



Zachary Samton

Co-Chair, Real Estate Finance

New York

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Throughout his career, Zach has developed a broad-based and sophisticated real estate practice in finance, acquisitions, and dispositions, as well as leasing, joint ventures, and workouts of distressed debt. Zach represents lenders and borrowers in connection with the origination of mortgage loans (including securitized debt), mezzanine loans, construction loans, and bridge loans.

Zach has significant experience with respect to workouts and restructuring of troubled debt from both the lender and borrower side. His practice also includes representing clients in connection with loan dispositions, debt acquisitions, participations, and other secondary market transactions.

Most recently, Zach was a partner in the real estate practice at a New York law firm; general counsel to the Brookhill Group, a real estate developer and operator; and of counsel at another Am Law 100 firm.

Zach earned his bachelor's degree from Connecticut College and his law degree, *cum laude*, from the Benjamin N. Cardozo School of Law.

Experience

Represented Blue Lake Capital in its \$131 million acquisition of a large, multi-building apartment complex in the Arcadia Cove section of Phoenix, Ariz. The transaction involved a preferred equity investment by a third-party investor, a tenant-in-common ownership structure, and the assumption of two loans in the aggregate amount of \$88 million. The transaction drew on the experience of Cozen O'Connor's real estate, corporate, and tax attorneys.

Represented a joint venture between a leading national developer/investor and a top tier local developer, as borrower, in a complex \$176 million senior and mezzanine construction loan facility to fund a luxury multifamily project that is planned to be the tallest building in the State of Utah and is being built to the highest environmental standards.

Successfully closed the back-to-back sale and purchase of two large, multifamily properties in Georgia and North Carolina, both of which exceeded \$100 million. The combined transactions involved a 1031 exchange, tenancy in common issues, and various other complexities that had to be resolved on a compressed timeline and drew on the experience of the firm's real estate, tax, corporate, and bankruptcy attorneys.

Represented affiliates of Equus Capital Partners, Ltd. in the acquisition of a portfolio of industrial properties throughout the Southeast and Sun Belt in a transaction valued in excess of \$900 million. The portfolio consists of 75 properties, covering approximately 5.4 million sq. ft. total, located in South Florida, Houston, Dallas, the Baltimore-Washington Corridor, Richmond, Atlanta, and Greenville, S.C. This representation included assisting Equus with a senior mortgage loan and a mezzanine loan originated by affiliates of New York investment bank Morgan Stanley for an aggregate amount of \$646.9 million.

Represented Arden Real Estate Partners III, L.P. and certain of its affiliates in the recapitalization of its ten million sq. ft. industrial portfolio valued at over \$700 million, and in its programmatic joint venture with the U.S. arm of Arcapita Group, a Bahraini-based institutional investor. This complex transaction

Practice Areas

- Distressed Real Estate
- Real Estate
- Real Estate Development
- Real Estate Finance

Industry Sectors

- Real Estate & Construction

Education

- Benjamin N. Cardozo School of Law, Yeshiva University, J.D., *cum laude*, 1994
- Connecticut College, B.A., 1990

Bar Admissions

- New York

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involved 22 assets in multiple states and followed an Ijari Shariah structure. The representation drew on the experience of the firm's real estate, corporate, and tax attorneys.

Represented Blue Lake Capital in its \$80 million, acquisition of a 360-unit multifamily complex in Duluth, Ga., on a short timeline. The representation involved reviewing and negotiating the loan documents in just over two weeks, providing the non-consolidation opinion required by the lender, and negotiating a full management agreement.

Represented a real estate fund in a refinancing for the redevelopment of a large office park in Somerset County, New Jersey. The total loan amount was \$155 million, including construction advances of \$77 million. The property consisted of multiple large office buildings and an amenities building. The transaction also included zoning issues related to the build-out of a major tenant space and the donation of an interior parcel to the property owner's association.

Represented a real estate fund in the acquisition and financing of a ground lease for a major metropolitan office complex. The ground lease financing was comprised of a senior construction mortgage loan and mezzanine financing in the total amount of \$255 million.

Represented real estate developer Parkway Corporation in connection with the zoning, construction, leasing, and \$187 million financing of a new office tower at 2222 Market Street in Philadelphia. The 19-story tower will have 305,000 square feet of rentable space. This transaction drew on the experience of the firm's real estate; construction; corporate; tax; bankruptcy, insolvency & restructuring; and environmental attorneys.

Represented affiliates of Equus Capital Partners, Ltd. in a multi-tiered transaction that included the sale of two portfolios of industrial assets totaling 88 properties throughout the Southeastern United States in a transaction with a value in excess of \$1 billion. As lead counsel our representation included negotiating, documenting, and closing the sale and purchase transactions establishing two new joint ventures with the real estate affiliates of the contract purchaser for the acquisition, ownership, and management of the portfolio, and negotiating the terms of and closing two single-asset CMBS loans originated by Goldman Sachs in the aggregate amount of \$686 million.

Represented CMBS Lender in the origination of 60 first mortgage loans with proceeds ranging from \$10 million to \$75 million.

Represented a mezzanine debt fund in connection with the origination of 15 first mezzanine loans with proceeds ranging from \$3 million to \$25 million.

Represented an insurance company in the origination of a \$60 million construction loan secured by an office property on the East Coast.