



Robert M. McCormick Of Counsel

621 Capitol Mall | 18th Floor
Sacramento, CA 95814

916.520.5301 | Direct
bmccormick@downeybrand.com

Practice Areas

Corporate Law | Real Estate

Bob McCormick maintains a broad real estate practice with particular emphasis on leasing, purchases and sales, real estate finance, and common interest developments.

Bob represents landlords and tenants in all facets of leasing office, retail, and industrial properties, and with cell tower, solar, wind farm, outdoor advertising, and agricultural leases. He also advises buyers and sellers in the negotiation, documentation, and due diligence for the purchase and sale of commercial and agricultural properties.

Bob has assisted local developers with the development of retail shopping centers, office buildings, industrial parks, commercial and mixed use condominium projects, and has drafted numerous CC&Rs, and REAs for such projects. He has also represented borrowers and lenders in the negotiation and documentation of real estate financing transactions, and has assisted his clients in the formation and operation of business entities related to their estate businesses.

These wide-ranging skills and experiences enable Bob to represent clients from the inception of their project to completion. In addition, his experience as a former business owner gives him distinct insight into the complexities and challenges his clients face, and the ability to focus not only on legal issues, but also on obtaining a successful business outcome.

Experience

Leasing

- Represented a tenant in the negotiations of a 21,000 s.f. office lease in Sacramento and most recently with subsequent extensions and amendments.
- Represented a consulting company tenant in the negotiations for the extension of a 10,000 s.f. office lease in Davis.

- Represented a landlord in the negotiation of renewal and extension of a lease for 10,000 s.f. surgery center in Sacramento.
- Represented a community bank in the negotiations of numerous bank branch leases in shopping centers and office buildings in the Sacramento region.
- Represented shopping center owners in the preparation and negotiation of in-line tenant leases.
- Represented a number of property owners in the Rio Vista area in the negotiations with national wind farm developer.
- Represented national tenant in negotiations for multiple sites for retail outlets.

Acquisitions and Divestments

- Represented the buyer in the acquisition of a 26,000 s.f. office building through a receiver's sale.
- Represented the buyer in the acquisition of a 75 acre mixed use project.
- Represented the seller in the sale of a 15 acre residential zoned parcel to a regional home builder.
- Represented the seller in the sale of office condominium units to various purchasers.

Development

- Represented developer in the acquisition and subsequent development of a 75 acre mixed project that included senior housing, single family housing, retail and light industrial components.
- Represented developer with all legal aspects of the conversion of a 54,000 s.f. 4-story office building into commercial condominiums and with the subsequent sale and leasing of the property.
- Represented developer with all legal aspects of the development of a 15,000 s.f. three story mixed use (Retail/Residential) in-fill condominium project.
- Represented developer in documentation of mixed-use industrial park.

Commercial Real Estate Financing

- Recently represented a number of borrowers with respect to loan workouts, forbearance agreements and deed in lieu transactions.
- Advises an Islamic lending institution regarding the compliance of Islamic finance documents with California law and on specific loan closing.
- Represented the buyer/borrower in a seller financed acquisition.
- Represented the borrower with respect to obtaining a "hard money" bridge loans.

Brokers

- Assisted clients with the planning, formation and operation of real estate brokerage and property management businesses and with related DRE licensing and compliance issues.

Business Formations

- Assisted a developer client with the formation of two joint ventures with landowners for the development of self-storage facilities.
- Assisted a developer client with the formation of limited liability companies for the development of a senior housing project.

Professional & Community Service

- Sacramento County Bar Association, Real Property Law Section, Former President, Vice President and Secretary
- California Lawyers Association, Real Property Law Section, Executive Committee Member, 2019-present
- Sierra Lakes County Water District, Board Member, 2019-present
- Association of Commercial Real Estate Brokers (ACRE)
- International Council of Shopping Centers (ICSC)
- Urban Land Institute (ULI)
- North State Building Industry Association
- Contributing author to the California Continuing Education of the Bar's Ground Lease Practice book and update author to the CEB's Office Leasing book.
- Lead author since 2007 of the annual legislative review article for real estate practitioners published in the California Real Property Journal
- Association of Commercial Real Estate (ACRE) newsletter – Frequent contributor of legal updates
- Sacramento Association of Realtors (SAR), Commercial Division newsletter – Frequent Contributor
- Frequent speaker at Sacramento Investors' Forum on current legal issues important for real estate brokers.
- Frequent speaker at local real estate associations such as ACRE, SAR, CCIM
- Annual speaker since 2007 at the Sacramento County Bar Association's Real Property Section on legislative developments.

Education

- J.D., University of the Pacific, McGeorge School of Law, 1996
- M.A., Harvard University, 1974
- B.A., University of California at Santa Cruz, 1971

Honors & Rankings

- *Sacramento Magazine*, Top Lawyer, Real Estate, 2016-2018, 2020

- California Real Property Journal, "Outstanding Journal Submission Award," 2010
- Order of the Coif

Speaking Engagements / Events

- *Creating, Buying, Selling and Managing Commercial Condominiums; Sacramento Association of Realtors*, Presenter, January 2014
- *Landlord and Tenant Law in California, Lorman Education Services, Sacramento*, Presenter, January 2013
- *Legal Perspective and Review of C.A.R. Commercial Property Purchase Agreement, Sacramento Association of Realtors Commercial Division, Sacramento*, Presenter, January 2013
- *Ask an Attorney: Recent Legal Developments – Letters of Intent, Purchase and Sale Agreements, NCal CCIM, Sacramento District*, Presenter, January 2012
- *Recent Legal Developments in Letters of Intent Options and Purchase and Sale Agreements, Seminar, Sacramento Association of Realtors Commercial Division*, Presenter, January 2012
- *Redevelopment Agencies – What Now? C.A.R. Commercial Investment Group Conference*, Presenter, January 2012
- *SBA Restructure, Financing and Refinancing Options and Repurpose, Turnaround Management Association, Northern California*, Presenter, January 2012

Publications

- *2015 Legislative Highlights*, California Real Property Journal, Vol. 34, No. 1, April/May 2016
- *2012 Legislative Highlights*, California Real Property Journal, February 2013
- *2011 Legislative Highlights*, California Real Property Journal, February 2012

Legal Alerts

- *New Water Policy Legislation Not Just About Water; Imposes New Delta Land Use Regime*, March 4, 2010
- *LEGAL TIPS: Subordination, Nondisturbance and Attornment Agreements: Who's on First and Why do we Care?*, March 2, 2010
- *Taking Title To Foreclosed Property? Make Sure Your Leases Are Still In Effect*, March 2, 2010