involved, among other things, properties across 15 states, 10 buyers, 28 1031 exchanges, one reverse 1031 exchange and work with two national lenders.
- Represented a prominent South Florida real estate developer in connection with its acquisition of a prime oceanfront hotel in Miami Beach as part of a joint venture agreement

with a diversified real estate developer and investment firm. Our work involved drafting organizational documents for various levels of entity ownership, assisting with securing and closing on acquisition and building loans, and assisting on drafting both customary and complex real estate acquisition documents.

- Represented a real estate investment group with its purchase of 44 family style restaurants located across nine states. The transactions involved complex lease matters and loan negotiations with a national bank, along with KYC and legal opinions across the multistate footprint.
- Represented prominent South Florida real estate developer in its eight-figure purchase of a mixed-use development south of Miami featuring retail and office space. We set up a securities offering under Rule 506(b) that helped fund the deal, and we drafted all offering documents, including upstream organizational documents. The transaction also involved the assumption of an existing loan, and the negotiation of both customary and complex real estate documents.

Insights

- [Don't Let Bad Indemnity Provisions Become Your Environmental Disaster - via JD Supra, April, 2023](#)

Bar Admissions

- Massachusetts
- Rhode Island

Education

- Harvard Law School, J.D.
cum laude
- Lawrence University, B.A., History
summa cum laude