

# Frank Ditta

*Director*

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Frank Ditta is a real estate attorney who focuses his practice on complex transactions up and down the capital stack and across asset classes. He handles commercial real estate financings, including construction, permanent and mezzanine loans, as well as acquisitions and dispositions. In addition, he advises clients on portfolio transactions, C-PACE financings, 1031 exchanges and distressed situations.

Frank represents institutions, REITS, investment funds, family offices and operators on projects locally and around the country. Frank's practice has led him to be called upon to counsel clients on trophy asset financings, headquarters acquisitions, developments and financings, along with a variety of other cutting edge development and redevelopment projects.

## **Accolades**

- Lawdragon 500 X: The Next Generation Lawdragon List, 2023-2024
- Best Lawyers in America® Ones to Watch (2023-2025): Real Estate Law
- New York Metro Super Lawyers 2024

## **Affiliations**

- Mentor, 3L Mentorship Program, Maurice A. Deane School of Law at Hofstra University

## **Admissions**

- New York

## **Education**

- Hofstra University (J.D., *magna cum laude*, 2011)
- State University of New York at Albany (B.A., *summa cum laude*, 2007)

## Representative Matters

### **Successful \$425 million refinancing of One Times Square in New York City**

Representation of Jamestown Properties in connection with the \$425 million construction financing of One Times Square, the globally-recognized building that has been home to the world's New Year's Eve ball drop since 1907. Originally built as the headquarters of The New York Times in 1904, the 26-story structure is wrapped entirely in LED screens and is located in the heart of Times Square in New York City.

### **BXP \$1B Financing of 601 Lexington Avenue in New York**

Representation of BXP in connection with its \$1 billion refinancing of 601 Lexington Avenue, a 59-story office tower (formerly known as the Citigroup Building) located in Midtown East, Manhattan.

### **Atlas Capital Group Acquisition and Financing of 15 Park Row, New York City**

Representation of Atlas Capital Group, LLC in the acquisition and financing of 15 Park Row, a 31 story, 335-unit apartment building with ground-floor commercial space in New York City. The building was completed in 1899 and until 1908 it was New York City's tallest building and the tallest office building in the world.

### **BXP \$2.3B Refinancing of General Motors (GM) Building in New York City**

Representation of BXP, Inc. in connection with the \$2.3B refinancing of the General Motors (GM) Building, a 50-story office tower at 767 Fifth Avenue in New York City thought to be among the most valuable office properties in the world, through a 10-year, fixed-rate loan that replaces a \$1.6 billion loan package. BXP paid a record \$2.9 billion for the trophy asset in 2008 and the loan for this refinance is the largest in New York City since the acquisition of Stuyvesant Town-Peter Cooper Village by Blackstone Group L.P. in 2015.

### **AION Partners Multifamily**

Representation of AION Partners in connection with the joint venture, preferred equity, acquisition (from a major insurance company) and financing of a 4035 unit multifamily portfolio located in Delaware, New Jersey and Pennsylvania.

### **Joint Venture of \$300M Trophy Property**

Represented a joint venture between an operating partner and a high net-worth individual in the acquisition and recapitalization of a \$300M trophy property located in New York City.

### **REIT Acquisition of Closely-Held Real Estate Operating Company**

Represented a publicly-traded REIT in the acquisition of a preferred equity interest in, and a joint venture with, a closely-held real estate operating company with properties throughout the western United States.

### **Commercial Real Estate Leasing of Trophy Property**

Represented a commercial real estate fund and property owning entity in matters pertaining to the leasing of the entity's trophy property located in Chicago, Illinois, which contains more than 1M square feet.

**International Hospitality Company Acquisition of Caribbean Island**

Represented an international hospitality company in connection with an island purchase in the Caribbean.

**Real Estate Investment Firm Purchase of \$23+M Loan**

Represented a real estate investment firm in the purchase of a \$23+M senior mezzanine loan from an Irish bank secured by membership interests in a multi-property portfolio.

**Real Estate Investment Firm Purchase of \$21+M Loan**

Represented a real estate investment firm in the purchase of two \$21+M junior mezzanine loans from a now defunct lender secured by membership interests in portfolio of multistate properties.

**\$35M Refinancing of Commercial Property for Joint Venture**

Represented a joint venture between a hedge fund and an operating partner in a \$35M refinancing of a commercial property located in Suffolk County, New York.

**Developer Acquisition and Financing of \$9+MM Mixed-Use Apartment Building**

Represented a developer in the acquisition and financing of a \$9+MM Upper East Side Manhattan mixed-used apartment building.

**\$22+M Financing of Commercial Properties for Joint Venture**

Represented a joint venture between a hedge fund and an operating partner in obtaining \$22+M of financing secured by a first mortgage loan on commercial properties in Santa Clarita, California.

**Hedge Fund \$15+M Loan for Hotel**

Represented a hedge fund in originating a \$15+M first priority mortgage loan secured by a hotel property located in Brooklyn, New York.

**\$5M Financing of Commercial Property for Joint Venture**

Represented a joint venture between a hedge fund and an operating partner in obtaining an additional \$5M in financing under an existing loan secured by a commercial property in Chicago, Illinois.

**\$50M Loan of Commercial Property for Joint Venture**

Represented a joint venture between a hedge fund and an operating partner during negotiations with an existing lender pertaining to the renovation of a commercial property securing a \$50M loan located in Las Vegas, Nevada.

**\$15M Financing of Commercial Property for Joint Venture**

Represented a joint venture between a hedge fund and an operating partner in obtaining \$15M in financing secured by a commercial property located outside of Chicago, Illinois.

**Leasing Matters in Sale of Commercial and Industrial Properties**

Represented a publicly-traded international corporation related to certain leasing matters pertaining to Georgia properties and in the sale of certain of the corporations commercial and industrial properties.

**Negotiation of Joint Venture for High-Profile Properties**

Represented a real estate developer during negotiations with an insurance company related to a proposed joint venture to develop certain high-profile properties located in the New Jersey metropolitan area.

**Acquisition of Membership Interests in Property-Owning Entity**

Represented a hedge fund during the acquisition of certain membership interests in a property-owning entity pertaining to a Brooklyn, New York property.

## Community

Frank is committed to providing pro bono legal services. He has represented a variety of organizations in both New York City and Boston. He is a proud member of the team that delivers pro bono legal representation for Roca, Inc., whose mission is to “relentlessly disrupt violence by engaging young people, police, and systems to heal trauma, find hope, and drive change.”

Frank is passionate about mentoring the next generation of lawyers. He serves as a mentor to law students at the Maurice A. Deane School of Law at Hofstra University. He continues to participate in the Hofstra Law Review Mentorship Program.

Frank has served as a judge for the regional round of the ABA National Negotiation Competition.