

## Jeff Calk

### PARTNER, REAL ESTATE INDUSTRY CO-CHAIR



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Hospital systems and healthcare clients value Jeff Calk's advice and counsel in helping them comply with healthcare regulations involved in complex real estate transactions. His focus is on commercial and healthcare real estate, including acute care and behavioral hospitals, senior housing facilities, medical office buildings and physician practices.

Compliance with healthcare laws and regulations is integral to real estate transactions between healthcare providers and referral sources. In the face of these complexities, Jeff works to make matters as simple as possible for the client, especially when navigating Stark Law and Anti-Kickback statute issues. An effective communicator, Jeff is solutions-oriented when advising clients on conducting their business.

Similarly, investors in healthcare real estate (whether medical office developers, healthcare REITs or physicians) seek Jeff's counsel in negotiating transactions with hospital systems or other healthcare real estate investors.

On a day-to-day basis, Jeff handles a variety of matters, including:

- Acquisition and development of medical office buildings
- Transactions to monetize healthcare real estate assets
- Needs of REITs in acquisitions, development projects, divestitures, financing transactions, and leasing transactions involving a wide range of healthcare facilities

Evidencing his depth of experience and knowledge in the healthcare real estate sector, Jeff serves as national leasing counsel for a publicly traded healthcare Real Estate Investment Trust (REIT).

### EXPERIENCE

- **LifePoint Health affiliate sells majority ownership interest in CMC to MultiCare Health System**

Represented LifePoint Health and its affiliate as lead transaction counsel in the sale of its majority ownership interest in community hospital Capital Medical Center to MultiCare Health

System.

- **Healthcare REIT acquires comprehensive inpatient rehabilitation hospital for over \$23 million**  
Assisted a healthcare REIT in acquiring a comprehensive inpatient rehabilitation hospital for over \$23 million in Indiana.
- **Hospital company acquires leasehold interest in commercial office building and 48 acres of land**  
Assisted a publicly traded hospital company in the acquisition and loan assumption for 48 acres of land and a 342,481 square foot commercial office building for the company's own operations with a purchase price of \$83 million.
- **Private healthcare real estate investor purchases two medical office buildings in Arizona**  
Represented a private healthcare real estate investor in the purchase of two medical office buildings in Arizona for \$18 million.
- **Publicly traded healthcare REIT to extend \$19 million construction loan for psych hospital**  
Assisted a publicly traded healthcare REIT with extending a \$19 million construction loan for an inpatient psych hospital in Idaho.
- **Healthcare REIT purchases eight medical office buildings in Atlanta**  
Represented a healthcare REIT in the purchase of eight medical office buildings from a healthcare-focused real estate firm in the metro-Atlanta market.
- **RCCH HealthCare Partners acquires Trios Health**  
Advised RCCH HealthCare Partners in its \$78 million acquisition of Trios Health in Kennewick, Wash.
- **Healthcare REIT to acquire and lease back rehabilitation outpatient facilities in TX and NV**  
Represented a publicly traded healthcare REIT in the acquisition of and lease back to a behavioral healthcare company two drug and alcohol rehabilitation outpatient facilities (in TX and NV) along with two companion lodging facilities for a purchase price of \$25 million.
- **HCA acquires multiple facilities in Houston from Tenet Healthcare**  
Advised HCA Healthcare, Inc. in its \$750 million acquisition of three Tenet Healthcare hospitals and a long-term care facility in Houston.
- **HCA acquires Satilla Regional Medical Center in Georgia**  
Advised HCA Healthcare, Inc. in its acquisition of Satilla Regional Medical Center, an acute care hospital serving southeast Georgia.
- **HCA North Texas acquires Forest Park Medical Center in Dallas**  
Served as lead counsel to HCA Healthcare, Inc. in its acquisition of Forest Park Medical Center in Dallas out of bankruptcy.
- **St. David's HealthCare acquires Forest Park Medical Center in Austin**

Served as lead counsel to St. David's HealthCare, which is majority-owned by HCA Healthcare, Inc., in its acquisition of Forest Park Medical Center in Austin out of bankruptcy.

- **HCA North Texas acquires Forest Park Medical Center in Frisco**

Represented HCA Healthcare, Inc. in its acquisition of Forest Park Medical Center in Frisco, Texas in a Section 363 bankruptcy transaction.

- **Private healthcare real estate investor purchases and leases back four imaging centers**

Assisted a private healthcare real estate investor in the purchase of and the lease back to an imaging company (seller) four imaging centers in Tennessee, Alabama and North Carolina.

- **LifePoint Health joint ventures with Watertown Regional Medical Center**

Represented LifePoint Health in its joint venture with Watertown Regional Medical Center, a 55-bed hospital in Wisconsin.

- **Duke LifePoint acquires land in Michigan for the construction of a new hospital**

Represented Duke LifePoint Healthcare in the purchase of municipal land for the construction of a replacement hospital in Michigan's Upper Peninsula.

- **RCCH HealthCare Partners purchases parcels for future replacement hospital in Alabama**

Assisted RCCH HealthCare Partners in acquiring various parcels for a future replacement hospital in Florence, Alabama.

- **Healthcare REIT acquires four medical office buildings in Texas**

Represented a healthcare REIT in the acquisition of four medical office buildings in Texas for a price in excess of \$69.5 million.

- **Healthcare REIT acquires 15 southern medical office buildings from public hospital system**

Represented a healthcare REIT in the acquisition of 15 medical office buildings in South Carolina and North Carolina from public hospital system with a purchase price in excess of \$160 million.

## EDUCATION

- J.D., with high honors, University of Tennessee, 1991
  - Order of the Coif
  - Articles Editor - Tennessee Law Review
- B.S., *magna cum laude*, Belmont University, History, Business Administration, 1985
  - Kenneth B. Sidwell Award for the Best All-Around Student
  - Alpha Chi Honor Society

## BAR ADMISSIONS

- Tennessee

- Georgia

## RECOGNITIONS

### Chambers USA

- Real Estate (Tennessee), 2008-2021

### The Best Lawyers in America® (BL Rankings)

- Real Estate Law, 2013-2022

### Mid-South Super Lawyers (Thomson Reuters)

- Real Estate, 2012-2013, 2018

## PROFESSIONAL INVOLVEMENT

- Member, Nashville, Tennessee, Georgia and American Bar Associations
- Member, American Health Law Association
- Member, Health Law Section of the American Bar Association
  - Chair, Sponsorship Committee, 2018-2020
  - Vice Chair, Sponsorship Committee, 2017-2018
  - Vice Chair, Emerging Issues in Healthcare Law Conference Planning Committee, 2018-2020
  - Co-Chair, Membership Committee, 2014-2015
  - Vice Chair, Healthcare Facility Operations Interest Group, 2012-2015
  - Vice Chair, Revenue Committee, 2014-2015
  - Liaison, Section Officers Conference Membership Committee, 2014-2015

## COMMUNITY INVOLVEMENT

- Chair of Deacons, Green Hills Community Church
- Alumnus, Nashville Young Leaders Council