

Eric Seltzer

Director

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Eric Seltzer is a real estate attorney whose practice focuses on commercial real estate transactions, including acquisitions, dispositions, developments, mortgage and mezzanine financings, joint ventures, preferred equity investments, and recapitalizations.

Eric frequently counsels institutions, operators, developers, entrepreneurs, and tenants in complex commercial real estate transactions in connection with a broad range of asset types, such as office buildings, hotels, mixed-use properties, multifamily developments, life sciences facilities, and industrial properties. His practice has led him across the globe, working on transactions throughout the United States as well as in Europe, Asia, and the Caribbean.

Eric has significant experience with distressed commercial real estate transactions and has counseled borrowers and lenders in various aspects of real estate workouts and restructurings, including loan modifications, forbearance agreements, deeds-in-lieu of foreclosure, assignments-in-lieu of foreclosure, loan sales and purchases, and property short sales.

Prior to joining Goulston & Storrs, Eric was a Partner at a boutique law firm in New York City.

Admissions

- New York
- New Jersey

Education

- Benjamin N. Cardozo School of Law, Yeshiva University (J.D., 2005)
 - Managing Editor, Cardozo Arts and Entertainment Law Journal
- Syracuse University (B.A., *summa cum laude*, 2002)

Representative Matters

Deed-in-Lieu of Foreclosure for Owners of a Distressed Mixed-Use Building in New York City

Representation of privately owned real estate investment firms with a complex staged deed-in-lieu of foreclosure-like transaction with their lenders, and the related structuring of a 1031 like-kind exchange, for a distressed multifamily rental building, with ground floor retail, in New York City, which was owned through a tenancy-in-common arrangement.

Restructuring of Joint Venture for New York City Office Buildings

Representation of a prominent privately owned real estate investment firm in connection with the acquisition of additional membership interests in, and the restructuring of, a joint venture that indirectly owns two office buildings in New York City.

\$200M Financing of Luxury Multifamily Asset

Representation of a privately-owned real estate investment firm in connection with obtaining a \$200M financing for a luxury multifamily building, with ground floor retail space and a subterranean parking garage, located in Cambridge, Massachusetts.

Bridge Loan Origination for Manhattan Asset

Representation of privately owned international investment firm in connection with the origination of a bridge mortgage loan secured by real properties in the Hudson Yards area of Manhattan and negotiation of the loan servicing agreement.

Financing of a Life Sciences Office Project

Representation of prominent life sciences joint venture platform in connection with obtaining an approximately \$41.5M loan for the acquisition and repositioning of a life sciences office building in San Diego, California.

\$531.5M Long-Term Financing of Lab Building

Representation of a privately-owned real estate investment firm in connection with obtaining a \$531.5M long-term financing from a syndicate of lenders for a fully leased lab building, with retail space and a parking garage, in the Cambridge Crossing Project, located in Somerville, Massachusetts.

Real Estate Operating Platform and Joint Venture for cGMP and Biomanufacturing Focused Life Sciences Investments

Representation of life sciences sponsor in partnering with a leading private equity investor to create a cGMP and biomanufacturing focused life sciences real estate operating platform and joint venture targeting investments in major U.S. life sciences clusters.

Workout of Financing on Mixed-Use New York City Asset

Representation of a privately owned real estate investment firm in the workout and restructuring of mortgage loan financing of a mixed-use office building in New York, New York.

\$450M Construction Financing for a Multiple Building Life Sciences Development

Representation of prominent life sciences joint venture platform in connection with obtaining a \$450M construction loan for a multi-building development project comprised of lab space, parking and public amenities, located in Burlingame, California.

Retail Developer Joint Venture Arrangement

Representation of a prominent privately owned real estate investment and development company with a joint venture for the acquisition and redevelopment of a shopping center in San Antonio, Texas.

Construction Financing of Student Housing Development

Representation of a privately owned real estate investment and development firm with obtaining a \$98.5M construction loan for a student housing development project in Ithaca, New York.

\$585M Construction Financing for Life Sciences-anchored, Mixed Use Development

Representation of prominent life sciences joint venture in connection with obtaining a \$585M mortgage and mezzanine construction loan for a multi-building, mixed use development project comprised of lab space, apartments, retail, parking and public amenities, located in Boston's Allston neighborhood.

Acquisition Financing for Shopping Center in California's Sonoma Valley

Representation of a prominent privately owned real estate investment and development company with the acquisition financing for a premier shopping center in Santa Rosa, California.

Life Sciences Developer Acquisition and Joint Ventures

Representation of Botanic Properties in the acquisition of the ground leasehold interests in a property in Philadelphia, Pennsylvania, to be redeveloped into a life sciences facility, as well as the co-GP and institutional LP joint venture arrangements.

Refinancing of Massachusetts Retail Property

Representation of a prominent privately owned real estate investment and development company with the refinancing of a shopping center in Mansfield, Massachusetts.

CrossHarbor Capital Partners Preferred Equity Investment

Representation of CrossHarbor Capital Partners in its preferred equity joint venture investment with a prominent national homebuilder for the development of a luxury, multifamily rental community in Stamford, Connecticut.

Multifamily Developer Joint Venture Arrangements and Acquisition Financing

Representation of a privately owned real estate investment and development firm in connection with multiple tiers of joint venture transactions, including co-GP and institutional LP arrangements, and obtaining senior and mezzanine bridge financing related to the acquisition of an assemblage of properties in downtown Brooklyn, New York, for development into a luxury multifamily rental building.

Refinancing of New York City Multifamily Asset with Retail Component

Representation of a privately owned real estate investment and development company with respect to the senior and mezzanine refinancing of a mixed-use building near New York City's Gramercy Park.

Refinancing of New York Office Building

Representation of a privately owned real estate investment firm in the refinancing of an office building in New York, New York.

\$444M Construction Loan Financing and \$100M Financing Upsize

Representation of a privately owned real estate investment firm in connection with obtaining an approximately \$444M mortgage and mezzanine construction loan financing, and subsequent \$100M financing upsizing, for certain parcels in the Cambridge Crossing Project, located in Boston, Cambridge, and Somerville, Massachusetts.

Life Sciences Developer Acquisition, Financing and Joint Venture Arrangements

Representation of Botanic Properties in the acquisition and financing of a property in Long Island City, New York, to be redeveloped into a life sciences building, as well as the GP investment vehicle joint venture and joint venture with an institutional LP capital provider in connection therewith.

Multifamily Developer Joint Venture Arrangements and Construction Financing

Representation of a privately owned real estate investment and development firm in connection with certain joint venture transactions, including with an institutional LP capital provider, and obtaining construction loan financing related to the development of an assemblage of properties in downtown Brooklyn, New York, into a luxury multifamily building.

Refinancing of Mixed-Use New York City Asset

Representation of a privately owned real estate investment firm in the \$53M mortgage loan refinancing of a mixed-use building in New York, New York.

Real Estate Investment Firm Acquisition, Financing and Disposition of Various Multifamily Assets

Representation of a privately owned real estate investment firm in connection with the acquisition, disposition and financing of various multifamily properties in New York, New York.