



## Neil R. Shapiro

*Partner*

[nshapiro@herrick.com](mailto:nshapiro@herrick.com)

(212) 592-1466 PHONE

(212) 545-3332 FAX

Neil Shapiro concentrates his real estate practice on sophisticated commercial real estate financings, joint ventures, sales, acquisitions and development.

A significant portion of Neil's practice involves acquisitions, sales, financings, development, joint ventures and leasing of health care related projects, including continuing care retirement communities, assisted living facilities, nursing homes and hospitals.

Neil prides himself on his personal service and responsiveness to the needs of the clients he represents. Neil has been recognized since 2014 by Thomson Reuters' Real Estate *Super Lawyers*, which identifies lawyers who have achieved a high degree of excellence and professional achievement.

Prior to joining Herrick, Neil was at Weil, Gotshal & Manges.

### Services

- Real Estate
- Real Estate Development
- Construction and Development
- Real Estate Finance
- Real Estate Joint Ventures
- Banking & Financial Services
- Acquisitions & Sales
- Commercial Leasing & Ground Leasing
- Mergers & Acquisitions/Joint Ventures
- Industrial Property Transactions and Redevelopment
- Affordable Housing & Community Development
- Not-for-Profits
- Real Estate Hospitality
- Hospitality, Travel & Leisure
- Real Estate Workouts, Restructurings & Foreclosures
- Restructuring & Business Divorce
- Private Investment Funds
- Private Equity
- Capital Markets
- Investment Management

### Education

- University of Pennsylvania Law School (J.D., 1987)
- State University of New York at Albany

### Recognitions and Accolades

- *Thomson Reuters New York Metro Super Lawyers* - Real Estate (2014 - 2024)
- AV Peer Review Ratings & Client Review Awards | Martindale-Hubbell®



### Award Methodology

### Memberships & Associations

- Real Estate Board of New York (REBNY)
- Mortgage Bankers Association
- New York State Association for Affordable Housing (NYSFAFH)

### Matters

#### MAXX Properties – 1031 Acquisition & Financing – Sandy, Utah

Represented an affiliate of long-time client MAXX Properties in the acquisition and \$55 million life insurance company financing of a 261-unit luxury apartment community in Sandy, Utah known as The Ridge. The acquisition was the replacement property for a 1031 Exchange.

#### Partnership Dispute

Represented a high net worth client in a very contentious dispute over a property they owned as tenants in common. We were able to settle the dispute with a buyout that was beneficial for both parties and allowed each party to go its separate way.

#### Community Preservation Corporation – Affordable Housing

Represented long-standing client, The Community Preservation Corporation, in a joint venture that preserves 1,036 high-quality affordable and supportive housing units in 13 buildings located throughout Brooklyn, the Bronx and Manhattan. The proceeds of the joint venture's purchase will be used to capitalize a newly formed charitable organization, Blue Sky Social Justice Fund, which is focused on social justice and human rights, including LGBTQI+ rights, water and energy access, anti-slavery and the Black developers network.

#### Ascend Charter Schools – Leasehold Condo

Represented Ascend Charter Schools in the acquisition of a leasehold condo in Brooklyn, NY. The to-be-constructed building will house another first class Ascend middle school.

#### Vertex Partnership Academies – Leasehold Condo

Represented Vertex Partnership Academies in its lease from the Archdiocese of New York for its initial high school.

#### Real Estate Partner Settlement and Subsequent Property Sale

Represented a long-standing developer client in the resolution of his twenty plus year acrimonious relationship with his business partner by negotiation of a settlement that settled their litigation and resulted in the sale of their sole asset, a development site in Montgomery County, NY, to a local developer.

#### Maxx Properties - Sale of Florida Multifamily Portfolio

Represented an affiliate of MAXX Properties in the sale of a three-property 371-unit value add multifamily portfolio located in Miami-Dade and Broward counties, Florida, for \$82 million. The sale is the front-end of a 1031 Exchange.

#### **SR Real Estate Partners - Construction Loan for Student Housing - North Carolina**

Represented SR Real Estate Partners in connection with a \$75 million construction loan where the proceeds of the loan will be used to construct a 229-unit, 754 bed student housing project at UNC Charlotte in North Carolina.

#### **Rabina Properties – New River Yacht Club II Construction Loan**

Represented Rabina Properties in a \$99 million construction loan to build New River Yacht Club II in Fort Lauderdale, FL, a 349-unit 36-story luxury high rise rental that is being developed in a joint venture with the Related Group.

#### **Community Preservation Corporation – \$29 Million Morris Heights Mews Affordable Housing Joint Venture in The Bronx**

Represented The Community Preservation Corporation in a joint venture with Camber Property Group to acquire Morris Heights Mews, a 100 percent affordable property in The Bronx, for \$29 million, which will preserve and extend affordability for 111 units. A new 20-year Section 8 contract was executed, and the joint venture will undertake approximately \$3 million in improvements to the complex.

#### **Commercial Occupant – Summary Judgment Granted in Dispute with Landlord**

Herrick successfully represented a commercial business in a dispute with their landlord where their landlord sought to evict them by issuing a notice to terminate their “tenancy” by issuing a 90-day termination notice. After the parties were unable to reach a settlement, Herrick filed a motion for summary judgment seeking dismissal of the proceeding. The Court ultimately granted our client’s motion in its entirety and dismissed the proceeding due to the landlord’s failure to accurately describe their legal relationship.

#### **Maxx Properties – \$62 Million Sale - Denver, Colorado**

Represented an affiliate of MAXX Properties in the \$62 million sale of a multifamily property located in Denver, Colorado known as Cedar Run Apartments.

#### **RXR Realty - Joint Venture & Development - Atlantic Station, Stamford, CT**

Represented RXR Realty in a complex joint venture with Louis R. Cappelli to purchase land and develop a mixed-use project in Stamford, CT known as Atlantic Station. Herrick also represented the joint venture in connection with an \$80 million construction loan. The project will feature a 325-unit luxury rental residential tower and 17,000 square feet of retail space. A portion of the project includes a post office that is on the National Register of Historic Places, which will be restored and converted into a food hall.

#### **Community Preservation Corporation - Affordable Housing - Manchester, Connecticut**

Represented an affiliate of Community Preservation Corporation in a partnership to acquire and preserve 106 units of affordable housing in a project known as Oakland Heights Apartments located in Manchester, CT.

#### **Times Square Lease - National Geographic Ocean Giants Exhibit**

Represented the tenant in the structuring and retail concession agreement in connection with the National Geographic Times Square “Ocean Giants” exhibit in New York City.

#### **The Community Preservation Corporation - Master Participation & Construction Loan Participation Agreements**

Represented The Community Preservation Corporation in the preparation and negotiation of their Master Participation Agreement and various Construction Loan Participation Agreements.

#### Hunter College - Building Acquisition - New York City

Represented Hunter College of the City University of New York (CUNY) in the \$18 million acquisition of a building located near their campus on 67<sup>th</sup> Street in New York City from the Catholic Charities of the Archdiocese of New York. The building is known as the Baker Theatre Building

#### Development of Indoor Sports Facility - Westchester County, NY

Represented a group of investors in the development of an indoor sports facility in Westchester County, New York, which will be financed by municipal bonds.

#### Community Preservation Corporation - Sale of Membership Interests

Represented The Community Preservation Corporation in the sale of membership interests in an affordable multifamily project in Brooklyn, NY and in a LIHTC multifamily and senior housing project in the Bronx, NY.

#### Acquisition & Financing of Unsold Condo Units - Upper West Side

Represented an investor in the acquisition and financing of 129 unsold condo units located on the Upper West Side of New York City.

#### MAXX Properties - Financing - Tampa, FL

Represented MAXX Properties in the \$22 million Fannie Mae mortgage financing of a multifamily property located in Tampa, FL.

#### Community Preservation Corporation and Xenolith Partners - Affordable & Supportive Housing - Brooklyn, NY

Represented Community Preservation Corporation in connection with a joint venture with Xenolith Partners LLC, a certified minority- and women-owned business enterprise (M/WBE) company, in collaboration with Family Services Network of New York, Inc. to develop 95 units of supportive and affordable housing and ground-floor community facility space located at 1546 East New York Avenue, Brooklyn, New York.

#### Kirov Academy - Washington D.C. Mortgage Loan

Represented The Holy Spirit Association for the Unification of World Christianity in connection with a mortgage loan secured by a property located in Washington, DC. The borrower operates the Kirov Academy, a renowned non-profit ballet school.

#### Employment - Chief Executive Officer

Assist a long-standing real estate client in their termination of their Chief Executive Officer and in their search for a new Chief Executive Officer, including interviewing potential candidates and the preparation and negotiation of the new Chief Executive Officer's Employment Agreement and the Separation Agreement with their prior Chief Executive Officer.

#### Employment - Transition

Represent a multifamily focused real estate company in the retirement and transition of their Chief Operating Officer, including the preparation and negotiation of the Transition Agreement.

#### MAXX Properties - Long-Term Incentive Plan (LTIP)

Represented MAXX Properties in the structuring of their state of the art Long-Term Incentive Plan, including the preparation of the Plan documents.

#### MAXX Properties - \$35 Million Acquisition & Financing - Scottsdale, AZ

Represented an affiliate of MAXX Properties in the \$35 million acquisition and bank financing of a Scottsdale, AZ multifamily property known as 92Forty. The acquisition was the replacement property for a 1031 Exchange.

#### **Zeta Charter Schools - 124,000 Square-Foot Leasehold Condominium**

Represented Zeta Charter Schools in connection with the negotiation of a lease and formation of a leasehold condominium for a to-be-built 124,000 square-foot eight-story stand alone-building in the Inwood section of Manhattan. The building will serve students from pre-K through eighth grade.

#### **Institutional Equity Investor - Durham, NC Development**

Represented the institutional equity investor in a joint venture to acquire, finance and develop a 257,000 square-foot 299-unit multifamily project in Durham, NC. Project debt and equity is approximately \$66.5 million.

#### **The Forest Road Company - \$17 Million Loan Secured by Tax Credits**

In the first transaction of its kind in New York, Herrick represented The Forest Road Company in connection with a \$17 million mortgage loan secured primarily by up to \$22 million in New York Brownfield Tax Credits relating to a property located in New York City. The Tax Credits and related proceeds will be earned after demolition of the existing structure, performance of environmental remediation pursuant to a Brownfield Cleanup Agreement overseen by the NYS Department of Environmental Conservation, and construction and placing into service of a new residential building at the site.

#### **Institutional Equity Investor for Multifamily Development – Durham, NC**

Represented the institutional equity investor in a joint venture to acquire, finance and develop a 146,000 square-foot 176-unit multifamily project, including related amenities, in Durham, North Carolina. The debt and equity on the project was approximately \$36 million.

#### **Community Preservation Corporation - \$24 Million Loan for Astoria Mixed-Use Development**

Represented Community Preservation Corporation in its \$24 million construction loan for a mixed-use multifamily residential and commercial rental project located in Astoria, New York. The project included an EB-5 mezzanine loan.

#### **Rabina Properties - \$231 Million Sale of 230 Park Avenue South**

Represented affiliates of Rabina Properties and other tenants in common in the \$231 million sale of 230 Park Avenue South, New York, NY, and the acquisition of replacement like-kind properties in a 1031 like kind exchange transaction. Also represented certain of the sellers in the original acquisition of their interests in 230 Park Avenue South, which was accomplished through a sophisticated restructure of distressed debt secured by partnership interests.

#### **Rabina Properties - Acquisition of Distressed Debt**

Represented a joint venture between affiliates of Rabina Properties and a real estate private equity fund in the acquisition of a distressed senior mezzanine loan and a junior mezzanine loan secured by pledges of equity interests in the owner of a commercial building in Manhattan, and the related intercreditor agreement.

#### **Marcus & Millichap – Mission Capital Acquisition**

Represented Marcus & Millichap, a publicly traded company, in their acquisition of New York-based real estate finance advisory firm Mission Capital Debt & Equity.

#### **Pinnacle Companies & Kohl Partners - Luxury Multifamily Condominium - Cliffside, NJ**

Represented a joint venture between Brian Stolar's Pinnacle Companies and Kohl Partners in the development of a 131-unit luxury multifamily condominium complex in Cliffside Park, NJ known as Aurora Over the Hudson.

#### **American Heritage Communities - Financing for Senior Housing in PA and NJ**

Represented American Heritage Communities in the \$78 million construction loan and mezzanine loan for the development of a continuing care retirement community (CCRC) in

Reading, PA and the \$49 million acquisition and financing of a senior housing age-restricted community in Teaneck, NJ.

#### Community Development Trust - Finance of Multifamily Housing Complex - Oklahoma

Represented Community Development Trust, LP in the acquisition and financing of a 400-unit affordable multifamily housing complex located in Oklahoma City, OK.

#### Houlihan-Parnes & CLK Management - Long Island Office Building

Represented affiliates of Houlihan-Parnes and CLK Management in the \$65 million acquisition and financing of a suburban office building located at One Old Country Road, Carle Place, NY, together with the assumption of the existing mortgage loan, in a 1031 like kind exchange transaction.

#### NJ Real Estate Developer - Deed-in-Lieu Transaction

Represented the developer in a deed-in-lieu relating to a failed high rise condominium construction project in Northern, NJ.

#### Community Preservation Corporation - YWCA Supportive Housing - Schenectady, NY

Represented Community Preservation Corporation in connection with a joint venture with Xenolith Partners LLC, a certified minority and women-owned business enterprise (MWBE) company, to develop the first phase of a supportive housing and social services community center with the YWCA located in Schenectady, New York.

#### Community Preservation Corporation & Xenolith Partners - Affordable and Transition Housing Development - Brooklyn

Represented Community Preservation Corporation in connection with a joint venture with Xenolith Partners LLC, a certified minority- and women-owned business enterprise (M/WBE) company, and the construction financing to develop “The Rise” located at 1366 East New York Avenue, Brooklyn, New York. Under the Vital Brooklyn Initiative, “The Rise” will consist of 72 supportive and affordable housing units; approximately 7,000 square feet of community facility space; 3,000 square feet of administrative space for One Brooklyn Health System (OBHS); 5 parking spaces; and a 10,000+ square foot rooftop green space. Supportive services for building residents will be provided by Women’s Prison Association and Home (WPA) and the Osborne Association, who will also offer services to eligible members of the community, including case management, job-readiness training and job placement, legal assistance and support groups for re-entry transition and the development of social and wellness skills.

#### Community Preservation Corporation - Mezz Loan for Affordable Housing with CPC ACCESS

Represented The Community Preservation Corporation in connection with a mezzanine loan for the development and rehabilitation of numerous housing projects located in New York City. The loan was made pursuant to CPC’s new initiative called CPC ACCESS, which focuses on getting more and more flexible capital into the hands of emerging, minority real estate developers in the affordable housing space so they can do more and benefit more from their efforts, thereby building their balance sheets and businesses.

#### Zeta Charter Schools - 72,000-Square-Foot Bronx Charter School

Represented Zeta Charter Schools in connection with the negotiation of a lease for a to-be-built 72,000-sq.-ft. stand-alone building in the Bronx, which will be occupied by them as a pre-kindergarten through 2<sup>nd</sup> grade charter school.

#### Zeta Charter Schools - 25,000-Square-Foot Condominium Unit

Represented Zeta Charter Schools in connection with the negotiation of a lease for a to-be-built 25,000-sq.-ft. condominium unit in the Bronx, which will be occupied by them as a 3<sup>rd</sup>-8<sup>th</sup> grade charter school.

#### Classical Charter Schools - 6-Story South Bronx Charter School

Represented Classical Charter Schools in connection with the negotiation and formation of a leasehold condominium for a 6-story 59,000-sq.-ft. charter school in the South Bronx.

#### Classical Charter Schools - Leasehold Condo - South Bronx, NY

Represented Classical Charter Schools in connection with the negotiation and formation of a leasehold condominium for a new 54,000-sq.-ft. school being constructed in the South Bronx.

#### Community Preservation Corporation - Affordable Housing - New York

Represented Community Preservation Corporation in connection with its master joint venture with Xenolith Partners LLC, a certified minority- and women-owned business enterprise (M/WBE) company, to develop affordable housing in New York.

#### Senior Care Development - 53-story Retirement Community Sale, Chicago

Represented David Reis and Senior Care Development in the structuring and sale of The Clare, a 53-story 338-unit Continuing Care Retirement Community (CCRC) located in Chicago.

#### New Yorker Hotel - Mortgage Loan

Represented the not-for-profit owner of the New Yorker Hotel in connection with a mortgage loan, including seeking Court and New York State Attorney General approval of same.

#### Ascend Charter Schools - Mortgage Loans for Renovations

Represented Ascend Charter Schools in connection with two leasehold mortgage loans, totaling more than \$10 million, to renovate two school facilities in Brooklyn, New York.

#### Ascend Charter Schools - Pitkin Ave, Brooklyn

Represented Ascend Charter Schools in a loan from Nonprofit Finance Fund to finance the construction of its charter school located at 1501 Pitkin Avenue Brooklyn, New York.

#### Maxx Properties - \$65 Million Financing - Henderson, Nevada

Represented MAXX Properties in the acquisition and \$65 million Fannie Mae financing of a multifamily property in Henderson, NV known as Villas at Green Valley.

#### Maxx Properties - Acquisition & Financing - Las Vegas, Nevada

Represented Maxx Properties in their acquisition, financing and 1031 exchange for Madison at Spring Valley, a 168-unit multifamily community in Las Vegas.

#### Ascend Charter Schools - Brooklyn Lease

Represented Ascend Charter Schools in a 45,000-sq.-ft. lease from the Moinian Group and Bushburg Properties in their new luxury residential tower at 123 Linden Blvd. in Brooklyn, NY.

#### River Rock Associates - Mezz Construction Loan and Mortgage for Mixed Use Hotel, Restaurant, Residential - Queens, NY

Represented an affiliate of River Rock Associates LLC in connection with a mezzanine construction loan and second mortgage loan for the development of a mixed use hotel, restaurant, apartment and retail condominium located in Queens, New York.

#### Maxx Properties - \$150 Million Credit Facility

Represented Maxx Properties in a \$150 million corporate level credit facility.

#### Rabina Properties - Development of New River Yacht Club, Fort Lauderdale

Represented Rabina Properties in the third phase of a large scale development of the New River Yacht Club project in downtown Fort Lauderdale, Florida. Phase three is slated to be a 230-unit Class A high-rise multifamily rental building being developed by Rabina Properties and the Related Group.

#### Not-for-Profit Leasehold Condominium

Represented a national not-for-profit in the acquisition of a New York City full floor office leasehold condominium.

#### NY Opportunity Zone - Structuring & Documentation

Represented the purchaser in the structuring and documentation of the acquisition of a New York development site in an Opportunity Zone transaction.

#### Marcus & Millichap Acquisition

Represented Marcus & Millichap, a publicly traded company, in their acquisition of Dallas-based Metropolitan Capital Advisors.

#### Rabina Properties - 520 Fifth Avenue Development

Represented Rabina Properties in the acquisition, financing, joint venture, restructuring and recapitalization of the vacant development parcel located at 520 Fifth Avenue in Manhattan. The development is initially projected to include an 800-foot-tall tower on the corner of East 43rd Street and Fifth Avenue.

#### RXR - Atlantic Station Financing

Represented RXR in the \$103 million permanent financing of Phase I of Atlantic Station, a mixed-use project in Stamford, Connecticut with 325 residential units and 20,000-sq.-ft. of retail space.

#### Community Preservation Corporation - \$500+ million renovation of 16 Manhattan NYCHA Buildings

Represented the Community Preservation Corporation as the equity provider in the \$500+ million renovation of 16 New York City Housing Authority buildings in Manhattan. NYCHA is partnering with the Community Preservation Corporation, Community Development Trust, Monadnock Development LLC, Lemor Development Group, Kalel Holdings LLC and the Community League of the Heights on the acquisition of a ground lease and massive renovation of 1,700 apartments. The upgrades come as part of the "NYCHA 2.0" initiative. This investment is in keeping with the Community Preservation Corporation's mission of maintaining and providing affordable housing.

#### NYC Cooperative Housing Corp. - Sale of Development Rights by Zoning Lot Merger

Represent a New York cooperative housing corporation on the sale of development rights by zoning lot merger. The development rights will be used to facilitate the construction of a new condominium building.

#### Rabina Properties - Refinancing of Icon Las Olas, Fort Lauderdale, FL

Represented Rabina Properties in the \$139 million permanent refinancing by Sun Trust Bank of the Icon Las Olas, and a sale of a preferred equity interest in the project. The property has been a long term hold by Rabina and its joint venture partner, Related. The 272 unit luxury high-rise apartment tower is currently the tallest building in Fort Lauderdale and includes the highest end amenities in the area.

#### Rabina Properties - Amazon Fulfillment Center

Represented Rabina Properties in the financing and development of an 855,000-sq.-ft. fulfillment center for Amazon in North Haven, CT.

#### David Reis - Utah St. Regis Hotel Refinancing and Expansion

Represented the owner, an entity controlled by real estate developer David Reis, in connection with the refinancing and development of Phase II of the St. Regis Resort located in Deer Valley, Utah. The St. Regis Deer Valley is a AAA Five Diamond ski on/ski off resort that consists of condominium hotel rooms, suites and private residences.

#### MAXX Properties Affiliates - \$116 Million Colorado Multifamily Portfolio Refinancing

Represented affiliates of MAXX Properties in their \$116 million refinancing of a portfolio of six multifamily properties located in Colorado. The refinancing was insured by the U.S. Department of Housing and Urban Development.

#### Maxx Properties - Mixed-Use Project - Mamaroneck, NY

Represented a group led by MAXX Properties in the joint venture, acquisition and construction financing of the company's first development project, a mixed-use residential and retail property located in Mamaroneck, NY known as Grand Street Lofts.

#### Maxx Properties - Omaha Portfolio Sale

Represented MAXX Properties in the sale of their portfolio of multifamily properties located in Omaha, Nebraska, which included a securitized loan defeasance. The transaction is the front-end of a 1031 tax-deferred exchange. MAXX Properties has retained Herrick in connection with the acquisition of the replacement property.

#### HSA-UWC/New York Hotel Mgmt Co. - \$110 Million New Yorker Hotel Financing

Represented HSA-UWC and New Yorker Hotel Management Co. Inc. in a \$110 million financing for 481 8th Avenue, a mixed-use project consisting of the iconic New Yorker Hotel, office and retail.

#### Community Preservation Corporation - Domino Sugar Factory

Represented an affiliate of the Community Preservation Corporation in the development of the 11.5-acre waterfront complex in Williamsburg, Brooklyn, that was formerly home to Domino Sugar. We advised on the site's rezoning, which resulted in one of the largest residential redevelopment projects in the city. We collaborated with Mayor Bloomberg's office, community leaders, and city and state departments and agencies on the design and development, and obtained approvals from the New York City Landmarks Preservation Commission, the New York City Planning Commission, the New York State Office of Parks, Recreation, and Historic Preservation, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers.

#### Community Preservation Corporation - Affordable Housing Project Acquisition

Represented an affiliate of Community Preservation Corporation in its acquisition of an affordable housing project located in Brooklyn, New York. The acquisition was the culmination of a 1031 transaction, and included a TIC structure, regulatory agreement, nominee and assumption of two tiered existing debt.

#### Ascend Learning Affiliates - Charter School Mortgages and Lease Amendments

Represented affiliates of Ascend Learning on three leasehold mortgages for its Brooklyn facilities, and the amendment of a lease for two of its other Brooklyn facilities.

#### Ascend Charter Schools - Brooklyn Construction Loan

Represented Ascend Charter Schools on a construction loan for the renovation of its facilities at 1501 Pitkin Avenue in Brooklyn.

#### American Heritage Communities - Pennsylvania Assisted Living Facility Financing

Represented American Heritage Communities as borrower on a term and construction loan facility in connection with the development of an assisted living facility in Reading, PA.

#### Connecticut Industrial Site Acquisition

Represented a developer in its purchase of a former aircraft manufacturing site and related personal property in North Haven, Connecticut. We also advised the developer in related equipment and ground leases with the seller to provide for the seller's phased withdrawal.

#### Rabina Properties - Fort Lauderdale Condominium Development

Represented a partnership between affiliates of Rabina Properties and the Related Group in a joint venture with a fund managed by Perella Weinberg Partners to develop a high rise luxury condominium in downtown Fort Lauderdale, Florida.

#### **Rabina Properties - \$105 Million Fort Lauderdale Construction Loan**

Represented Rabina Properties in a joint venture with Related Group, on a \$105 million construction loan from SunTrust Bank. A Perella Weinberg Partners fund, which is also part of the joint venture, also provided equity to be used in connection with a residential development in the Las Olas section of Fort Lauderdale, Florida.

#### **M&T Bank - \$67 Million Manhattan Hotel Construction Loan**

Represented M&T Bank in a \$67 million acquisition and construction loan for the development of a 248-key Hilton Garden Inn at 6-10 Water Street.

#### **Vernon Realty Associates - \$57 Million Long Island City Development Site Sale**

Represented Vernon Realty Associates in the \$57 million sale of two Long Island City development sites to an affiliate of Criterion Group.

#### **CPC/Morton Olshan - Parkchester Condominium Redevelopment**

Represented a joint venture between The Community Preservation Corporation, Morton Olshan of Mall Properties Inc., and Jeremiah O'Connor of The O'Connor Group, in the complete renovation and rehabilitation of the 171-building Parkchester condominium in the Bronx, New York, including the acquisition and financing of 6,361 unsold residential condominium units, 500,000 square-feet of retail and commercial space and five parking garages. Our work included government relations, land use, real estate and tax advice. The project required the cooperation of our clients, utility companies, state and city politicians, religious leaders and local residents, and included the passage of special legislation.

#### **Real Estate Investor - Utah Resort Acquisition**

Represented a principal of a joint venture in the venture's acquisition, from another of its principals, of a resort condominium in Deer Valley, Utah. In connection with the acquisition and future development of the resort, the joint venture also obtained up to \$212 million in construction financing.

#### **Real Estate Investment Company - Five-State Residential Portfolio Acquisition and Financing**

Represented a major real estate investment and service company in its acquisition and financing of a five-state, 14-property portfolio of residential rental and condominium apartment complexes. The portfolio was financed through 14 first mortgage loans and 12 mezzanine loans, culminating in a four-day closing.

#### **Real Estate Companies - \$380 Million National Apartment Complex Acquisition**

Represented a joint venture between two major real estate companies in its \$380 million acquisition and financing of 52 apartment complexes in 14 states.

#### **Real Estate Companies - \$315 Million Office Portfolio Acquisition**

Represented a joint venture between two major real estate companies in its \$315 million acquisition and financing of a 43-property portfolio of office and commercial buildings in Long Island, New York.

#### **Real Estate Companies - \$161 Million Long Island Office Acquisition**

Represented a joint venture between two major real estate companies in its \$161.5 million acquisition and financing of two Long Island, New York office buildings.