



David A. Kaufman

Counsel

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David Kaufman advises a wide range of owners, developers and financial institutions in real estate acquisition, disposition and financing transactions, including mortgage and mezzanine loans, preferred equity investments, loan syndications and participations, and joint ventures.

David also has extensive experience in commercial leasing including ground leasing and space leasing in New York City and throughout the tri-state.

Before joining Herrick, David was project counsel in the Real Estate Department of Fried Frank, Harris, Shriver & Jacobson LLP, and before that he was general counsel of Rechler Equity Partners/R Squared Real Estate Partners, an investment firm that owns and operates more than seven million square-feet of property throughout the New York metropolitan area.

Services

- Real Estate
- Commercial Leasing & Ground Leasing

Education

- George Washington University Law School (J.D., 1997)
- Brandeis University (B.A., 1993)

Languages

- Hebrew

Matters

L+M Development Partners - 25 Park Row Construction Financing

Represented L+M Development Partners in a \$350+ million financing transaction for the construction and development of a 45-story mixed-use condominium building at 25 Park Row in lower Manhattan. The site is the former headquarters of J&R Music World.

Edison Properties Affiliate - 620 12th Avenue Acquisition

Represented an affiliate of Edison Properties in the purchase of 620 12th Avenue.

Real Estate Developer - Sale of Otis Elevator Building

Represented a real estate developer in the \$80 million sale of Manhattan's historic Otis Elevator Building to a major REIT, the negotiation of a long-term ground lease for the property, and related mortgage loan amendments.

Friedland Properties - Madison Avenue Operating Lease Acquisition

Represented Friedland Properties in the joint venture acquisition of the operating lease for a large Madison Avenue office building.

New York State Pension Fund - \$91 Million Construction Loan

Represented a New York State pension fund in a \$91 million construction loan made to the owners of a Gramercy Park building.

Real Estate Developer - Joint Venture

Represent major real estate owner and operator in the formation and organization of a title company.

Northwind Group - \$120 Million Financing for Manhattan Condo

Represented Northwind Group as the lender in connection with a \$120 million mortgage and mezzanine refinancing for the 685 Fifth Avenue Condominium in the Midtown Manhattan.

In re Urban Commons 2 West LLC (Bankr. SDNY)

Represent BPC Lender, LLC, an affiliate of Silver Creek Development, a real estate development and investment company, in the Chapter 11 cases of real estate developer and hotelier, Urban Commons 2 West LLC and certain affiliates, which defaulted on hotel loans regarding the former Ritz-Carlton of Battery Park (now called The Wagner) in downtown Manhattan. After almost two years in Chapter 11 and 13 months of mediation, the Court issued a favorable ruling on behalf of our client. This included: (i) the approval of the debtors' sale of its hotel lease interests to our client, and (ii) confirmation of the debtors' Chapter 11 plan. In so doing, the Court (i) approved a global 9019 settlement reached between our client, the Battery Park City Authority, the Union, the Residential Board and the debtors negotiated over 13 months, and (ii) overruled the sole objection interposed by a junior, out-of-the-money mechanic's lienholder who argued that the debtors could not sell their property free and clear of its lien. This matter is ongoing.