

# Megan Watts

*Associate*

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Megan Watts is a real estate lawyer who enjoys her work on a wide range of commercial transactions – including acquisitions and dispositions, equity and lending work – with a particular focus on capital markets and affordable housing.

She counsels clients that are involved in developing and investing in retail, office, industrial, and multifamily properties across the United States with an emphasis on rendering practical advice based on experience and a respectful understanding of the clients’ needs and primary objectives.

## **Affiliations**

- Boston Bar Association, member
- Pro bono representation of Codman Square NDC and Nuestra Comunidad
- Urban Land Institute
- National Housing and Rehabilitation Association

## **Admissions**

- Massachusetts

## **Education**

- University of California at Berkeley School of Law (Boalt Hall) (J.D., 2009)
- University of Cambridge, Judge Institute of Management (M.Phil., 2005)
- Massachusetts Institute of Technology (S.B., 2004)

## **Representative Matters**

**CrossHarbor Capital Partners Joint Venture Arrangements**

Representation of CrossHarbor Capital Partners LLC in connection with the negotiation and formation of multiple joint venture arrangements in connection with the acquisition and financing of multiple stabilized office properties in Texas and California

**\$300M Turnpike-Related Road Development**

Assisted foreign pension fund in its \$300 million investment in turnpike-related road development in the United States

**Affordable Housing Developers in M.G.L.Chapter 40T Obligations**

Representation of affordable housing developers in navigating the obligations under M.G.L. Chapter 40T applicable to expiring use projects in the Commonwealth of Massachusetts

**Counsel to Boston Capital as Tax Credit Syndicator**

Counsel to Boston Capital as a tax credit syndicator for low income housing tax credits; responsible for preparing limited partnership agreements and guarantees and reviewing due diligence and other general real estate matters

**Codman Square Neighborhood Development Corporation Tax Credit Resyndication**

Assisted Codman Square Neighborhood Development Corporation in tax credit resyndication of Codman Square Apartments, a scattered-site apartment housing development in Roxbury and Dorchester, Massachusetts, which resulted in the rehabilitation of 11 residential buildings and the preservation of 80 units of affordable housing

**Multifamily Housing Investment and Acquisition**

Representation of a multifamily housing investor and manager with its acquisition and investment in more than 6,000 units throughout the Southeast United States

**Counsel to State Street Bank and Trust Company as State Tax Credit Investor**

Counsel to State Street Bank and Trust Company as state tax credit investor in affordable housing developments

**Jonathan Rose Companies Investments and Developments**

Counsel to Jonathan Rose Companies as an investor in and developer of multifamily housing developments, including tax credit rehabilitation projects and upper-tier equity investments in workforce housing

**Samuels & Associates Structuring and Recapitalization of Landmark Center**

Assisted Samuels & Associates in the structuring and recapitalization of Landmark Center with its institutional investor J.P.Morgan, for the development of an additional 500,000 square feet of mixed-use retail and residential space

**Boston Properties Lease Negotiation**

Representation of Boston Properties in the negotiation of the anchor lease with Natixis Global Asset Management for 888 Boylston, the 17-story tower located in front of the Prudential Center in Boston, Massachusetts

