



# Charles T. Sharbaugh

OF COUNSEL

ATLANTA

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CONNECT

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## Overview

Charlie Sharbaugh's practice focuses on the representation of private equity funds in acquisitions, dispositions, and joint venture arrangements with respect to real estate assets. This includes representation of funds and other investors in the acquisition of distressed assets and loans.

Charlie also has experience in asset-based financing, lending arrangements, joint ventures, restructuring of debt obligations, and partnerships and limited liability companies, including partnerships with foreign capital sources and construction companies.

He has substantial experience in the representation of lenders in secured transactions, sale and disposition of large assets and asset pools, sale-leaseback transactions, and Section 42 tax credit transactions.

His industry experience covers all asset types, including hotel, resort and recreation, office, health care facilities, multifamily, industrial, and retail. He also has extensive experience in financing homebuilders, hotel, and other portfolio companies.

Representative transactions include:

- Key Bank – representation of lender in loan secured by a portfolio of FHLMC variable rate mortgage loans evidenced by certificates issued by FHLMC
- City of Atlanta – Ponce City Market

- Oaktree Capital Management – investment in Renaissance Hotel, located at the Hartsfield-Jackson Atlanta International Airport
- Ares Real Estate Funds – multi-tier private equity investment in a portfolio of hotels located throughout the Southeast
- Key Bank – several debt investments in multistate portfolios of health care facilities

## Areas of Focus

### Practices

- Real Estate
- Blockchain and Digital Currency
- Institutional Investment and Finance
- Multifamily Finance and Affordable Housing
- Technology

### Industries

- Real Estate
- Technology

## News

03.22.2024

Charles Sharbaugh Featured in Midtown Alliance News: “Member Spotlight: Midtown's Preeminent Relationship Builder”

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09.28.2022

Atlanta’s Alliance Theatre Bestows Volunteer of the Year Award to Carlton Fields Attorney Charles Sharbaugh

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04.29.2020

Lawyers and Atlanta Opera Team Up to Create Covers for N95 Masks for Local Hospital

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06.08.2017

Carlton Fields Ranks Among Best in 2017 Chambers USA Guide

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## Recognition

- *Chambers USA*, Real Estate

- Kathy Bernhardt Volunteer of the Year Award, Alliance Theatre (2022)

## Professional & Community Involvement

- Atlanta Symphony Orchestra
  - Board of Directors
- The Atlanta Opera
  - Board of Directors
- Midtown Alliance
  - Board of Directors
- Kennesaw State University Foundation
  - Board of Trustees
- Druid Hills Golf Club
  - Board of Directors
  - Former President
- Zoo Atlanta
  - Former Officer, Board of Directors
  - Zoo Atlanta Leadership Council
- Southeastern Region of UNICEF
  - Former Member, Board of Directors
- Urban Land Institute
  - Former Member, Atlanta Steering Committee
- Woodruff Arts Center

## Credentials

### Education

- Duke University School of Law (J.D., with honors, 1974)
- Pennsylvania State University (B.A., with honors, 1971)

### Bar Admissions

- Georgia

# Background

- Partner, Paul Hastings, Atlanta, GA