



Andrew Folkerth

Partner

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PRACTICES

Commercial Finance
 Real Estate Development and Finance
 Multifamily and Affordable Housing
 Development
 Banking and Financial Services
 Commercial Leasing

EDUCATION

The Ohio State University School of Law,
 J.D., 1987
 With honors

Kenyon College, A.B., 1984
magna cum laude

BAR ADMISSIONS

Colorado
 Ohio

Experienced Real Estate and Lending Attorney: For over 30 years, Andy Folkerth's clients trust him to complete a diverse array of real estate, lending, and development transactions.

His clients also rely upon him for day-to-day counsel on how to structure deals to get them closed. Andy is often seen as a "member of the team," as he builds multi-year client relationships.

Successfully Completing Loan Transactions: Andy works closely with banks and other financial institutions of all sizes to efficiently and effectively close their loan transactions. He works within each client's lending procedures and processes.

He has completed loans of all sizes and complexities, including construction loans, acquisition loans, ground leasehold financings, mezzanine financings, LIHTC financings, and loan syndications and participations.

Acts as Local Counsel. Andy provides support to attorneys outside of Colorado, whether they are looking for a team member in a sophisticated multistate transaction or in need of a legal opinion.

EXPERIENCE

Lending Transactions

Andy has extensive experience helping banks, life insurance companies, developers, and financial institutions, complete a wide array of lending transactions. Representative transactions include:

- Real estate loans
- Construction loans
- Acquisition loans
- Ground leasehold financings
- Mezzanine financings
- Loan syndications and participations
- Low-income housing tax credit financing
- Tax-exempt bond financing for affordable housing

Resolving Distressed Loans

When loans and properties get into trouble and become "special assets," Andy helps determine the optimal way to resolve these problems,

including:

- Workouts
- Receiverships
- Foreclosures

Acquisition, Sale and Leasing of Property

Andy represents both buyers and sellers throughout the entire deal process: from drafting the letter of intent, negotiating deal terms in purchase and sale agreements, conducting due diligence, all the way through the final closing of the transaction. Andy also has experience in drafting and negotiating office and retail leases. He helps complete the following types of commercial transaction:

- Office
- Retail
- Warehouse
- Resort
- Multi-use
- Hotel properties

RECOGNITION

- *The Best Lawyers in America*®, Real Estate Law, 2006-2020
- Colorado Super Lawyers®, Real Estate, 2009-2018

PROFESSIONAL AND CIVIC AFFILIATIONS

- Denver/Colorado Bar Association, Member
- American Bar Association, Member
- Ohio State Bar Association, Member