

# James H. Lerner

*Director*

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Jim Lerner is a real estate lawyer who focuses on lending, particularly in connection with the representation of financial institutions in real estate and corporate transactions.

His practice emphasizes large multi-lender financial transactions involving construction and acquisition, real estate financings, mixed-use developments, secured and unsecured REIT financings, security and asset-based lending involving leverage buy-outs, restructuring and work-outs, including tiered debt financing, mezzanine financing and inter-creditor issues.

Jim spends significant time in both the Boston and New York City offices of the firm, counseling clients in each city as well as national clients. *Chambers USA* recognizes Jim as "an excellent lawyer, and very good communicator who is thorough, diligent and practical lawyer who demonstrates a strong 'can-do approach' and exceptionally responsive."

Jim is also a co-chair of the firm's Real Estate Capital Markets/Debt Group.

## **Accolades**

- *Chambers USA*, Banking & Finance, Massachusetts, 2019-2020 (Band 3)
- Martindale Hubbell Peer Review Rated AV Preeminent™
- "America's Leading Business Lawyers," *Chambers USA* 2012-2016
- Massachusetts Super Lawyers, 2011 - 2014, 2019
- Best Lawyers in America® (2021): Real Estate Law

## **Affiliations**

- Real Estate Finance Association (REFA), Board Member and Past President
- Real Estate Lenders Association (RELA) - Boston, Board Member

## **Admissions**

- Massachusetts
- New York
- Rhode Island

## **Education**

- Tufts University (B.A., 1977)
- Boston College Law School (J.D., 1980)

## **Representative Matters**

### **Tremont Mortgage Trust \$30M First Mortgage Bridge Loan**

Representation of Tremont Mortgage Trust in connection with a \$30 million first mortgage bridge loan for Finley Point in Downers Grove, Illinois.

### **Tremont Mortgage Trust \$14.8M Loan to Refinance Office Property**

Representation of Tremont Mortgage Trust in connection with a \$14,900,000 mortgage loan to Pembroke FV Management LLC to refinance and improve the approximately 87,155 square foot office property commonly known as 1000 Floral Vale located at 1000 and 1100 Floral Vale Drive, Yardley, Pennsylvania

### **Tremont Mortgage Trust \$14M Loan to Refinance Structured Parking Garage**

Representation of Tremont Mortgage Trust in connection with \$14,000,000 loan to Somera Road-835 West Hamilton Garage, LLC for the refinance of an approximately 330,827 square foot, 1,100 space structured parking garage located at 940 Linden Street, Allentown, Pennsylvania

### **Tremont Mortgage Trust \$18.1M Loan to Refinance Student Housing**

Representation of Tremont Mortgage Trust in connection with a \$18,110,000 loan to Orion UME, LLC to refinance a 144 unit, 567 bed student housing property known as Orchard Trail in Orono, Maine

### **\$30M Term Loan for Whole Foods Market in New York City**

Representation of the lender in a \$30M term loan for a retail condominium unit for a Whole Foods Market in Manhattan, New York City.

### **\$43.5M Construction Financing for Apartment Building in Boston, MA**

Representation of the agent and a syndicate of lenders in a \$43.5M construction financing for an apartment building with ground-floor retail and a parking facility in Boston, MA.

### **\$77.4M Construction Financing for Multifamily Property in Jersey City, NJ**

Representation of the lender in the \$77.4M construction financing for a 39-story, Class A building with 311 apartments and 640 square feet of ground-floor retail in Jersey City, NJ.

**\$78.8M Construction Financing for Office and Lab Property**

Representation of the agent and a syndicate of lenders in a \$78.8M construction financing for an office and laboratory property pursuant to development rights for a suburban office park.

**\$91M Financing for Apartment Building in Washington, D.C.**

Representation of the agent and a syndicate of lenders in a \$91M financing for a high-rise apartment building and parking structure in Washington, D.C.

**\$94.5M Construction Financing for Office Building in Washington, D.C.**

Representation of the agent and a syndicate of lenders in the \$94.5M construction financing for a class A office building in Washington, D.C.

**\$95M Construction Financing for Luxury Apartment Building in Washington, D.C.**

Representation of the agent and a syndicate of lenders in the \$95M construction financing for a luxury apartment building with ground-floor retail and a parking garage in Washington, D.C.

**Tremont Mortgage Trust \$14.5M First Mortgage Bridge Loan**

Representation of Tremont Mortgage Trust in connection with a \$14.5M first mortgage bridge loan to finance the acquisition of a 158,380 square foot retail center in Omaha, Nebraska.

**Tremont Mortgage Trust \$14.8M First Mortgage Bridge Loan**

Representation of Tremont Mortgage Trust in connection with a \$14.8M first mortgage bridge loan to refinance 2 Overhill Road, a 62,000 square foot 4-story office building in Scarsdale, NY.

**Tremont Mortgage Trust \$40.4M First Mortgage Bridge Loan**

Representation of Tremont Mortgage Trust in connection with a \$40.4M first mortgage bridge loan to finance the acquisition of the Hampton Inn JFK, a 216-key, 13-story hotel adjacent to the John F. Kennedy International Airport.

**J.P. Morgan \$185 Syndicated Term Loan for Refinance of Office, Lab and Retail Complex in Cambridge**

Representation of J.P. Morgan in connection with \$185M syndicated term loan for the refinance of the office, lab and retail complex at One Kendall Square, Cambridge, Massachusetts.

**Santander \$100M Syndicated Term Loan**

Representation of Santander Bank in connection with its \$100M syndicated term loan for the refinance of Minuteman Office Park.

**CapitalOne \$209.5M Loan to Fairfield Residential**

Representation of CapitalOne in connection with the \$209,500,000 term loan to Fairfield Residential.

**Agent Bank and a Syndicate of Banks \$70M Construction Financing**

Representation of an agent bank and a syndicate of banks in a transaction for \$70M construction financing for Boston's first Moxy Hotel, a trendy Marriott sub-brand known as a micro-hotel.

**Agent Bank and a Syndicate of Banks for \$100M Unsecured Term Facility**

Representation of an agent bank and a syndicate of banks for \$100M unsecured term facility for a real estate investment trust.

**Agent Bank and a Syndicate of Banks in \$78M Construction Financing**

Representation of an agent bank and a syndicate of banks in a transaction for \$78M construction financing for a multi-family project in New Jersey.

**Agent Bank and a Syndicate of Lenders in \$173M Construction Financing**

Represent an agent bank and a syndicate of lenders in a \$173M construction financing for mixed-use retail and hotel project.

**Agent Bank and Syndicate Lenders \$190M Senior Term Facility and \$50M Mezzanine Term Facility to One Channel Center**

Represent an agent bank and a syndicate of lenders in a \$190M senior term facility and \$50M mezzanine term facility to One Channel Center LLC covering the State Street Bank headquarters building in the Seaport area in Boston, MA.

**Agent Bank and Syndicate of Lenders \$120M Financing Facility**

Represent an agent bank and a syndicate of lenders in a \$120M financing facility secured by assignment of ownership interests in various real estate limited partnership and limited liability company investment vehicles.

**Agent Bank and Syndicate of Lenders \$170M Senior Facility and \$35M Mezzanine Facility Chicago**

Represent an agent bank and a syndicate of lenders in a \$170M senior facility and a \$35M Mezzanine facility involving a major trophy office building in Chicago.

**Agent Bank and Syndicate of Lenders \$180M Facility**

Representation of an agent bank and a syndicate of lenders for a \$180M facility involving the assignment of ownership interest in various real estate investment vehicles.

**Agent Bank and Syndicate of Lenders \$200M Refinance in New York City**

Represent an agent bank and a syndicate of lenders in a \$200M refinance and renovation of 2 Grand Central Office Tower in New York City.

**Agent Bank and Syndicate of Lenders \$50M Construction Loan**

Represent an agent bank and a syndicate of lenders for a \$50M construction loan for storage facilities located throughout the United States.

**Agent Bank and Syndicate of Lenders \$66.68M Construction Loan Central Park West**

Represent an agent bank and a syndicate of lenders in a \$66.68M construction loan for a condominium conversion of an existing apartment building on Central Park West in New York City.

**Agent Bank and Syndicate of Lenders Construction Loan New York**

Represent an agent bank and a syndicate of lenders in a construction loan to facilitate construction of two 19-story, mixed-use towers, including multifamily residential apartment units and ground floor retail space in New York.

**Agent Bank and Syndicate of Lenders in \$1.25B Publicly Traded REIT**

Representation of an agent bank and a syndicate of lenders in a \$1.25B unsecured revolving and term facility for publicly traded REIT.

**Agent Bank and Syndicate of Lenders in \$175M Term and Renovation Facility Malden, MA**

Represent an agent bank and a syndicate of lenders in a \$175M term and renovation facility covering the Granada Highlands Apartments in Malden, MA

**Agent Bank and Syndicate of Lenders in \$198M Senior Facility and \$49.5M Mezzanine Facility Throughout Southeastern United States**

Representation of an agent bank and a syndicate of lenders in a \$198M senior facility and \$49.5M mezzanine facility for office building portfolio located throughout the southeastern United States.

**Agent Bank and Syndicate of Lenders in \$38.5M Construction Loan Multifamily Apartment Long Island City**

Representation of an agent bank and a syndicate of lenders in a \$38.5M construction loan for a multifamily apartment building in Long Island City, NY.

**Agent Bank and Syndicate of Lenders in \$620M Acquisition Financing and Negotiation with Mezzanine Lender**

Represent an agent bank and a syndicate of lenders in a \$620M office acquisition financing and negotiation of inter-creditor agreement with mezzanine lender.

**Agent Bank and Syndicate of Lenders in \$90M Senior Facility and \$15M Mezzanine Facility in Chicago**

Representation of an agent bank and a syndicate of lenders in a \$90M senior facility and a \$15M mezzanine facility in a multi-lender financing involving a major office building in Chicago.

**Agent Bank and Syndicate of National Lenders \$340M Construction Loan**

Represent an agent bank and a syndicate of national lenders for a \$340M construction loan for office buildings located throughout the United States.

**Bank \$40M Line of Credit**

Represent a bank in a \$40M line of credit to a public company.

**Bank \$42M Loan for Seven Medical Buildings**

Representation of a bank in a \$42M term loan for portfolio of seven medical buildings in Rhode Island.

**Bank \$50M Revolving Facility**

Represent a bank in connection with a \$50M revolving facility for a privately held REIT.

