

Amanda A. Rapp

T 646.921.5718
arapp@beneschlaw.com

Overview

Amanda Rapp represents lenders, investors, owners and developers in complex commercial real estate and financing transactions. She is widely regarded as one of the leading attorneys in the Commercial Property Assessed Clean Energy (C-PACE) industry, advising capital providers and property owners on sophisticated transactions nationwide. Amanda also counsels clients on the acquisition, disposition and leasing of commercial real estate assets, with particular experience in the data center industry.

A recognized leader in one of the fastest-growing sectors of commercial real estate finance, Amanda has worked on transactions in nearly every active C-PACE jurisdiction and has closed a record number of C-PACE financings. Having grown alongside the industry, she possesses a deep understanding of the state-specific programs, documentation requirements and regulatory frameworks that govern C-PACE financing. Amanda guides transactions from structuring through closing, as well as post-closing servicing and asset management. She has cultivated strong relationships with capital providers, program administrators and other key industry veterans, enabling her to provide clients with valuable market insight and help keep projects moving efficiently.

Amanda's C-PACE experience spans transactions ranging from straight-forward financings within a larger capital stack to large-scale developments where C-PACE serves as a primary source of capital. She advises clients on bespoke C-PACE financing structures, such as those involving ground leases and condominiums. She also works closely with Benesch's structured finance team to assist C-PACE capital providers in closing securitization and capital markets financing arrangements. Further, Amanda routinely represents construction lenders and mortgage lenders in projects involving C-PACE assessments, including the negotiation of C-PACE-specific intercreditor agreements and providing solutions to protect traditional lenders in complex transactions involving C-PACE financing.

In addition to her C-PACE practice, Amanda advises clients on the purchase, sale and leasing of commercial real estate assets. She regularly represents clients in the data center industry with respect to the purchase, permitting and operation of data halls, including the use of C-PACE funds to finance such projects. She also brings significant experience in tax credit financing, representing lenders, investors and sponsors in transactions involving new markets tax credits, historic rehabilitation tax credits and renewable energy tax credits.

Clients value Amanda's responsiveness, practical approach and deep market insight. Known for anticipating challenges and driving transactions forward, she serves as a trusted advisor to clients navigating complex real estate and financing matters.

Representative Matters

- Represented a capital provider in a $20 million C-PACE financing for a ground-lease warehouse project, the largest such transaction in Missouri at the time of closing.*
- Represented a property owner in securing $100 million in C-PACE financing for a Missouri data center project - the largest C-PACE transaction in the state's history and recognized as 2026 Deal of the Year by PACENation.*
- Represented a capital provider in connection with $101 million in C-PACE financing for the Lionsgate Studios Newark development in New Jersey, the largest New Jersey C-PACE transaction to date.*
- Represented a capital provider in connection with $53 million in retroactive C-PACE financing for The Code hotel development in Austin, Texas, which was used to recapitalize the project and pay down an existing $60 million construction loan.*
- Represented a capital provider in a $45 million C-PACE financing for a mixed-use condominium project in Florida.*
- Represented a capital provider in connection with $24 million in C-PACE financing for the Trust Hotel development in Erie, Pennsylvania.*
- Represented a capital provider in connection with $55 million in C-PACE financing for the Kindred Resort in Keystone, a mixed-use condominium project in Colorado.*

- Represented a capital provider in connection with $45 million in C-PACE financing for The Avenue Naples, a luxury mixed-use development in Florida, as part of a $202 million construction financing package.*

Credentials

EDUCATION

- Saint Louis University School of Law, 2017, J.D., *cum laude*
- Saint Louis University, 2013, B.A., *magna cum laude*

BAR & COURT ADMISSIONS

- Missouri

News & Insights

- Law360 Highlights Benesch's Addition of 20-Lawyer Real Estate Finance Team and Expansion into Miami
  August 5, 2026 | Media Mentions
- Law.com Features Benesch's Addition of 21-Lawyer Real Estate Finance Team and Miami Expansion
  August 3, 2026 | Media Mentions
- Benesch Adds 20-Lawyer Real Estate Finance and Structured Finance Team from Reed Smith
  August 3, 2026 | Press Releases
- Commercial Mortgage Alert Highlights Benesch's Addition of 20-Attorney Reed Smith Team and Miami Expansion
  July 31, 2026 | Media Mentions