



## CAROLINE KIM

**Of Counsel**  
Real Estate

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Orange County  
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Caroline Kim advises real estate investors, developers, lenders and commercial tenants on various aspects of commercial real estate transactions. She represents clients in the acquisition, disposition and development of real estate. She also represents lenders and borrowers in connection with acquisition, construction and permanent financing secured by shopping centers, office buildings, hotels and agricultural land.

Caroline's practice also includes representing buyers and sellers in connection with the purchase and sale of industrial buildings, retail centers and other commercial real property. She advises clients through various stages of the transaction, from the letter of intent, negotiation of purchase and sale documentation, due diligence analysis and closing process. In addition, she has extensive experience representing both landlords and tenants in leasing transactions, including drafting and negotiation of leases, subleases, amendments, subordination and non-disturbance agreements and estoppels.

Before joining Rutan, she served as in-house leasing counsel at Westwood Financial Corp., and was an associate with Clifford Chance LLP in New York, where her practice focused on real estate financing and acquisitions and dispositions of real property.

### Areas of Expertise

- Purchase and Sale Transactions
- Commercial Leasing
- Real Estate Acquisitions and Dispositions
- Real Property Secured Lending

### Publications

- Co-Author, "The Puzzle of Foreign Currency Mortgages", New York Law Journal, November 24, 2008

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### Related Services

- Real Estate

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### Bar & Court Admissions

- State Bar of California
- New York State Bar

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### Education

- New York University School of Law (LL.M. in Taxation, 2010)
- University of Pennsylvania Law School (J.D., 2006)
- The Wharton School, University of Pennsylvania (Certificate of Business and Public Policy, 2006)
- University of Pennsylvania (B.A., 2003) magna cum laude

## Memberships and Associations

- Member, Orange County Korean American Bar Association