



## John C. St. Jeanos

*PartnerCo-Chair, Finance Group*

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John St. Jeanos focuses his practice on commercial real estate transactions, with a particular emphasis on institutional financings, acquisitions, sales and development.

John has structured, negotiated and closed numerous complex real estate transactions throughout his career. He has substantial experience representing banks, insurance companies, pension funds and other major financial institutions, as well as owners and developers in the structuring, financing, acquisition, sale and development of commercial, residential and mixed-use properties throughout the U.S.

John also represents clients in all aspects of construction, permanent, bridge and mezzanine financing. He also regularly counsels institutional and private lenders in the resolution of troubled loans, including loan workout and restructuring transactions.

### Services

- Real Estate
- Real Estate Restructuring & Foreclosures
- Acquisitions & Sales
- Real Estate Joint Ventures
- Real Estate Finance
- Condominium and Cooperative Law
- Real Estate Development
- Real Estate Litigation & Dispute Resolution
- Commercial Finance and Lending
- Capital Markets

### Education

- Hofstra University School of Law (J.D., 1988)
- State University of New York at Buffalo (B.A., 1984)

### Memberships & Associations

- New York State Bar Association
- Real Estate Board of New York (REBNY)
- Mortgage Bankers Association

### Matters

**R Squared - Refinancing of Two Industrial Portfolios on Long Island**

Represented R Squared in connection with refinancing of two industrial property portfolios consisting of 13 warehouse and industrial buildings in Suffolk County, New York.

#### 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 - 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.

#### 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.

#### 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.

#### Centennial Bank - \$57 Million Mortgage Loan

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

#### 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.

#### 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.

#### R Squared Affiliates - Island Hills Golf Club, Long Island

Represented affiliates of R Squared LLC in the acquisition and financing of the final piece of the former Island Hills Golf Club located in Sayville, New York. R Squared plans to develop luxury rental apartments at the property under its Greybarn brand.

#### 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.

#### Commercial Bank - \$300 Million Commercial Condominium Mortgage Loan

Represented a major bank in a \$300 million mortgage loan, secured by a mortgage of commercial condominium units in Norwalk, Connecticut.

#### Rabina Properties - \$175 Million North Carolina Office Building Purchase

Represented Rabina Properties in the \$175 million purchase and financing of a 640,000 square-foot office building in Charlotte, North Carolina's downtown business district.

#### Commerical Bank - \$90 Million Miami Construction Loan

Represented Centennial Bank in a \$90 million construction loan for a luxury residential development on Biscayne Boulevard in Miami.

#### Amity Education Group - Acquisition of St. John's University Campus

Represented India-based Amity Education Group, a nonprofit international education group, in the \$22.4 million purchase of the St. John's University 170-acre waterfront campus located in Oakdale, Long Island.

#### Life Insurance Company - Mortgage Loan for Industrial Park Acquisition

Represented a national life insurance company and its affiliates in a \$39 million mortgage loan to GTJ REIT for the acquisition of the Sudler Industrial Park in New Jersey.

#### LI Real Estate Developer - Suffolk Golf Club Acquisition

Represented a Long Island developer on a complex acquisition of a large golf club in Suffolk County which required sophisticated financing and litigation to assist them in gaining control of the property for redevelopment as multi-family.

#### 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.

#### Blumenfeld Development Group - \$31 Million Acquisition of 99-01 Queens Boulevard

Represented Blumenfeld Development Group in the \$31 million acquisition of 99-01 Queens Boulevard from Vornado Realty Trust.

#### 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 - Refinancing of Mixed-Use Property Portfolio

Represented a developer in the \$50 million refinancing of a nine-property portfolio of mixed-use Manhattan buildings.

#### AEW Capital Management - Brooklyn Residential and Commercial Condominium Joint Venture

Represented AEW Capital Management in a joint venture with Hope Street Capital to acquire and develop residential and commercial condominiums in Brooklyn.

#### E.U. Bank - Sales of U.S. Hotel Loans

Represented a bank from an EU member state in the disposal of several large loans tied to U.S. hotels.

#### Pennsylvania Retail Center Refinancing

Representation of a developer in a multi-million dollar mortgage loan secured by four retail centers in Pittsburgh, Pennsylvania.

#### Hotel Group - 6 Columbus

Represented a major New York hotel group in all aspects of the development of the 88-room hotel 6 Columbus, including construction, interim and permanent financing, litigation with various contractors, and the implementation of a hotel management agreement.

#### Professional Sports Team - Credit Facility Refinancing

Represented a professional sports team in the refinancing of a senior secured credit facility. The refinanced credit facility consists of a several million dollar term loan and a revolving line of credit component. The refinancing is secured by many different assets owned by the team and required other third party approvals.

#### Private Equity Firm - Restructuring of Defaulted Loans on Midtown Condo Project

Represented a private equity firm in the acquisition and restructuring of a mezzanine loan and a mortgage loan on a partially completed condominium project in Midtown Manhattan.

#### Irish Bank - Foreclosure on Battery Park City Building

Represented an Irish bank in a complex foreclosure of a 302-unit leasehold condominium located at 225 Rector Place in New York City. When the developer defaulted on a \$165 million acquisition and construction loan, we worked with the lender to foreclose and to fend off a lender liability lawsuit.

## Publications

#### September 2017

Understanding the Scope of a Bad Boy Guaranty

#### November 27, 2012

Don't Underestimate The Scope Of A Bad Boy Guaranty  
Law360