

## **ANDREW P. BYRNE**

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Andrew Byrne is a transactional real estate attorney with experience on the business side of transactions. He has represented clients in real estate transactions involving the purchase, sale, and management of multi-million dollar commercial properties throughout the country. He has negotiated all types of commercial leases, purchase and sale agreements, disposition and development agreements, complex loan agreements, and performed time-sensitive due diligence involving complex title issues. Additionally, he has advised investors and developers with respect to issues, not only in purchase and sale of these assets, but the management of those assets.

Mr. Byrne previously was a partner at the firm Kneafsey and Friend in downtown Los Angeles. While at Kneafsey and Friend, Mr. Byrne concentrated on leasing, acquisitions and sales, and working out disputes with landlords and tenant of commercial properties. Mr. Byrne also assisted his landlord clients in both unlawful detainer proceedings and in limited cases, in connection with bankruptcies of tenants of his clients. Mr. Byrne also worked at the law firm, Fainsbert, Mase and Snyder LLP for several years as an associate practicing transactional real estate law.

Prior to working at Fainsbert Mase & Snyder, Mr. Byrne previously litigated at Redwine & Sherrill, a boutique law firm in Riverside, California, where he represented property owners in eminent domain proceedings and municipalities in general commercial litigation.

In addition to practicing law, Mr. Byrne has experience on the business side of transactions. He worked several years for a real estate developer, Comstock Crosser and Associates Development Company (“Comstock”). While at Comstock, Mr. Byrne was involved in many different aspects of the company, including site selection/acquisition, project management, and legal affairs. He was in charge of several multi-million dollar residential subdivision developments from beginning to end and negotiated purchase agreements, obtained entitlements and permits, and oversaw construction teams through project completion.

In 2005 Mr. Byrne started his own commercial real estate company, Byrne Properties, Inc., where he put together limited partnerships to buy and sell commercial properties. As the general partner, Mr. Byrne sought investments where he could utilize his development background to add value to underutilized properties by pursuing entitlements, remodeling or constructing new buildings, correcting management inefficiencies, and developing new leasing and marketing strategies.

Mr. Byrne graduated from Santa Clara University School of Law in 1994 and received his Bachelor of Arts from UCLA in 1989

## **BAR ADMISSIONS**

- All California State Courts (1994)
- United States District Court, Central District of California (1994)

## **PROFESSIONAL AFFILIATIONS AND COMMUNITY SERVICE**

- Children's Hospital of Los Angeles, Men's Guild (<http://www.mgchla.com/>): Board of Directors (2009-present); Co-Chair 2009 Annual Fundraiser
- Tierra Del Sol (<http://tierradelsol.org/>): Board of Directors (2007-009)
- Roman Catholic Archdiocese of Los Angeles: Consultant on Sustainability Issues
- Real Estate Broker and Realtor since 2003
- Los Angeles County Bar Association
- American Bar Association