



PETER L. HENDERER

BUSINESS LAW
REAL ESTATE & FINANCE

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Peter is experienced counsel to real estate developers, landowners, landlords, tenants, commercial lenders, closely held businesses, and major corporations.

He is a member of the Real Estate & Finance and Business Law groups and focuses his practice principally in the areas of real estate development and finance.

As counsel, Peter advises clients on every aspect of real estate development, including acquisition, financing, complex debt and equity financing structures, regulatory compliance, leasing, and sales. Peter represents both for-profit and non-profit developers, and has extensive experience with the development of multifamily and mixed-used properties utilizing low-income housing tax credits and both federal and state historic rehabilitation tax credits.

Additionally, Peter guides clients in navigating the multifaceted aspects of urban redevelopment, the complexity of mixed-use and condominium projects, the nuances of utility easements, pad sites for elective substations, and the debt restructuring of challenged projects. Peter's experience in real estate financing includes the use of HUD-insured debt, tax-exempt bonds, taxable bonds, equity syndications, mezzanine debt, and a broad variety of conventional loans, both for lenders and for borrowers.

Peter also handles the ancillary corporate matters in structuring transactions, including aspects of limited liability companies, limited partnerships, and non-profit corporations.

EDUCATION

- The George Washington University Law School, J.D., 1996
- Bowdoin College, B.A., magna cum laude, Economics & Environmental Studies, 1993

RECOGNITIONS

- *Virginia Business Magazine*, Legal Elite Real Estate/Land Use, 2009, 2020
- Super Lawyers Rising Star, Young Lawyers, 2008

ADMISSIONS

- Virginia 1997
- Delaware 1997
- New Jersey 1997
- U.S. District Court District of New Jersey 1997
- District of Columbia 2004

INVOLVEMENT

- ABA | American Bar Association, Forum on Affordable Housing and Community Development
- VSB | Virginia State Bar
- VBA | Virginia Bar Association
- RBA | Richmond Bar Association
- DCBA | District of Columbia Bar Association

REPRESENTATIVE TRANSACTIONS

- Closed financing for multifamily affordable housing utilizing the low-income housing tax credit.
- Closed transactions ranging in size from \$250,000 to \$100,000,000 on assets ranging from utility infrastructure to multifamily housing.
- Advised lender clients on loans secured by land subject to Brownfields that have been through DEQ's Voluntary Remediation Program.
- Advised for-profit businesses and non-profit corporations on organizational and corporate governance.
- Worked carefully to coordinate multiple uses in tight spaces in urban redevelopment situations.
- Over 25 years of experience representing a large public utility in the interpretation of easements and licenses, including (i) the scope of rights in such agreements, (ii) the transferability of rights within such agreements, and (iii) the vacation or termination of the same when needed. Also assists in the acquisition of pad sites for electric substations and their related easements.
- Over 25 years of experience as lead counsel for real estate developers, coordinating with other third-party service providers on transactions, including engineers, architects, and contractors.
- Worked closely with a wide variety of professionals on issues as diverse as street closures, challenging environmental reports, boundary line adjustments, and documenting real property interests.

