



Maria D. Kroeger

Partner

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Industries

Finance

Multifamily Housing

Regional & Community
Banks

Practice Areas

Commercial Finance

Commercial Real Estate
Finance

International Services

Real Estate

Bar Memberships

Kentucky

Languages

English

Spanish

Maria focuses her practice on complex financings of commercial real estate transactions that include low-income housing tax credits, historic tax credits, tax-exempt bonds and other federal, state and local government subsidies. Specifically, Maria works with equity investors, syndicators, developers and lenders to structure and close real estate transactions that leverage tax credits to finance housing and community development projects throughout the United States.

Maria joined the firm in 2017 after graduating from the University of Louisville, Louis D. Brandeis School of Law as valedictorian with summa cum laude honors. During her time at law school, Maria served as Senior Articles Editor on the University of Louisville Law Review and as Diversity Ambassador for minority first-year law students. She also worked as a legal intern for the Honorable Judge David J. Hale for the Western District of Kentucky.

Other Info About Maria

Experience

Representation of a national syndicator as investor, in the acquisition and rehabilitation of a senior housing development in Kentucky, utilizing tax-exempt bond financing and a project-based Section 8 contract.

Representation of a national syndicator as investor in the rehabilitation of a historic school building in Texas, utilizing state and federal historic rehabilitation tax credits, low-income housing tax credits, conventional bank financing, local housing authority

funds and HUD financing.

Education

University of Louisville, Louis D. Brandeis School of Law, J.D., 2017, *summa cum laude*

University of Louisville, English, 2013, *magna cum laude*

Recognition

The Best Lawyers in America: Ones to Watch®, Real Estate Law, 2024-2025

Most Outstanding Law School Graduate

Top Grade Awards: Torts I, Civil Procedure I and II, Contracts II, Basic Legal Skills, Constitutional Law I, Legal History, Decedents' Trusts and Estates, Contemporary Problems in International Law, Intellectual Property

Samuel L. Greenbaum Excellence in Legal Writing Award

William Marshall Bullitt Memorial Award for Excellence in Constitutional Law

Professional Affiliations

Kentucky Bar Association

Brandeis Honor Society

Firm Committees

Office Recruiting Partners, Member

Featured Articles

[AI Ethics and Commercial Real Estate Transactions](#)

[Federal Reserve Releases Additional Updates to the Main Street Lending Program FAQs](#)

[Comparing the Three Main Street Loan Facilities](#)

[Federal Reserve Announces Expansion of Main Street Lending Program](#)

[Main Street Lending Program “Very Close” to Operational](#)

[Comparing Paycheck Protection Program and Emergency Economic Injury Disaster Loan Options for Small Business Under the CARES Act](#)

[Additional Funding Coming to the Paycheck Protection Program and the EIDL Program](#)

[SBA Issues Additional Guidance for Self-Employed Individuals and Clarifies Eligibility Requirements for Legal Gambling Businesses and PPP Lenders](#)

[The Interim Final Rule and its Effect on the Implementation of the Paycheck Protection Program](#)

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