



James H. Abrams

Partner

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A veteran attorney with more than 30 years of experience, Jim advises both lenders and borrowers across the country on real estate finance transactions valued between \$1 million and more than \$200 million. He also serves as Co-Chair of the firm's Food & Beverage Practice Group.

Formerly a real estate finance banker, Jim is skilled with construction and permanent lending, agency and securitized loans, Section 1031 exchanges, ground lease financing and vineyard and winery loans. Over the years, he has handled the acquisition, financing, sale and leasing of office, retail, multifamily, hotel, agricultural and other unique properties.

Jim strives to understand the needs and sensitivities of his clients, many of whom he has represented for decades. Focused on achieving their business goals, he always takes a practical approach to negotiations and documentation. He works to avoid, not create, future disputes.

Jim's experience extends to representing lenders and borrowers, sellers and buyers, and landlords and tenants, in both up and down markets. He also advises clients on easement and title issues and on the workout of problem loans, foreclosures, deeds in lieu of foreclosure and receiverships.

Jim has helped clients navigate several unique real estate projects over the years, including:

- Ground lease financing at Fort Mason and the Presidio of San Francisco
- Construction financing for the SFJAZZ Center
- Unique property and ground lease swaps for the San Francisco Museum of Modern Art, which allowed for a major expansion and the construction of a sculpture garden
- The negotiation and documentation of a \$100 million line of credit to finance supportive housing for disadvantaged and unhoused populations in San Francisco
- Major gifts of developed real estate to public universities

In addition to real estate, Jim negotiates loans secured by diverse collateral, including power plants, windmills, winning lottery tickets and sports sponsorship contracts. He advises nonprofit lenders who provide financing for the construction of low-income housing, mixed-use and community facilities.

Over the years, Jim has developed strong relationships with Fannie Mae and Freddie Mac multifamily housing lenders, as well as their nationwide counsel. He also regularly participates in the Fannie Mae Legal Issues Forum.

Services

- Real Estate
- Food & Beverage
- Real Estate & Housing Finance
- Real Estate Restructuring & Workouts
- Residential Health Care Facilities
- Affordable Housing

Before Fox Rothschild

Jim was a partner at Greene Radovsky Maloney Share & Hennigh LLP, which combined with Fox Rothschild in 2021.

Prior to practicing law, Jim worked for 10 years in government and banking in Washington, DC and San Francisco.

In the early 1980s, he was appointed to a task force of the President's Private Sector Survey on Cost Controls, which was also known as the Grace Commission. He traveled the country seeking efficiencies in the nation's health care system.

Beyond Fox Rothschild

Jim is a member of the Board of Directors and serves as Treasurer of Legal Aid at Work, a nonprofit legal services organization that assists low-income, working families by providing free legal clinics, litigation assistance and policy advocacy. In honor of more than a decade of service to the group, Legal Aid at Work bestowed on Jim its Meritorious Service Award in 2021.

He previously served on the program review committees of funds established by the City of San Francisco and several private foundations to help nonprofits and performing arts groups acquire their own facilities. He also serves as pro-bono real estate counsel to the San Francisco Museum of Modern Art and for the San Francisco Community Music Center. The Community Music Center honored him in 2014 for his love of music and assistance acquiring a new building in San Francisco's Mission District. He currently serves on the Board of Directors of the CMC Leverage Lender, Inc., which oversees the Community Music Center's grant of New Markets Tax Credits for renovation of its facilities.

Bar Admissions

- California

Education

- University of California, Berkeley School of Law (J.D., 1991)
- University of California, Berkeley (M.P.P., 1978)
 - Goldman School of Public Policy
- Stanford University (A.B., *with distinction and honors*, 1976)

Memberships

- San Francisco Chamber of Commerce Leadership San Francisco program, Class of 1996
- Berkeley Real Estate Alumni Association and charter member of Stanford Professionals in Real Estate

Board of Directors

- Legal Aid at Work, Treasurer (2010-present)
- Congregation Beth Shalom, Treasurer (2015-2021)
- CMC Leverage Lender, Inc. (affiliate of San Francisco Community Music Center)

Honors & Awards

- Recipient of the Legal Aid at Work Meritorious Service Award (2021)

- Honoree, San Francisco Community Music Center annual Joy of Making Music gala (2014)
- Community Impact Award, Northern California Community Loan Fund (now known as Community Vision Capital and Consulting)