goulston&storrs

Matthew P. Tosto

Associate

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Matthew Tosto is a real estate lawyer who handles complex real estate investments and transactions. He counsels both individual and institutional real estate investors, as well as developers and financial institutions, in matters throughout the United States. Matthew advises clients on intricate transactions including acquisitions and dispositions (including portfolio transactions), joint venture arrangements, and development projects. He also represents both borrowers and lenders in real estate financing transactions, including acquisition financing, construction and permanent loans, loan participations, syndications, and mezzanine loans.

Prior to joining Goulston & Storrs, Matthew was a real estate associate at Am Law 50 firms in New York City and Boston. Before law school, Matthew developed a strong business foundation while working as an investment analyst at an international asset management firm.

Accolades

- *Best Lawyers in America*® Ones to Watch, 2024, Real Estate

Affiliations

- Massachusetts Bar Association
- New York Bar Association

Admissions

- Massachusetts
- New York

Education

- Tulane University (J.D., *cum laude*, 2014)
- Tufts University (B.A., 2008)

Representative Matters

CrossHarbor Capital Partners Transactions Nationwide
Representation of CrossHarbor Capital Partners LLC and its affiliates in connection with transactions across the country including joint venture developments, preferred equity investments, and mezzanine and EB-5 financings.

Eaton Vance Property Acquisitions Across the U.S.
Representation of Eaton Vance and its affiliates in connection with the acquisition and financing of properties throughout the country.

Pyramid Hotel Group Financing
Representation of Pyramid Hotel Group in the financing of a hotel property in Charlestown, MA.

WS Development Financing of Properties Throughout the Country
Representation of WS Development and its affiliates in connection with the financing of retail and multi-use properties throughout the country.

Lonicera Partners Ground-Up Development
Representation of Lonicera Partners in developing a 290-unit, mixed use building located at 55 Willoughby Street, Brooklyn, New York, which is a qualified opportunity zone investment that will consist of approximately 223,000 square feet of residential space and 4,500 square feet of commercial space. Goulston & Storrs advised Lonicera on multiple aspects of the transaction, including the $48 million acquisition of the fee interest at 47-55 Willoughby Street and the associated purchase money mortgage in connection with such acquisition, the negotiation of joint venture agreements with capital partners to provide development capital for the project tax advice pertaining to qualified opportunity zone investments, and the acquisition of air rights at 57 Willoughby Street, Brooklyn, New York.

AXA IM Alts and its Affiliates in one of the Largest Industrial Portfolio Acquisitions of 2020
Representation of AXA IM Alts and its affiliates in one of the largest industrial portfolio acquisitions of 2020. The portfolio consists of 27 assets in Chicago, Houston, Los Angeles, Central New Jersey, Dallas, South Florida, Southern New Jersey and Atlanta. In a significant step in its strategy to grow a U.S. wide logistics platform, AXA IM Alts, on behalf of clients and through a joint venture with Cabot Properties, Inc., acquired the 7,984,000 s/f portfolio for approximately $875 million, through a share purchase of a REIT previously managed by Cabot Properties. Representation included all matters related to property diligence, structuring, joint venture, purchase, financing, tax and environmental considerations of the property, including tax and structuring issues relating to cross-border investments.