

Chris F. Moratschek

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Overview

Chris Moratschek represents owners, developers, investors, private equity funds, REITs, and borrowers in high-value commercial real estate transactions throughout the United States. A partner in Benesch's Real Estate & Environmental Practice Group, he focuses his practice on the acquisition, disposition, and financing of retail, multifamily, industrial, and mixed-use properties.

Chris regularly serves as lead counsel on transactions involving shopping centers, mixed-use developments, multifamily communities, industrial facilities, and other institutional-quality assets. His work spans the full lifecycle of a deal, from structuring and due diligence through negotiation, closing, and post-closing matters, and includes both individual properties and large, multi-state portfolio transactions.

A substantial portion of Chris's practice is devoted to representing borrowers in real estate financing transactions. He advises clients in connection with mortgage, construction, bridge, mezzanine, syndicated, and CMBS financings involving banks, life insurance companies, debt funds, and other institutional capital providers. He regularly negotiates loan documents, non-recourse carveout guaranties, and related financing arrangements.

Chris also counsels clients on title, survey, zoning, land use, and other due diligence matters associated with acquisitions, dispositions, and financings.

Representative Matters

- Represented a regional bank, as administrative agent, in connection with a multimillion-dollar term loan facility supporting the acquisition and operation of a portfolio of assisted living and memory care facilities in California. The transaction involved a complex, multi-entity acquisition and financing structure, requiring the coordination of real estate, lending and operational considerations across multiple properties.
- Represented a large regional bank, as administrative agent, in a multimillion-dollar syndicated construction loan facility involving a five-lender syndicate financing the development and operation of a senior living community. The transaction included multiple limited payment and completion guaranties and an environmental indemnity.
- Represented a large regional bank, as administrative agent, in a multimillion-dollar acquisition financing for an assisted living and memory care community, featuring a propco/opco structure designed to satisfy the sponsor's REIT tax requirements.
- Represented a national REIT in the acquisition of an $18 million retail shopping center in Chicago, Illinois.
- Represented national real estate development firm in obtaining $82 million in refinancing for an apartment complex in Florida.
- Represented a national financial institution as administrative agent and lender in connection with a syndicated term loan facility supporting the acquisition of a portfolio of skilled nursing and assisted living facilities across New York. The transaction involved a complex, multi-tiered real property healthcare financing structure, including delayed-draw term loans for post-closing acquisitions and layered intercreditor and subordination arrangements.
- Represented a large, national multifamily developer in the sale of affordable housing developments in Corpus Christi, Texas.
- Represented a real estate investment trust that specializes in shopping centers in the disposition of Henderson Square Mall in Pennsylvania for more than $34 million.

Credentials

EDUCATION

- Cleveland State University College of Law, 2008, J.D., *cum laude*
  - Senior Editor, Cleveland State Law Review
- Case Western Reserve University, 2002, B.A., Economics

BAR & COURT ADMISSIONS

- Ohio

Memberships

- Member, Ohio State Bar Association
- Member, Urban Land Institute
- Member, International Council of Shopping Centers
- Board of Trustees, Famicos Foundation
- Member, NAIOP

Awards & Recognition

- Listed, Super Lawyers – Rising Star 2017-2018

News & Insights

- Real Estate & Environmental Practice Expands with Addition of Christian Moratschek
  October 30, 2023 | Press Releases
- Benesch Ranks in Midwest Real Estate News
  October 30, 2023 | Press Releases
- Benesch Names Nine New Partners in 2018
  October 30, 2023 | Press Releases
- My Benesch My Team - NRP Group
  June 30, 2021 | My Benesch My Team: Client Feature Ads
- Benesch COVID-19 Resource Center: Governor DeWine's Executive Order Recommends 90 Day Protections for Tenants and Borrowers
  April 2, 2020 | Client Alerts & Insights
- Benesch COVID-19 Resource Center
  March 16, 2020
- My Benesch My Team Campaign - Stark Enterprises
  May 6, 2019 | My Benesch My Team: Client Feature Ads