

John Lim

Partner



John Lim specializes in large-scale, commercial real estate development and financing. Mr. Lim has represented developers, financial institutions and investment entities in a wide range of real estate and corporate finance transactions for projects ranging from major retail centers to resort facilities.

As counsel for developers, Mr. Lim has handled all facets of commercial real property transactions, assisting his clients from land use matters to permanent financing after stabilization. The projects handled by Mr. Lim as lead counsel include prominent innovative developments such as the internationally acclaimed lifestyle centers, the largest commercial condominium project in Los Angeles and other major, state-of-the-art mixed-use retail projects.

As counsel for institutional lenders, Mr. Lim has worked on various types of loans extended for major shopping centers, office buildings, hospitals, and hotels and resorts, industrial and distribution centers, corporate and R&D facilities, and other innovative projects. In these deals, he has represented major life insurance companies, national and regional banks, private equity firms and foreign lenders. These deals generally ranged from \$20 million to more than \$500 million. Also, he has represented various lenders, including FDIC and RTC, in complex loan restructuring and workouts.

As counsel for institutional and private investors, including private equity and hedge fund firms, Mr. Lim has handled all aspects of acquisition and financing of various major assets. In his representation of these investors, Mr. Lim regularly counsels on formation of investment entities, strategic alliances, and related debt/equity financing matters. In recent years, Mr. Lim has handled numerous EB-5 financing transactions, which in the aggregate exceed \$500 million.

Mr. Lim is a frequent speaker at symposia covering subjects such as anti-deficiency rules, loan workouts, debt/equity financing, and topics of current interest addressing bankers, accountants, lawyers and other professionals.

Grounded in his unceasing conviction to further equality and justice in our society, Mr. Lim serves on numerous boards of nonprofit organizations.

Representative Matters

- Represented real estate developers in the development of landmark lifestyle mixed use retail projects, including acquisitions, DDAs, entitlements, environmental, subdivision, financing, CC&Rs and REAs, construction, leasing, and other related aspects. Notable projects include Plaza Mexico, Aroma Center, San Pedro Wholesale Mart, and The Source.
- Represented Global 1000 companies in various syndicated credit facility transactions for hundreds of millions of dollars based on secured transactions involving assets located or moving within multiple states and on water, and in some cases, layered with mezzanine or real estate loans.
- Represented financial institutions, insurance companies and governmental agencies as lender's counsel in various complex loan transactions (e.g., construction, permanent, mezzanine, bridge) and in loan workouts involving both portfolio and CMBS loans.



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John.Lim@LimNexus.com

Direct: (213) 784-0336

Office: (213) 955-9500

707 Wilshire Boulevard, 46th Floor
Los Angeles, CA 90017

Practice Areas

Corporate

- Debt Financing
- Equity Financing
- General Corporate
- Mergers & Acquisitions

Real Estate

- Acquisitions & Dispositions
- Commercial Development
- Financing
- Leasing

Education

University of California , Hastings College of Law, San Francisco, CA

- J.D. - 1982

California State University, Northridge, CA

- B.S. - 1979

Foreign Languages

- Korean
- Japanese

Representative Matters (continued)

- Represented Fortune 500 and Global 1000 companies in various acquisition and leasing transactions for their warehousing and/or distribution centers, one example of which is the acquisition of a 1.8 million square foot warehouse facility for a global clothing retailer from a major department store company.

Bar Admissions

- California, 1982
- U.S. District Court Central District of California, 1983
- U.S. Court of Appeals 9th Circuit

Classes/Seminars

- "Zen and the Art of Real Estate Loan Workouts," presented to the National Asian Pacific American Bar Association
- "10 Must-Do's in CRE Loan Workouts and What Happens if Workout Fails," presented to bankers at large in Los Angeles
- "Legal Issues for Hotel Operators," presented to the Korean American Hotel Association
- "Commercial Development in Mid-Wilshire Area," presented to lawyers attending CEB seminar
- "Real Estate Workout and Bankruptcy," presented to Korean Chamber of Commerce of Los Angeles
- "Recent Developments in California Anti-Deficiency Rules," presented to various local bar organizations

Professional Associations and Membership

- Asian Americans Advancing Justice | Los Angeles, Current Member and Former Board Chair
- California Bar Foundation, Former Board Member
- Council of Korean Americans, Former Board Chair
- UC Hastings Foundation, Former Member of Board of Trustees
- Korean American Foundation, Secretary and Board Member
- Korean American National Museum, Secretary and Board Member
- Korean Americans for Political Action, Board Chair

Awards & Accolades

- American Bar Association Spirit of Excellence Award (2019)
- Southern California Super Lawyer (2006, 2007, 2008, 2009, 2011 and 2012)
- Community Leadership Award, presented by the Korean American Bar Association
- Wiley W. Manuel Award for Pro Bono Legal Services, presented by the State Bar of California
- Legal Impact Award, presented by Asian Americans Advancing Justice