

# International Investment in U.S. Real Estate

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The Goulston & Storrs International Investors group represents non-US businesses investing in US real estate. We help clients navigate the opportunities and potential concerns of cross-border investments in United States property, including acquisitions and dispositions, distressed debt, preferred equity structures, joint ventures, mortgage and mezzanine loan financing, bankruptcy, work-outs, litigation and tax structuring issues.

Our clients include international banks and insurance companies, private equity funds and other real estate investment companies and groups in Germany, the Netherlands, Israel, Canada, China and other countries.

Recognized for our strength in the real estate industry, Goulston & Storrs attorneys have great depth of experience across all major US property types.

## Representative Matters

### **Elco Landmark Residential \$535M Recapitalization of Landmark Apartment Trust of America, Inc.**

Representation of Elco Landmark Residential, in the recapitalization of Landmark Apartment Trust of America, Inc., a public non-traded REIT, through a \$535MM contribution of properties and cash involving 37 apartment communities across 17 US states, with its partners Ontario Pension Trust and DeBartolo Development.

### **International Bank \$105M Syndication of \$210M First Mortgage Loan Secured by Mixed-Use Property**

Representation of an international bank in a \$105M syndication of a \$210M first mortgage loan secured by a mixed-use property in Chicago.

### **Starwood Capital Group JV with Gaia Real Estate Restructuring and Recapitalization of 9,500 Multifamily Units Across Four States**

Representation of Starwood Capital Group in its joint venture with Gaia Real Estate in the restructuring out of bankruptcy and recapitalization (through an equity infusion and the restructuring of a \$503MM CMBS loan) of PJ Finance Company and its 9,500 units of multifamily housing located in AZ, TX, FL and TN.