

# Stephen Schweiger

*Director*

[sschweiger@goulstonstorrs.com](mailto:sschweiger@goulstonstorrs.com)

New York: +1 212 878 5139



---

Stephen Schweiger is a real estate attorney who focuses on finance. He represents financial institutions in connection with construction, mezzanine and permanent financing projects and credit enhancement for the issuance of taxable and tax exempt bonds. Much of his work involves the representation of the agent in projects with multiple lenders and multiple tiers of financing. Steve's expertise in the complexities of the New York lien law has been invaluable in helping clients structure and restructure New York construction loans. Steve is also experienced in the workout and resolution of problem loans on a national, local, and regional level, as well as commercial real estate conveyancing and leasing transactions.

Steve serves as Co-Chair of the firm's Real Estate Banking & Finance Group.

## **Affiliations**

- American Bar Association
- New York State Bar Association, Real Estate Division

## **Admissions**

- New York
- New Jersey

## **Education**

- New York University School of Law (J.D., 1995)
- Stanford University (A.B., 1991)

## **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.

**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.

**Representation of the Agent in connection with a \$95 million syndicated construction and term loan**

Representation of the Agent in connection with a \$95 million syndicated construction and term loan facility for the acquisition and improvement of a 17-building industrial park with approximately 1.2 mm square feet located in Rockland County, NY

**Resolution of a \$385M Acquisition and Construction Loan**

Representation of the lender in the ongoing resolution of a \$385 million acquisition and construction loan in connection with a luxury condominium project in Manhattan financed with multiple tiers of debt.

**Agent and Lenders in \$260M Loan for Construction of Residential Rental Project**

Representation of the agent and the lenders in connection with a \$260 million loan for the construction of a residential rental project in Manhattan.

**Representation of the Agent in connection with a \$113 million syndicated loan**

Representation of the Agent in connection with a \$113 million syndicated loan facility for the acquisition and renovation of a two building office complex in Chicago, Illinois.

**Representation of the Agent in connection with a \$75 million loan**

Representation of the Agent in connection with a \$75 million loan facility for the acquisition and improvement of a 1.7 million square foot, five building portfolio located across five states

**Representation of the Lender in connection with a \$64 million construction loan**

Representation of the Lender in connection with a \$64 million construction loan for the development of a three building, 303-unit residential rental complex in White Plains, NY

**Workout and Foreclosure of \$135M Acquisition and Building Loan Facility**

Representation of a co-lender in the workout and foreclosure of a \$135 million acquisition and building loan facility secured by a hotel development in Manhattan and subject to a permanent takeout.

**Purchase, Finance and Leasing of Retail Center**

Representation of the developer in the purchase, finance, and leasing of a \$30 million retail center in New Jersey.

**Construction Loan for Conversion of Residential Retail Building**

Representation of the lender in a \$60 million construction loan for the conversion of a residential rental building to office use in Hollywood, California.

**Agent and Issuer of \$125M letter of Credit Facility**

Representation of the agent and issuer of a \$125 million letter of credit facility in connection with the issuance of taxable and tax exempt series Housing Revenue Bonds by the New York State Housing Finance Agency for the construction of a mixed use rental facility in New York City.

**Ongoing Restructure of \$120M, Multi-Tiered Debt Facility**

Representation of the agent in the ongoing restructure of a \$120 million, multi-tiered debt facility involving the development of a luxury residential condominium project in Washington, D.C.