



## Distressed Real Estate

Our Distressed Real Estate practice is a longstanding national leader in handling and resolving distressed real estate matters. Established more than a decade ago, the team successfully helped a wide range of clients navigate the last market downturn and is now guiding them through COVID-19-related disruptions.

The firm's Distressed Real Estate practice draws on talent and experience from both transactional and litigation practices to create a multidisciplinary, results-focused team that works closely with lenders, servicers, investors, developers, owners, landlords, trustees, and receivers to design and implement the best approaches to resolving troubled real estate investments and related disputes. The team also advises on opportunistic investing, rescue capital transactions, distressed loan purchases, and bankruptcy matters.

As COVID-19 upends the global economy, members of our distressed real estate practice are assisting clients with loan restructuring and workouts, loan sales, receivership sales, foreclosures and other enforcement matters, lease modifications, construction disputes, bankruptcies and reorganizations, liquidations, asset distribution, and intercreditor matters. Our attorneys advise clients on a variety of distressed projects, including shopping centers and retail malls, office complexes, hotels, resorts, casinos, industrial properties, multifamily properties, senior housing and retirement communities, nursing homes, master-planned and mixed-use developments, and condominiums.

With offices in some of the hardest-hit markets in the country, we understand each area's regional issues, local laws, political climate, and distinct market characteristics. That perspective, coupled with our extensive experience in real estate, finance, litigation, taxation, and bankruptcy, gives us the skills and insight needed to help clients find creative and effective workout solutions and to protect and preserve their investments.

## OUR EXPERIENCE AND SERVICES

- Restructurings, reorganizations, and liquidations, both in and out of bankruptcy
- Balance sheet and securitized loan restructurings, workouts, and enforcement actions
- Master and special servicer representations, including pooling and servicing agreements and REMIC-related issues
- Troubled asset and loan dispositions and acquisitions
- Trust litigation matters
- Mezzanine loan transactions
- Preferred equity investments
- Receivership appointments for diverse commercial projects
- Restructuring and redevelopment of distressed projects
- Commercial leasing matters, including deferrals, abatements, co-tenancy issues, and operational issues
- Construction disputes
- Multifamily property issues, including changing requirements at the local level
- Guarantor enforcement actions
- Joint venture disputes
- Intercreditor disputes

The Distressed Real Estate Team is a multidisciplinary practice with attorneys from Ballard Spahr's Finance, Litigation, and Real Estate Departments, who cover all aspects of troubled real estate investments, loans, and projects.

## CONTACT



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