



Alexa Guevara

Member

West Palm Beach

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Practice Focus

- Real estate
- Construction
- Commercial finance
- Economic development incentives and project financing
- Colleges and universities
- Renewable energy development

Alexa has experience representing: (a) borrowers and lenders in mezzanine and permanent financing transactions for the acquisition, construction, development and refinancing of real estate projects; and representing private and institutional lenders in loan purchase and sale transactions, workout negotiations and forbearance arrangements; (b) developers of commercial, residential, retail and equestrian projects in financing, leasing, sale/leaseback, acquisition, workout and development transactions, including drafting property owner association documents, declarations of covenants, restrictions and easements, negotiating agreements with governmental authorities, and addressing construction lien law, ILSA, and land use issues; (c) property owners, contractors and sub-contractors in various construction and related service agreements and Florida Construction Lien Law compliance and disputes; (d) equestrian owners and developers in equestrian development projects, permitting and agricultural classification eligibility issues, as well as the formation of a polo club. Alexa also has represented developers and non-profit organizations in projects financed with historic and new market tax credits.

Alexa earned a J.D. from the University of Florida and received a B.B.A. from the University of Notre Dame. She also attended the University of Puerto Rico's summer program in Barcelona, Spain.

Representative Cases/Matters

- Represented owner of shopping center on development issues relating to leasing of outparcel to Walgreens
- Represented surgery center in negotiation of ground leases, tenant leases, construction loan financing, equipment and tenant improvement loans, and various other development matters relating to various medical office parks
- Represented pharmaceutical companies in various leasing and sale transactions
- Represented private lender in financing multiple acquisition and construction loans for the development of single family residential homes, high-end condominiums and apartment complexes
- Represented institutional lender by analyzing title for real property and air rights securing financing for the

Flats Project in Cleveland, Ohio

- Represented private company in its negotiation with a local municipality and the drafting of the donation agreement for a rail spur project in Kimball, Nebraska
- Represented a developer in its acquisition and development of a 2,000 acre tract of land for an equestrian-themed community
- Represented a developer in the acquisition and development of a 70-acre tract into an equestrian center
- Represented a commercial client in the sale/leaseback and refinancing of a plastic manufacturing property
- Represented commercial retail developer in the proposed acquisition of adjoining retail parcels by addressing permitting and development issues which included issues relating to developments of regional impact (DRI)
- Represented sugar refining client in its application for the vacation of certain plats covering hundreds of acres in connection with its proposed development of an inland port
- Represented a developer in its donation and development of a 2,000 acre public works facility which will provide storm water detention and treatment facilities
- Represented developer in negotiations for the development of an inland port
- Represented polo club in the sale of approximately 100 acres
- Represented chief restructuring officer in bankruptcy proceeding who was charged with disposing of Kentucky Fried Chicken stores in various states
- Represented receiver of a hotel, resort, and spa to address various development, contract, and other issues arising in connection with the management and operation of the project
- Represented developer of apartment complexes in negotiating workout and forbearance arrangements and drafting various motions and other pleadings in the subsequent foreclosure defense proceedings relating to various projects throughout the State of Florida
- Represented a private lender in the workout, foreclosure, and bankruptcy proceeding of a 70-unit condominium project, including issues relating to ILSA, AIA Construction Contracts, and Florida Construction Lien Law issues
- Represented an international wireless company in restructuring its debt and financing its working capital needs
- Represented a non-profit college in utilizing tax credits to finance a solar project
- Represented a non-profit university in utilizing tax credits to finance the rehabilitation of a residence hall
- Represented a non-profit college in utilizing tax credits to finance the construction of a mixed use development consisting of a hotel, administrative offices, and retail center
- Represented a developer in utilizing tax credits to finance the renovation and conversion of a historic building for mixed use

Admissions - State

- Florida

Education

- University of Florida
- University of Puerto Rico

Alexa Guevara

- University of Notre Dame

Honors and Awards

- Selected for inclusion in *Florida Super Lawyers – Rising Star* (2009)

Professional Membership

- Member of McDonald Hopkins Culture, Inclusivity and Diversity Committee
- McDonald Hopkins Plan Trustee

Alerts

- Florida small businesses eligible for SBA assistance for economic injury from COVID-19

Blog Posts

- Florida not moving toward shutdown
- Florida approves emergency bridge loans for small businesses
- Florida's solar industry takes a few steps back...one step forward
- Florida solar initiative moves to next stage
- Solar primed to be HOT! HOT! HOT! in 2015?

News

- McDonald Hopkins launches MH Business Exchange podcast
- Four attorneys elected as members at McDonald Hopkins
- "Legal Project: Bringing 4 Parties, 3 Exchanges Together in 1 Hotel Deal"
- Gulfstream Polo Club sells 100 acres to Pulte Homes

Podcasts

- Episode 01: Federal tax credits' impact on natural disaster recovery

Speaking Engagements

- Tips for closing the commercial deal | March 13, 2019