



SHERI L. KELLY-RABOLT

SENIOR COUNSEL

Denver, CO

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Sheri Kelly-Rabolt is an experienced attorney representing national and community banks, as well as finance companies, in multimillion-dollar real estate transactions and foreclosures.

Her practice primarily focuses on real estate and commercial loan structuring, loan workouts and restructurings, and public trustee foreclosures. Sheri has extensive experience negotiating, documenting and structuring syndicated and single-lender transactions, letters of credit and intercreditor arrangements.

BACKGROUND

Prior to joining Armstrong Teasdale, Sheri spent more than 20 years in private practice with various other Denver area law firms.

EDUCATION

- University of Colorado School of Law (J.D., 1996)
- Reed College (B.A., 1993)
 - Political Science

PROFESSIONAL ACTIVITIES

- Colorado Bar Association, Real Estate Section

EXPERIENCE

Restructure of \$140 Million Syndicated Acquisition

Represented lender in the restructure of a \$140 million syndicated acquisition and development, construction and letter of credit line to multinational homebuilder.

Modification of \$85 Million Syndicated Acquisition

Represented lender in the modification of an \$85 million syndicated acquisition and development, construction and letter of credit line to local developer and homebuilder.

\$5.8 Million Credit Facility

Represented lender in a \$5.8 million credit facility to real estate developer including acquisition, development and note hypothecation and purchase components.

Multimillion-Dollar Hypothecation Line of Credit, Syndicated Acquisition and

SERVICES AND INDUSTRIES

Financial Services

Financial Services and Banking

ADMISSIONS

Colorado

Development Loan

Represented lender in a \$7.5 million hypothecation line of credit to real estate developer together with a related \$6 million syndicated acquisition and development loan.

\$10 Million Syndicated Note Purchase Facility

Represented lender in a \$10 million syndicated note purchase facility to company financing the sale of complete turnkey furniture and electronics packages to purchasers of condominium units.

\$7.5 Million Loan to Mining Company

Represented lender in a \$7.5 million loan to mining company secured by real estate and equipment.

Deed in Lieu of Foreclosure and Subsequent Sale

Represented lender in a deed in lieu of foreclosure and subsequent sale of \$2 million spec home, including resolution of access easement issues.

\$6.5 Million Condominium Transaction

Represented lender in a transaction involving a short sale, deed in lieu of foreclosure, and deficiency note for a \$6.5 million condominium project.

\$16 Million Subdivision Loan

Represented lender in the foreclosure of a \$16 million loan secured by subdivision.

\$35 Million, Multisubdivision Loan

Represented lender in the foreclosure of a \$35 million loan secured by four separate subdivisions.

Foreclosure of \$3.5 Million Loan for Townhome Development

Represented lender in the foreclosure of a \$3.5 million loan secured by townhome development, including post-foreclosure resolution of issues created by re-plat that was not approved by the lender.

Foreclosure of \$2.1 Million Loan for Strip Mall

Represented lender in the foreclosure of a \$2.1 million loan secured by strip mall.

Foreclosure of \$10.6 Million Loan for Condo Building

Represented lender in the foreclosure of a \$10.6 million loan secured by office condominium building.