

Get Connected

With more than 475 lawyers nationwide, Ballard Spahr connects firm resources to client needs. Our Distressed Real Estate Initiative draws on the experience of lawyers within the firm's many practice groups, including:

- Bankruptcy, Reorganization and Capital Recovery
- Business and Finance
- Construction
- Environmental
- Consumer Financial Services
- Housing
- Litigation
- Mergers and Acquisitions/Private Equity
- Planned Communities and Condominiums
- Public Finance
- P3/Infrastructure
- Real Estate
- Real Estate Development
- Real Estate Finance
- Real Estate Leasing
- Real Estate Tax
- Resort and Hotel
- Tax
- Transactional Finance



Ballard Spahr

LLP



Distressed Real Estate Initiative

Initiative Co-Chairs

David A. Barksdale, Los Angeles
424.204.4322 | barksdaled@ballardspahr.com

Dominic J. De Simone, Philadelphia
215.864.8704 | desimone@ballardspahr.com

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Philadelphia | Phoenix | Salt Lake City | Washington, DC | Wilmington
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Practical Experience
Superior Advice

An Interdisciplinary Approach

Clients involved in distressed real estate projects and transactions need responsive lawyers with the legal skills and practical experience necessary to achieve success under challenging conditions. Our Distressed Real Estate Initiative team consists of attorneys experienced in real estate, finance, litigation, taxation and bankruptcy. Together, they have the ability to handle all facets of distressed real estate transactions. From property acquisition and loan restructuring to redevelopment and bankruptcy negotiations, Ballard Spahr's client-focused, goal-oriented team knows how to get the job done.

Our Clients

- Agents and co-lenders in loan syndications
- Bonding companies
- Commercial and investment banks
- Commercial and residential developers, owners and investors
- Commercial loan master and special servicers
- Commercial landlords
- Creditors' committees
- Distressed debt purchasers and sellers
- GSE and HUD lenders
- Insurance companies
- Mezzanine and bridge lenders
- Pension funds and private lenders
- Private equity companies
- Receivers

Our Experience

Ballard Spahr has handled real estate transactions in virtually every state in the nation. Our Distressed Real Estate Initiative combines a 120-lawyer Real Estate Department with attorneys in taxation, transactional finance, public-private partnerships, litigation and bankruptcy, restructuring and reorganization. Our focused, interdisciplinary approach is time sensitive, comprehensive and cost effective. Coupled with our national presence, broad client base and depth of experience, this approach equips Ballard Spahr to handle every aspect of distressed real estate transactions.

A National Practice In Key Locations

With offices throughout the United States, including key Eastern and Western locations, Ballard Spahr has built a truly national real estate practice. We understand the regional issues, local law, political climate and distinct market characteristics in many of the locations where distressed real estate deals are happening. Our clients operate nationwide. So do we.



Ballard Spahr

Helps Build the Nation

Our Services

- Acquisition and sale of distressed real estate projects
- Analysis, restructuring and termination of residential, commercial and mixed-use condominium and planned-unit projects
- Assistance to tenants and other parties acquiring leases and properties from debtors
- Commercial bank representations involving asset dispositions, restructuring options and possible bank sale
- Commercial loan master and special servicer representations, including pooling and servicing agreements and REMIC-related issues
- Corporate real estate disposition and sale-leaseback transactions
- Corporate restructurings, reorganizations and liquidations both in and out of bankruptcy
- Distressed debt acquisition
- FDIC portfolio transactions
- Landlord representation in connection with retail tenant bankruptcies
- Loan syndications
- Loan workout and enforcement actions
- Mezzanine loan transactions
- Private mortgage lender bankruptcy matters on behalf of borrowers with unfunded loan commitments
- Property and loan portfolio transactions
- Receiverships
- Restructuring and redevelopment of distressed projects
- Senior/subordinate lender and intercreditor matters