



Joanna Slusarz Debski

Associate

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Joanna Slusarz Debski is an associate in Herrick's Real Estate Department, one of the largest in the New York City metropolitan area. Joanna focuses her practice on financings, sales and acquisitions of various types of commercial properties. She also advises owners and tenants in office, retail and industrial leasing matters throughout the U.S.

Joanna is an integral part of the entire transaction lifecycle, helping Herrick's clients close their deals and further their business ventures. She regularly drafts and negotiates leases, purchase and sale agreements, loan agreements and ancillary loan documents. She also reviews title work, leases and other due diligence items as part of the commercial real estate closings she handles. Most recently, Joanna has been focusing her practice on representing lenders in connection with construction loans.

Joanna has written several articles for various legal publications. Her law review note, "No Fishing Poles Allowed at the Office," was published by the *Defense Counsel Journal* and is listed as a Legal Scholarship by [The Sedona Conference's Cooperation Proclamation](#).

Services

- Real Estate
- Acquisitions & Sales
- Commercial Leasing
- Real Estate Development
- Real Estate Finance
- Real Estate Joint Ventures
- Title Insurance

Education

- Rutgers School of Law (J.D.)
- Rutgers University (B.A., *cum laude*)
 - Phi Beta Kappa

Matters

Harel Insurance - Acquisition in Nashville, Tennessee

Represented Harel Insurance Company in the acquisition of a fifty-percent interest in an \$82 million construction facility for the ground up construction of a 420-unit rental property in Nashville, Tennessee.

Centennial Bank - Loan to Extell Development for Deer Valley Ski Resort

Represented Centennial Bank in two complex acquisition loans to affiliates of Extell Development Company. Extell, which owned a 40-acre site in Deer Valley, Utah, acquired two parcels of land totaling 2,500+ acres for future development as a hotel/condominium/ski resort.

Essex Capital - Refinancing

Represented Essex Capital in a take-out refinancing from Investors Bank secured by a newly constructed multifamily apartment building in Ridgewood, New York.

Centennial Bank - \$57 Million Mortgage Loan

Represented Centennial Bank in a \$57 million mortgage loan for the Weyerhaeuser headquarters in Federal Way, Washington.

G4 Capital Partners - \$21.5 Million Brooklyn Office Building Refinancing

Represented G4 Capital Partners in a \$21.5 million refinancing for an office building at 540 Atlantic Avenue in Brooklyn.

Citibank - \$600 Million Financing to Durst Affiliates

Represented Citibank, as agent, in a \$600 million term loan to certain affiliates of the Durst Organization secured by a blanket mortgage on six office buildings located in Manhattan. The term loan refinanced approximately \$300 million of existing mortgage debt on three of the properties (including approximately \$120 million outstanding to Citibank). The bank group also financed a \$400 million revolving credit facility to the Durst Organization. The revolving credit facility is secured by pledges of economic and equity interests in the six mortgage borrowers and in two additional Durst affiliates, which affiliates own other office properties in Manhattan.

New York Lender - \$10 Million Chelsea Construction Loan

Represented a New York-based alternative lender on the origination of a \$10 million construction loan for real estate development in the Chelsea neighborhood of Manhattan.

Centennial Bank - \$12 Million Yonkers Acquisition Loan

Represented Centennial Bank in a \$12 million acquisition loan to an affiliate of Extell Development. The loan was secured by waterfront property which will ultimately be converted into a residential and retail project.

Centennial Bank - \$54 Million Manhattan Construction Loan

Represented Centennial Bank in a \$54 million construction loan to 31st Street ZEF LLC. The loan was secured by a 40-story, 42 unit condominium tower located at 30 East 31st Street.

G4 Capital Partners - \$41 Million Brooklyn Condo Development Financing

Represented G4 Capital Partners in a \$41 million financing for JDS Development Group's condominium development at 613 Baltic Street in Park Slope, Brooklyn.

G4 Capital Partners - \$11 Million Brooklyn Condo Development Financing

Represented G4 Capital Partners in a \$11 million financing for JDS Development Group's condominium development at 71 North 7th St. in Williamsburg, Brooklyn.

G4 Capital Partners - \$20.5 Million Greenpoint, Brooklyn Condo Development

Represented G4 Capital Partners in a \$20.5 million financing for an Oren Evenhar condominium development at 50 Greenpoint Ave in Greenpoint, Brooklyn.

Schron Family - \$92 Million Acquisition of 1501 Lexington Avenue

Represented the Schron family in the \$92 million acquisition of a multifamily building located at 1501 Lexington Avenue.

U.S. Banking Institution - Sale of 77-Property, 15-State Real Estate Portfolio

Represented one of the largest U.S. banking institutions in the sale of a 77-property, 15-state real estate portfolio to a global investment management firm. The transaction also involved the leaseback of 22 properties.

Centennial Bank - \$75 Million Multi-Property Mortgage Loan

Represented Centennial Bank in a \$75 million financing secured by mortgages on eight properties in Brooklyn and Queens.

Essex Capital - Loan Secured by Ground Lease Interest

Represented Essex Capital in an \$18.5 million loan made by The Union Labor Life Insurance Company. The loan is secured by a mortgage on borrower's ground lease interest in a residential building located in Brooklyn.

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.

Centennial Bank - \$31 Million Brooklyn Construction Loan

Represented Centennial Bank in a \$31 million construction loan for the residential condominium conversion of 805 Washington Avenue in Brooklyn, NY.

Centennial Bank - Construction Loan - Denver, Colorado

Represented Centennial Bank in a \$62 million construction loan to be used for the development of approximately 141,500 square feet in retail space, 59,700 square feet in commercial space and a 716-space above-ground parking structure located in Denver, Colorado.