



## Sheryl C. Starr

### Managing Partner

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#### Overview

With more than three decades of transactional real estate experience, Sheryl Starr advises on various commercial arrangements, including acquisitions, sales, financing, leasing, and joint venture initiatives. Known for her calm demeanor and keen ability to keep the negotiation moving forward, Sheryl remains diligently focused on critical issues for her clients and realizes a smooth and efficient closing.

Sheryl has successfully represented clients in billions of dollars of commercial real estate transactions throughout her career. Because Sheryl has advised a wide variety of clients, including banks and other financial institutions, equity investors, and owners and developers of retail centers, office buildings, hotels, condominium developments, multi-family residential properties, and mixed-use developments, she delivers a honed understanding of what is important to each party. As a result, she is recognized as a savvy, productive, and highly skilled negotiator who serves as the catalyst for getting complicated, high monetary value and challenging transactions over the finish line.

In addition, Sheryl is experienced in sophisticated financing transactions, including construction and mezzanine financing, interest rate swaps, 1031 exchanges, tax-exempt bond financing, loan workouts and restructuring, debt assumption, loan defeasance, and loan portfolio acquisitions. Her ability to streamline what matters to her clients throughout the lifecycle of such transactions is manifest in her meticulous attention to deals without losing sight of the bigger picture financial objectives and business imperatives that underlie the negotiation.

Clients and colleagues value Sheryl for her deep bench of veteran legal and business savvy and unwavering client focus. She works diligently with each client to analyze and mitigate the investment risks in both favorable and distressed economic conditions. She also offers a seemingly intuitive ability to provide actionable solutions to legal and business problems that are both creative and grounded in the law and pragmatism.



#### Matters & Transactions

- Representation of leading commercial real estate developer in Southeastern Massachusetts in acquisitions, sales, construction, and financing transactions involving office, retail and hotel properties, including complex multi-parcel assemblage and hotel development.
- Representation of one of the largest multi-family real estate owners in the Greater Boston area, including \$211 million financing of property in Boston and Brookline, as well as many other acquisitions, construction loans, and mortgage and equity financing transactions.
- Representation of regional bank in \$46 million complex construction loan transaction, involving development of a mixed use condominium project in downtown Boston and including substantial private preferred equity investor.
- Representation of restaurant owners in acquisitions and sales of restaurant businesses.
- Representation of leading commercial real estate owner and developer in the suburban Boston area, in significant acquisitions, financing and leasing transactions.
- Representation of public university in significant real estate transactions, including acquisition of real property and joint venture of sports facility.
- Representation of numerous automobile dealerships in sales, acquisitions, and financings.

#### PRACTICE AREAS

- Real Estate Law
- Corporate and Business
- Hospitality
- Workouts and Restructurings
- Banking and Finance
- COVID-19 Response Team

#### Credentials

##### Education

- University of Connecticut, J.D., honors
- University of Pennsylvania, B.A., *magna cum laude*

##### Bar Admission

- Connecticut
- Massachusetts

- Representation of major multifamily real estate developer in \$80 million tax exempt bond financing of a large project permitted under M.G.L. ch. 40B.
- Representation of real estate owner in long term purchase option transaction for wind energy use.

## Memberships & Activities

- Massachusetts Bar Association
- Former member of NAIOP Commercial Real Estate Development Association
- Professional & Civic Activities
- USA 500 Clubs
- Founding Member of NE500/501 Giving Circle
- Former member of Massachusetts Chapter of U.S. Green Building Council- Advocacy Committee

## News

- Eleven Bernkopf Attorneys Recognized on 2022 Massachusetts Super Lawyers® Lists
- Nine Bernkopf Attorneys Selected for Inclusion in 2023 Best Lawyers in America® Publications
- Six Bernkopf Attorneys Named to Super Lawyers List
- Bernkopf Attorneys Recognized in 2022 Best Lawyers in America
- You Can Build a Home From Scratch with a Construction-to-Permanent Loan. Just Know the Pros and Cons
- Six Bernkopf Goodman Attorneys Recognized on the Massachusetts Super Lawyers List
- Seven Bernkopf Goodman attorneys recognized by Best Lawyers of America®
- Six Bernkopf Goodman Attorneys Recognized on 2019 Massachusetts Super Lawyers List
- Sheryl Starr Named a 2019 Woman of F.I.R.E.
- Seven Bernkopf Goodman LLP Attorneys Selected for Inclusion in 2020 Best Lawyers in America®
- The Largest Law Firms in Massachusetts: A Closer Look
- Eleven Bernkopf Goodman LLP attorneys recognized as 2018 Massachusetts Super Lawyers and Rising Stars
- Sheryl C. Starr Named Managing Partner
- 2017 Women in Real Estate Spotlight - Sheryl Starr
- Eleven Bernkopf Goodman LLP attorneys recognized as 2016 Massachusetts Super Lawyers and Rising Stars
- Sheryl Starr, Partner at Bernkopf Goodman, Honored as One of the 'Top Women of Law 2016'
- Sheryl Starr LEED Green Associate Credential Announcement
- 2015 Annual Review responses by Sheryl Starr of Bernkopf Goodman
- Challenges and Opportunities of a Family-Owned Real Estate Company
- Rooftop Telecom Leases Contain Hidden Costs And Pitfalls
- Retail Construction Outlook Registers Some Optimism