

# Build-to-Rent and Single-Family-Rental Housing

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Goulston & Storrs' nationally recognized real estate practice counsels leading domestic and international built-to-rent (BTR) and single-family-rental (SFR) housing investors, capital sources, developers and operators.

While economic forces and generational preferences have led to rapid growth in the sector over the last several quarters, Goulston & Storrs has been advising clients in connection with BTR/SFR portfolio transactions across the country for more than a decade, which has enabled us to develop a keen awareness of the legal and business issues and market terms involved in these deals, as well as a network of architects, builders, consultants, contractors, experts and strategists in key U.S. metros.

Applying forward-thinking legal strategies and business-minded approaches to emerging sectors, our attorneys handle virtually every aspect of BTR and SFR projects in the United States, including:

- [Acquisitions and sales](#)
- Capital markets and financings, including [debt](#), [equity](#) and syndications
- [Construction and development](#)
- [Distressed asset bankruptcies, restructurings and workouts](#)
- [Environmental matters](#)
- Homeowners associations (HOA) and other property governance matters
- [Inbound investment structuring for foreign investors](#)
- [Insurance and risk management](#)
- [Intellectual property](#)
- [Joint ventures](#)
- [Land use, permitting and zoning](#)
- Leasing
- [Litigation and dispute resolution](#)
- Property management and operations
- Regulatory compliance, including ADA and FHA matters
- [Tax](#), including [tax credits](#) and [transaction structuring](#)

## Publications

March 1, 2021

**Q&A with Goulston & Storrs Attorneys Zev Gewurz and Elizabeth Lintz on “Reimagining Real Estate”**

CityBiz

June 1, 2020

**Coronavirus Q&A: Goulston & Storrs' Real Estate Leaders**

Law360

## Representative Matters

### **Tricon Residential National Single-Family Rental Home Securitized Financings and Warehouse Credit Facilities**

Representation of Tricon Residential in several securitized financings and warehouse credit facilities secured by single-family rental homes located throughout the United States.

### **Tricon Residential Mezzanine Loans for Development Projects**

Representation of Tricon Residential, a Canadian private equity real estate fund, on numerous participating mezzanine loans for condominium and land developers across the United States.

### **Tricon Residential U.S. Portfolio Transactions**

National US counsel to Tricon Residential, a Canadian public equity, based in Toronto with offices in California, in connection with all aspects of acquisitions, dispositions, financings, joint ventures and tax and other cross border structuring related to all of its residential lines of business, including land and homebuilding, single-family rental homes, manufactured housing communities, multi-family development projects, master planned communities and securitized financings.

### **Real Estate Company Financing of Single-Family Rental Portfolio**

Representation of one of the fastest-growing real estate companies in the US as borrowers' counsel in connection with a single family rental securitization collateralized with a \$381.685M mortgage loan secured by mortgages on more than 3,000 properties.

### **Subsidiary of a Publicly Traded Canadian Investment and Asset Management Company Negotiation and Closing of Purchase of 1,386 Single-Family Rental Homes**

Negotiated and closed the purchase of a portfolio of 1,386 single-family rental homes for the American subsidiary of a publicly traded Canadian investment and asset management company.

### **International Public Real Estate Investment Company Financings of Single-Family Properties**

Representation of an international public real estate investment company in multiple warehouse, term and securitized financings of single family rental properties.