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# Nateisha L. Anderson-Bain

## Overview

Nateisha L. Anderson-Bain is a Partner in the Real Estate Group in our Nassau office. She joined the firm in 2013 and specialises in representing purchasers and vendors in buying and selling residential and commercial property, as well as representing mortgagees and mortgagors in secured financing transactions.

Nateisha also focuses on resort and condominium development, including all aspects of acquisition, financing, regulatory approvals, master planning, sales programmes and the drafting of heads of agreements. Her practice extends generally to private client, corporate, commercial, estate planning and residency matters.

Most notably, Nateisha assisted with the representation of Export-Import Bank of China and Deloitte & Touche in the distressed sale of the \$2.5 billion Baha Mar Resort, the mezzanine secured lenders in a \$1.75 billion refinancing of the Atlantis Resort, and Access Industries Inc in the \$150 million purchase of the One&Only Ocean Club in The Bahamas.

Nateisha was highlighted in Future Leaders magazine in the UK as one of the Top 100 Most Outstanding Students and New Graduates 2012-13, where she was recognised for her academic accomplishments and contribution to the community. In 2019, Nateisha was selected as a recipient of the "40 under 40 Most Influential and Successful Professionals in The Bahamas" award by Professional Services Bahamas and in 2020, she received a STEP Excellence Award for obtaining the highest score worldwide in the STEP Advanced Certificate in Trust Creation: Law and Practice examination 2019.

In 2023, Nateisha was designated a Trust and Estate Practitioner (TEP) after receiving a STEP Diploma in International Trust Management and a distinction mark in each of the four required Advanced Certificate courses: (i) Principles of International Taxation, AML and Compliance, (ii) Trustees' Duties: Investment and Management of the Trust Fund, (iii) Company Law & Practice and (iv) Trust Creation Law & Practice.

Nateisha is ranked as a "Rising Star" for Real Estate in The Bahamas by Legal 500 Caribbean.

### **Examples of recent work**

- Assisted in representing Export-Import Bank of China and Deloitte Touche in the sale of the \$2.5 billion Baha Mar Resort in New Providence
- Assisted in representing German American Capital Corporation (Deutsche Bank), Morgan Stanley Bank N.A. and Citigroup Global Market Realty Corporation as senior and mezzanine lenders in a \$1.75 billion secured loan concerning the refinancing of the Atlantis Resort on Paradise Island.
- Assisted in representing Access Industries Inc in the \$150 million acquisition of the One & Only Ocean Club Resort on Paradise Island.
- Assisting in the master planning for the \$250 million mixed-use residential, office and retail development known as Hurricane Hole on Paradise Island.
- Assisted in representing Bank of America N.A. in a \$85 million securitised loan of the One & Only Ocean Club Resort on Paradise Island.
- Representing a secured lender in a \$35 million financing of a development project in Harbour Island.
- Represented Sterling Hurricane Hole Ltd. in the \$20 million acquisition of the Hurricane Hole Land, Marina and Fuel Dock located on Paradise Island.
- Representing vendors in the \$17 million sale of property on Rose Island.
- Represented secured lenders in an \$18 million and \$13 million financing of a development project on Paradise Island.
- Assisted in representing the purchaser in a \$15 million property acquisition in Harbour Island.
- Represented the mortgagee in a \$14 million secured financing of a hotel in New Providence.
- Acted for the purchaser of an \$11 million cay in Abaco.
- Acting for the vendor in a \$10 million sale of property in the Western District of New Providence.
- Assisting in representing the purchaser of a \$9 million property in Old Fort Bay Subdivision, New Providence.
- Acted for the vendor in a \$6 million sale of a unit in the Ocean Club Residences & Marina, Paradise Island.
- Representing the purchasers in a \$5 million acquisition of land in Elbow Cay for future development.
- Acted for the purchaser in the acquisition of \$4.5 million condominium project in New Providence and assisted with the drafting of the declaration of condominium and sales programme documents.
- Acted for various purchasers and vendors in the sale and acquisition of properties and units in New Providence, Paradise Island and the family islands, including acquisitions within Ocean Club Estates, Ocean Club Residences & Marina, Old Fort Bay, Lyford Cay, Albany, and Sandyport.
- Acted for mortgagees and mortgagors in various secured financing transactions.

- Drafted heads of agreements, hotels encouragement act agreements and various regulatory applications to the Bahamas Investment Authority and Exchange Control Department of the Central Bank of The Bahamas, with respect to all aspects of foreign direct investment, acquisition, financing and corporate



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## Practice Areas

- Real Estate
- Resort Development
- Private Client

## Recommendations

Nateisha is ranked as a **'Rising Star'** for Real Estate in The Bahamas by **The Legal 500 Caribbean**.

## Background & Qualifications

Nateisha began her studies at The College of The Bahamas, where she obtained an Associate of Arts degree in law and criminal justice with distinction in 2009, winning an award for the "Highest overall GPA in the law degree course". She then attended the University of Manchester in the UK, where she attained her LLB with Honours in July 2012.

She went on to successfully complete the Bar Professional Training Course with the accreditation of 'very competent' at the University of Law in Birmingham, UK, in July 2013. Nateisha was called to the Bar of England and Wales in July 2013 and called to the Bar of The Commonwealth of The Bahamas in September 2013.

In 2012, Nateisha also won a nation-wide mediation competition representing the University of Manchester, in which she received a scholarship to the London School of Mediation in London. She successfully completed the training course in July 2013, becoming an accredited mediator in civil and commercial disputes.

# Memberships & Professional Affiliations

- The Bahamas Bar Association
- The Honourable Society of Inner Temple
- The Bahamas Association of Mediators
- The Bahamas National Trust
- Society of Trusts and Estate of Practitioners (STEP)
- Rotary Club of Old Fort

## News & Articles

*The Legal 500: Real Estate Comparative Guide (2023)*

*Real Property Tax Forgiveness Programme 2021: overview (2021)*

*Has COVID-19 affected real estate transactions in The Bahamas? (2020)*

*Extinguishment of purchasers' rights – importance of priority in unregistered land systems (2019)*