



## Anna Eberlin

Partner

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**Anna effectively represents clients in a wide variety of transactional matters, including the areas of commercial and real estate transactions, financing, and corporate work.**

### PRACTICES

Real Estate Development and Finance  
 Corporate  
 Water Law  
 Commercial Litigation  
 Commercial Leasing  
 Construction

### EDUCATION

University of Idaho College of Law, J.D.,  
 2007

*cum laude*

University of Idaho Alumni Award of  
 Excellence

*Idaho Law Review, Fall Edition*  
 Editor and Associate Member

College of Idaho, B.A., 2002

*Cum Laude*

Music  
 Entrepreneurship

### BAR ADMISSIONS

Idaho

She is experienced in advising and assisting clients with real estate and development work (including closing acquisitions and sales, commercial leasing, solving title-related issues, due diligence work, and land use representation on zoning), use and permitting matters for shopping centers, industrial, medical, office, renewable energy projects, and other commercial development.

In addition, her practice includes other areas of the law related to real estate, including representation of lenders and borrowers in secured and unsecured financing transactions, loan workouts and restructuring, and loan opinions for real estate financing; general corporate representation, including entity selection, formation, dissolution and governance issues; water law and environmental issues; and real property-related estate and probate work.

Anna also represents clients in state and federal court involving construction, real estate, lending, contract, and other commercial disputes.

### CLIENT RESULTS

#### Real Estate Development

Represented regional grocery retailer in closing numerous acquisitions for the development or redevelopment of supermarket-anchored retail shopping centers throughout several western states, including preparation of purchase and sale agreements, use restrictions and other restrictive covenants, architectural guidelines, access agreements, use and maintenance agreements, common area maintenance agreements, site development agreements, and all other ancillary documents.

Represented investor in the foreclosure of large retail shopping center and the redevelopment, financing, and sale of shopping center.

Represented national company with regard to due diligence on real estate holdings related to merger and acquisition.

Assisted prospective buyers and equity investors with real estate, title, leasing and permitting due diligence reviews.

Represented various medical and dental clients in the acquisition,

development and leasing of medical and office facilities.

Represented developers in the redevelopment and expansion of all-season resorts.

Assisted clients with state water rights matters (appropriation, adjudication, acquisition, changes and transfers).

### **Real Estate Disputes**

Represented contractors with breach of contract and mechanic's lien claims arising out of a failed mixed-use development project in a resort community.

Represented investors in easement dispute resulting in jury award upheld by Ninth Circuit Court of Appeals.

### **Real Estate Financing**

Closed numerous financing and re-financing transactions, including completing all due diligence for developer borrowers, reviewing and negotiating loan documents and letters of credit, and delivering legal opinions to lenders on the validity of the bank's interest and priority of interest in real property assets.

Represented major financing institutions in loan transactions (commercial loans, construction loans, loan workouts, foreclosures and deeds in lieu) for retail projects, hotels, medical offices, and other commercial businesses.

Represented bondholders with regard to local improvement district financing and recovery.

### **PUBLICATIONS**

"[The Mansfield Rule and the Idaho State Bar: Let's Do This!](#)," *The Advocate*, June/July 2019

"[5 Idaho Real Estate Trends for 2019](#)," 01/07/2019

"[Bringing a New Commercial Lease Home](#)," *2016 Certified Commercial Investment Member (CCIM) Resource Guide and Idaho Member Directory*, May 2016

"[The 1031 Exchange in Forward or Reverse: Critical Components and Common Pitfalls](#)," *The Advocate, Idaho State Bar Journal*, October 2015

"[The Taco Ballerina: Digging Deeper to Recognize and Appreciate Diversity](#)," *The Advocate, Idaho State Bar Journal*, June/July 2015

### **SPEAKING ENGAGEMENTS**

"Commercial Real Estate Legal Update: Strategies in Dealing with Tenant in Default," *Certified Commercial Investment Member (CCIM), Idaho Chapter*, February 2019

"Influx of Out-of-State Developers and Owners Seeking Opportunities in Boise," *CCIM Idaho, CREW Idaho, and SIOR Idaho Chapter Lunch & Learn, Panel Moderator*, September 2018

"Commercial Real Estate Legal Update 2018," *Presentation to the Certified Commercial Investment Member (CCIM), Idaho Chapter*, March 2018

"Commercial Real Estate Legal Update 2017," *Presentation to the Certified Commercial Investment Member (CCIM), Idaho Chapter*, March 2017

"Commercial Real Estate Legal Update 2016," *Presentation to the Certified Commercial Investment Member (CCIM), Idaho Chapter*, May 2016

"Commercial Real Estate Legal Update 2015," *Presentation to the Certified Commercial Investment Member (CCIM), Idaho Chapter*, September 2015

"Downtown Digs: Downtown Housing Treasure Valley Style," *Moderator, Idaho Business Review Breakfast Series Panel Discussion*, Boise, Idaho, June, 2015

"Clean Water Act § 404(b)(1) Alternatives Analysis," *CLE Faculty, Law Seminars International*, Coeur d'Alene, ID, July 2014

## RECOGNITION

- *Idaho Business Review* Accomplished Under 40, 2016
- *Idaho Business Review*, Leaders in Law, Up and Coming Attorney (2015)
- Graduate, Idaho Academy of Leadership for Lawyers, 2015

## PROFESSIONAL AND CIVIC AFFILIATIONS

- Idaho State Bar, Member
  - Real Estate Section
  - Litigation Section
  - Bar Exam Grader
- *The Advocate* Editorial Advisory Board, the official publication of the Idaho State Bar, Board Member
- Advisory Council for the Assistance League of Boise, Member
- Commercial Real Estate Women (CREW) - Idaho
- Member, Idaho Women Lawyers
- Board Member, Lee Pesky Learning Center