



Jodi S. Diewald

Partner

jodi.diewald@dinsmore.com

Columbus, OH

Tel: (614) 629-5712

Jodi assists a variety of financial institutions, borrowers and developers in accomplishing their financing and commercial real estate development goals by leveraging her lending, affordable housing and real estate knowledge and experiences to provide tailored, effective and timely results and lending solutions. Working both in-house and in private practice, she focuses her practice on the acquisition, financing, development, construction, rehabilitation, leasing and sale of apartments, affordable housing projects, senior housing properties, nursing homes, assisted living facilities, low income housing real estate, independent care/living facilities, office buildings, shopping centers and other income producing real estate.

Her knowledge and experience with affordable housing financing, federal and state tax credits, health care facilities and complex, multi-state and multi-layered secured lending transactions enables Jodi to provide enhanced specialization in representing both financial institutions and borrowers not traditionally processed by financing and real estate development counsel, including extensive experience in Federal Housing Administration (FHA) insured financings, U.S. Department of Housing and Urban Development (HUD) subsidized financings, U.S. Department of Agriculture Rural Housing Service guaranteed financings, HOME financings, taxable and tax-exempt bond financings, affordable housing financings, and HUD transaction involving Transfer of Physical Assets, Housing Assistance Payment Contracts, Section 8 housing, Section 202, Mark-to-Market lending Section 236 decouplings, and assignment of HUD debt to qualified nonprofit organizations.

Services

- Corporate & Transactional
- Commercial Finance
- Banking & Financial Services
- Real Estate
- Acquisitions & Dispositions
- Development & Zoning
- Financing & Economic Incentives

- Leasing & Property Management
- Tax Credits, Affordable Housing, & Economic Development
- Mercantile Title Agency, Inc.

Education

- Capital University School of Law (J.D.)
- The Ohio State University (B.S.)
 - Business Administration; Real Estate and Urban Analysis

Bar Admissions

- Ohio

Affiliations/Memberships

- American Bar Association
 - Affordable Housing Section
 - Real Property Section
- Northside Community Development Corporation, Board of Directors, past member

Experience

Represented a Nonprofit in its Acquisition of Multiple Properties

We represented American Eagle LifeCare Corporation, a nonprofit corporation that previously owned and operated several senior living facilities, in connection with the acquisition of 17 facilities in eight states. The acquisition was financed from the proceeds of several series of tax-exempt and taxable bonds issued by the Capital Trust Agency, a Florida issuer with the authority to issue bonds to finance projects in multiple jurisdictions. The acquisition presented numerous complicated issues that needed to be addressed, including regulatory, real estate, and business negotiation matters, along with the complexity of completing the acquisition across eight jurisdictions. The financing itself was highly-structured and sophisticated, comprising of 18 borrowing entities organized as an obligated group under a master trust indenture. The acquisition was the largest transaction completed by this client and positions American Eagle LifeCare Corporation to be a significant provider of senior living services in the future.

Nursing Home Sale

Represented Lutheran Social Services of Central Ohio, Inc. and its affiliates in the sale of a \$7,400,000 skilled nursing facility located in Columbus, Ohio.

Nursing Home Sale

Represented Samaritan Health Partners in the sale of a \$14,500,000 skilled nursing facility located in Dayton, Ohio

Property Acquisition and Bond Financing

Represented a regional healthcare provider in the acquisition and bond financing of nine (9) intermediate care facilities located in Cuyahoga County in the amount of \$4,800,000.

HUD Section 236 Decoupling

Represented North Columbus Jaycee Housing, Inc. in the negotiation and closing of the HUD Section 236 decoupling and financing of a multifamily apartment complex located in Columbus, Ohio.

HUD Special Programs

Represented NCJC Housing & Development Foundation in establishing a Housing Trust Fund in the amount of \$1,400,000 with the U.S. Department of Housing and Urban Development for the future development and preservation of affordable housing in Ohio.

HUD Transfer of Physical Assets Transactions

Represented a national healthcare REIT in the negotiation and closing of the Transfer of Physical Assets of a skilled nursing facility located in Hilliard, Ohio.

Represented NCJC Housing & Development Foundation in the negotiation and closing of the Transfer of Physical Assets of Jaycee Manor Apartments, a multifamily apartment complex located in Martin's Ferry, Ohio.

Property Acquisitions and OHFA Preservation Loans

Represented NCJC Housing & Development Foundation in the acquisition and OHFA preservation financing of a 44-unit and a 48-unit apartment complex in Hillsboro, Ohio.

Property Sale

Represented The Wallick Companies and its affiliates in the sale of a \$12,500,000 nursing facility and independent living facility located in Springfield, Ohio.

USDA Rural Development Lending

Represented Lancaster Pollard Mortgage Company in a \$1,630,000 U.S. Department of Agriculture Rural Development Section 538 financing of a multifamily apartment complex located in West Milton, Ohio.

Property Acquisition and Construction Projects

Represented a national financial institution in the multiple transactions, including over \$9.2 million in acquisitions and \$5.3 million in construction projects for projects located throughout Ohio, including in Reynoldsburg, West Chester, Canton, Evendale, Grove City and Upper Arlington.

Property Acquisition and Financing

Represented a surgical practice in the acquisition and financing of 7 surgical centers and medical offices located in Lancaster, Ohio, Marion, Ohio, Delaware, Ohio, Lewis Center, Ohio, Chillicothe, Ohio, Circleville, Ohio, Grove City, Ohio.

Property Acquisitions

Represented a nursing care provider in the acquisition of 2.6 acres of real property in Reynoldsburg, Ohio for the development of an independent care facility and expansion of current facilities.

Represented a local school board in the acquisition of a \$1,300,000 property for its school expansion. Represented a nursing care provider in the acquisition of 5.2336 acres of real property and the construction of a \$5,800,000 skilled nursing home located in Washington C.H., Ohio.

HUD Section 231 and Section 202 Financing

Represented a local housing authority in the HUD Section 231 financing in the amount of \$2,500,000, as well as HUD Section 202 financing in the amount of \$3,800,000 for Elim Manor Apartments located in Columbus, Ohio.

FHA/HUD Financing under the LEAN Program

Represented Lutheran Social Services of Central Ohio, Inc. and its affiliates in the FHA/HUD financing in the amount of \$1,800,000 for a senior housing apartment complex located in Mansfield, Ohio.

FHA/HUD Financing Under the LEAN Program

Represented Meadow Wind Associates, L.P. in the FHA/HUD LEAN Program financing in the amount of \$1,575,000 for a skilled nursing facility located in Massillon, Ohio.

FHA/HUD Financing Under the LEAN Program

Represented a nursing care provider in the FHA/HUD LEAN Program financing in the amount of \$7,464,000 for a skilled nursing facility located in Cincinnati, Ohio.

Corporate Counsel

General representation of NCJC Housing & Development Foundation in its general corporate, real estate and financing matters.

Corporate Counsel

General representation of Associates Title, Inc. in its general corporate, title insurance and real estate matters.

FHA/HUD Financing

Represented national real estate developers in the FHA/HUD financing in the amount of \$920,955 as a mark-to-market loan and \$537,600 as contingent repayment loan for a multifamily apartment complex located in Marietta, Ohio as well as in a \$2,062,000 FHA/HUD insured financing for a multifamily apartment complex located in Lancaster, Ohio.

Health Care Lending

Represented FirstMerit Bank, N.A. in a \$5,775,000 financing of skilled nursing facilities located in Painesville, Ohio.

Health Care Lending

Represented Kendal of Granville in the purchase of \$22,010,000 of revenue Refunding and Improvements Bonds, \$17,000,000 of construction/mini-perm loan, a \$6,500,000 draw loan, a \$2,500,000 revolving line of credit and interest rate derivative SWAPs for a skilled nursing and independent care facility located in Granville, Ohio.

HUD Section 202 Financing

Represented a national nonprofit as local counsel in the HUD Section 202 financing in the amount of \$4,700,800 for an apartment complex located in St. Bernard, Ohio.

FHA/HUD Financing Under the LEAN Program

Represented O'Neill Management and its affiliates in the FHA/HUD LEAN Program financing in the amount of \$11,600,000 for a skilled nursing facility located in North Olmstead, Ohio.

Freddie Mac Lending

Represented a national lender in a \$5,750,000 Freddie Mac financing of a multifamily apartment complex located in Hamilton, Ohio, as well as in a \$8,250,000 Freddie Mac financing of a multifamily apartment complex located in Heath, Ohio.

Health Care Lending

Represented a nursing care provider in multiple financing projects, including \$8,000,000 construction financing of a skilled nursing facility located in Beavercreek, Ohio and \$8,630,000 construction financing of a skilled nursing facility located in Colerain, Ohio.