

# George W. Evans, III

*Associate*

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George Evans is a real estate attorney who represents owners, operators, developers, borrowers, investors, lenders, landlords, and tenants.

George works closely with clients to help them achieve their objectives whether they are acquiring, financing, investing in, selling, or leasing multifamily, office, or hospitality assets across the United States.

In doing so, George negotiates and structures joint ventures for the acquisition or repositioning of properties. He also handles all aspects of drafting, negotiating, and filing commercial condominium documents.

George has experience advising publicly traded REITs on securities law matters as well.

## **Affiliations**

- New York City Bar Association
- Urban Land Institute

## **Admissions**

- New York

## **Education**

- Emory University School of Law (J.D., 2009)
- Emory University Goizueta Business School (M.B.A., 2009)
- Williams College (B.A., 2004)

## **Representative Matters**

**Developer Agreements for Multifamily Rental Building**

Representation of a developer in connection with negotiating the acquisition, bridge financing, and joint venture agreements for the conversion of an office property in downtown Stamford, CT into a \$90M multifamily rental building.

**\$270M Acquisition and \$245M Financing for Office Building**

Representation of a borrower in connection with the \$270M acquisition of a ground lease, as well as the \$245M financing for an office building in midtown Manhattan.

**Conversion of Hotel Into Commercial Condominium**

Representation of a purchaser in connection with the conversion of a midtown Manhattan hotel into a commercial condominium for hotel, timeshare and food and beverage use to facilitate a \$160M acquisition by a national timeshare operator. Drafted and negotiated Declaration of Condominium.

**Joint Venture Agreement to Acquire \$100M Condominium**

Representation of a developer in connection with a joint venture agreement to acquire a \$100M condominium in Manhattan's Gramercy neighborhood.

**Disposition of \$55.5M 56 Unit Multifamily Rental Property**

Representation of the seller of a 56 unit multifamily rental property in Manhattan's Gramercy neighborhood at the purchase price of \$55.5M.

**\$37.6M Joint Venture to Acquire and Finance Multifamily Rental Property**

Representation of an institutional investor in a joint venture to acquire and finance a 286 unit multifamily rental property in Washington State for \$37.6M.

**\$43M Construction Loan for Condominium Conversion**

Representation of a developer in negotiation of \$43M construction loan for condominium conversion in Brooklyn Heights.

**Formation of Commercial Condominium**

Representation of a landlord in formation of commercial condominium of a major NY office building adjacent to Bryant Park.

**Acquisition and Negotiation of Easements for \$200M Multifamily Development**

Representation of a national developer in acquisition of and negotiation of easements for a \$200M multifamily development in Emeryville, CA.

## Blog Posts: Retail Law Advisor

This blog keeps you connected to timely developments and emerging issues in retail law and covers a wide range of topics related to the retail, restaurant and consumer industry. We invite you to learn more about Goulston & Storrs and our Retail, Restaurant & Consumer Group.

February 21, 2018

**Settlement Opens Door For Outer Borough Outlet Centers**

In August 2017, Simon Property Group (“SPG”) and the Office of the Attorney General of the State of New York (“NYAG”) entered into an Assurance of Discontinuance (the “Settlement”) regarding alleged anti-competitive effects of radius restrictions used by SPG...

November 8, 2017

**New Experiences, New Retail Opportunities**

Despite all of the noise about the rise of e-commerce and omnichannel distribution and the demise of brick-and-mortar, 85% of retail sales are still made in physical stores , and physical stores will continue to be at the core...

January 19, 2017

**Upscale Food Halls—On Trend and On The Rise**

The growth of high-end food halls is taking off around the country as consumers seek fast, fresh, high-quality, chef-driven meals with a local touch, and as landlords seek to cash in on the continued growth of fast-casual dining. These...

## Trending Topic of Interest

Because of his broad work with real estate owners and operators throughout the country, George is keenly alert to trends affecting the real estate industry. One interesting trend George is following closely is how developers are acquiring land in markets with rapidly increasing land costs.

What he sees is an increase in real estate developers engaging in joint ventures with current land owners who have a low cost basis in their properties. The two partners share a common goal to redevelop a particular property, and the joint venture is able to obtain financing more efficiently than the developer could alone.

George is monitoring this interesting new pathway to property acquisition, redevelopment and ultimate improvement.