



Peter E. Swain

Member

Santa Monica

pswain@cozen.com | (310) 460-4468

Peter represents numerous companies, funds, lenders, family offices, and high net worth entrepreneurs, primarily in the real estate industry. His practice includes purchases, sales, financings, workouts, and joint ventures. In addition, Peter represents individuals and private entities with respect to corporate governance, securities law matters, and other board and stockholder affairs.

Peter received his bachelor's degree from Harvard University and his law degree from the University of California Berkeley School of Law (Boalt Hall).

Experience

Represented a health care real estate investment and management company in its acquisition of 10 skilled nursing facilities in California and a simultaneous master lease of the facilities to a long-term care advisory and services organization. This transaction drew on the experience of the firm's corporate, real estate, and labor and employment attorneys.

Served as outside general counsel to privately-held investment company involved in real estate, natural gas, and aviation industries.

Represented private equity fund in a programmatic joint venture to acquire, finance, and sell value-add commercial properties throughout the Western United States, with a focus on office campuses in San Francisco and Playa Vista, Calif.

Served as outside general counsel to entrepreneur amassing a portfolio of FBOs at general aviation airports, including ground lease acquisitions and financings, negotiations and lobbying efforts with governmental agencies, construction of hangars and terminals, and ultimate sale to publicly-held multinational aviation services company.

Represented lender in construction and permanent loans for multifamily, industrial, retail, and office projects in Texas, Florida, Colorado, Oregon, and California.

Advised family office regarding acquisition, financing, and sale of ground leases and parking facilities surrounding Los Angeles International Airport.

Counseled borrowers through numerous workouts with CMBS and balance sheet lenders, including litigation and other strategies resulting in favorable modifications, recapitalizations, settlements, and, when appropriate, discounted payoffs.

Represented private and institutional lenders and borrowers in mortgage and mezzanine financings for hotels, offices, shopping malls, parking garages, student housing, industrial properties, and properties subject to GSA leases.

Represented Doerfer Corporation in its acquisition of Votaw Precision Technologies, Inc., a designer and manufacturer of complex aerospace and flight hardware. This transaction drew on the experience of attorneys across several departments within the firm, including corporate, real estate, and employee benefits and executive compensation.

Practice Areas

- Corporate
- Real Estate
- Real Estate Finance
- Real Estate Development

Industry Sectors

- Aviation
- Real Estate & Construction

Education

- University of California, Berkeley School of Law (Boalt Hall), J.D., 2000
- Harvard University, A.B., 1997

Awards & Honors

- Best Lawyers in America, 2021-2025

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Represented a bank in connection with making a permanent loan of \$50 million, on a non-recourse basis, on a one million sq. ft. industrial/warehouse project in California's Central Valley. This representation involved extensively renegotiating the non-recourse carve outs with the borrower to protect the bank.

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