DarrowEverett LLP



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

- Recently represented BH Group Miami, a prominent Miami-based real estate development firm, on the acquisition and financing of a significant $83 million waterfront property transaction in Miami-Dade County involving real estate, financing, and joint venture components. The deal involved the negotiation and closing on the purchase of two 10-story towers comprising over 330 residential units, and all aspects of the associated due diligence. As part of the acquisition, our finance team assisted BH Group in securing a significant loan from a Miami-based mortgage lender, negotiating favorable financing terms to support and fund a portion of the purchase. Additionally, our corporate and finance teams structured a joint venture with a strategic partner, drafted a comprehensive joint venture agreement, and negotiated and closed on a collateralized loan facility in collaboration with the joint venture partner.
- Represented a prominent South Florida-based real estate investment group in connection with the acquisition of a commercial real estate portfolio consisting of 27 properties located in 11 states, occupied by 17 different regional and national commercial retail tenants. Our work involved negotiation and documentation of a line of credit collateralized by the portfolios. We undertook complex due diligence matters and drafted customary real estate acquisition documents.
- 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 prominent real estate developer in a joint venture agreement for the development of a 40B apartment project in New England. The matter involved both registered and unregistered land, title matters, the development of easements and use restrictions and negotiation of a complex joint venture agreement involving partnership terms, commercial loan documents and construction contracts.
- 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.
- Represented the buyer in connection with the acquisition of substantial commercial real estate in New York City. Handled all aspects of the transaction, including negotiation of the purchase and sale agreement and amendments, due diligence with respect to title, survey, existing tenant leases, cross-easement declarations, and all pre-closing and closing matters.

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

Accolades

- The Best Lawyers in America© Best lawyer (2027)



- **Professional Excellence in Law** award from Rhode Island Monthly

