



Rosemary G. Ayers

Of Counsel

Hartford, CT | (860) 275-0185

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Overview

Rosemary Ayers represents developers, investors and lenders in the development, acquisition, financing and sale of commercial real estate projects throughout New England and the United States. She has substantial experience structuring complex real estate joint ventures for pension funds and representing fund advisors in the acquisition, financing, asset management and disposition of fund investments. Rosemary also guides large development and redevelopment projects and public-private partnerships from concept to reality.

Rosemary counsels developers and lenders of privately funded and government-subsidized multi-family housing projects in all aspects of acquisition, development and management. She has worked on numerous residential and commercial condominiums and other forms of common interest communities.

Rosemary's practice also involves advising lenders on the foreclosure, conveyance in lieu of foreclosure and restructuring of distressed real estate projects, including multi-family, office, mixed-use and common interest community projects.

Experience

Represented pension fund advisor in the acquisition, sale and financing of multi-family projects, shopping centers, multi-use projects and office buildings throughout the U.S.; recent transactions included acquisition and financing of office building in Durham, NC; financing of office building in Clearwater, FL; advice on acquisition of shopping center in Annapolis, MD; acquisition of shopping center in Augusta, GA; sale of shopping center in Mullica Hill, NJ; sale of warehouse/light manufacturing building in Santa Ana, CA; and acquisition and financing of multi-tenant office building in San Diego, CA

Served as lender's counsel in the recovery on a 3-asset portfolio involving affiliated borrowers, resulting in a loan sale, a deed in lieu of foreclosure (and settlement of third party litigation), and a foreclosure proceeding, as well as the subsequent sale of the recovered real estate assets

Served as lender's counsel on two unrelated New York City construction loans in triparty agreement negotiations among lender, borrower and third party from whom borrower acquired real property for high-rise condominium project, one loan involving a development period master lease/sublease

Practices & Industries

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structure and borrower's construction of academic space, and one loan involving retention of certain development rights by third party during construction and borrower's construction of academic space and faculty housing

Served as lender's counsel in a defaulted retail/market rate housing/affordable housing project, which involved acquiring subordinate interests, a forbearance agreement and the cooperative marketing and refinancing of the project

Represented college in the development and financing of a multi-building student housing project by a private student housing developer, including ground lease, leasehold financing, management and exclusive licensing agreements

Counsel to the Town of Mansfield, CT, in the Storrs Center project, a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield and the University of Connecticut, involving the use of tax assessment fixing agreements, development and related agreements and state and federal grants for brownfields remediation and public infrastructure, including roads, streetscape improvements, a public parking garage and intermodal hub, and a Town Square, to accompany the investment by private developers

Served as developer's counsel in the development of Blue Back Square, a 600,000-square foot, \$200 million mixed-use real estate development project in West Hartford, Connecticut, involving private improvements, public garages, infrastructure and streetscape improvements, condominium creation, construction and permanent financing, asset management and disposition

Education and Credentials

Education

University of Connecticut School of Law, J.D., *cum laude*, 1988, *Connecticut Law Review*, Note and Comment Editor

Trinity College, B.A., *cum laude*, 1985, Economics

Admissions

State of Connecticut

Recognition and Community

No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome. See Awards Methodology.

Recognitions

Chosen for inclusion in the *Chambers USA Legal Directory* (Chambers & Partners) of recognized practitioners for Real Estate attorney Connecticut, 2015-2024

Chosen for inclusion in *The Best Lawyers in America*, (Woodward/White, Inc.), Real Estate Law, 2007-2025

Chosen for inclusion in *The Best Lawyers in America*, (Woodward/White, Inc.), Hartford Real Estate Law Lawyer of the Year, 2013

AV Preeminent rated by Martindale-Hubbell (LexisNexis)

Partners in Change Award, Hartford Area Habitat for Humanity

Insights

Connecticut Executive Order Extends Certain Protections for Residential Renters During COVID-19 Pandemic
July 6, 2020

COVID-19 Response: CT Executive Order Impacts Rights Under Residential Leases
April 10, 2020

News

Chambers Recognizes Day Pitney with Elevated Rankings Across Practices and Attorneys
June 6, 2024

Chambers USA 2023 Ranks 35 Day Pitney Attorneys and 13 Practices
June 1, 2023

Chambers USA 2022 Ranks 34 Day Pitney Attorneys and 13 Practices
June 1, 2022

Chambers USA 2021 Ranks 31 Day Pitney Attorneys and 13 Practices
May 21, 2021

Chambers USA 2020 Ranks 34 Day Pitney Attorneys and 12 Practices
April 30, 2020

Chambers USA 2019 Ranks 38 Day Pitney Attorneys and 12 Practices
May 8, 2019

Chambers USA 2018 Ranks 39 Day Pitney Attorneys and 11 Practices
May 25, 2018

Chambers USA 2017 Ranks 41 Day Pitney Attorneys
May 26, 2017

71 Day Pitney Lawyers Named to 2017 Best Lawyers List
August 15, 2016

Chambers USA 2016 Ranks 47 Day Pitney Attorneys
May 27, 2016

68 Day Pitney Lawyers Named to 2016 Best Lawyers List
August 24, 2015

Chambers USA 2015 Ranks 51 Day Pitney Attorneys
May 21, 2015

Seventy Day Pitney Lawyers Named to 2015 Best Lawyers List
August 22, 2014

Seventy Day Pitney Lawyers Named to 2014 Best Lawyers List
August 15, 2013

Seventy-Five Day Pitney Lawyers Named to Best Lawyers List for 2013
August 23, 2012

Seventy-two Day Pitney Lawyers Named to Best Lawyers List for 2012
October 4, 2011

Seventy-six Day Pitney Lawyers Named to Best Lawyers for 2011
August 9, 2010

In The Media

"Connecticut Common Interest Ownership Manual, Second Edition"
CBA Publications, 01/01/2013