

# Yuanshu Deng

*Director*

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Yuanshu Deng is a real estate lawyer. She advises real estate owners and developers, as well as financial institutions in connection with commercial real estate financing, acquisitions and dispositions. She generally counsels clients that develop office, multifamily, retail and mixed-use properties throughout the United States. She also serves as a Group Leader of the firm's Real Estate Banking & Finance Group.

Before attending law school, Yuanshu interned at Innovations in Civic Participation in Washington, D.C., a non-profit organization supporting the development of innovative youth civic engagement policies and programs in the US and around the world.

## **Affiliations**

- Boston Bar Association

## **Admissions**

- Massachusetts

## **Education**

- Harvard Law School (J.D., 2008)
- Duke University (B.S., *summa cum laude*, 2005)

## **Representative Matters**

### **Millennium Tower \$775M Construction Loan**

Represented Cale Street Partners, a London based real estate investment firm, in the \$775M construction loan for the Millennium Tower in Boston, MA. Our team conducted a risk assessment on the construction and design documents and provided permitting advice.

**\$78M Construction Loan for Multifamily**

Representation of the agent bank in a \$78M construction loan for a multifamily residential project in Weehawken, NJ.

**\$40M Construction Loan For Multifamily**

Representation of the agent bank in a \$40M construction loan for a multifamily residential project in Norwood, MA.

**\$30M New Markets Tax Credit Transaction**

Representation of a lender in loans totaling \$30M in a New Markets Tax Credit transaction.

**\$150M Refinancing of Hotel**

Representation of the lender in a \$150M loan for the refinancing of a hotel property in Boston, MA.

**New England Development University Station**

Representation of New England Development, a national shopping and mixed use developer, in the financing and development of the mixed use retail, office and residential project known as University Station in Westwood, MA.

**New England Development Acquisition and Redevelopment of Mall**

Representation of New England Development in connection with its acquisition and redevelopment of an existing mall in Brockton, Massachusetts.

**WS Development Acquisition and Financing of Seaport Square**

Representation of WS Development in the acquisition and financing of portions of the Seaport Square mixed-use development in Boston, MA.

**WS Development Refinancing of Shopping Centers**

Representation of WS Development in connection with refinancing of several regional shopping centers.

**\$10M Refinancing of Shopping Centers**

Representation of a commercial real estate developer in connection with the \$10M refinancing of shopping centers across two New England states.

**CBL & Associates Properties \$1B Joint Venture**

Representation of CBL & Associates Properties, Inc. in the formation of a \$1B joint venture with TIAA-CREF to invest in market-dominant shopping malls nationally.

**Eaton Vance Sale of Interest in JV to The Blackstone Group**

Representation of Eaton Vance Corporation in connection with its sale to The Blackstone Group of an 80% interest in a joint venture with ProLogis that included three portfolios totaling more than 50 industrial properties.

## Publications

June 16, 2020

**The Fed Updates the Main Street Lending Program – as of June 15, 2020**

May 21, 2020

**Updates on the Main Street Lending Program**

May 1, 2020

**The Fed Updates the Main Street Lending Program – as of May 1, 2020**

April 10, 2020

**Fed Loan Program Hits Main Street**

August 14, 2019

**Build-to-Rent Deals: Navigating the Legal Issues**

Multi-Housing News

## 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.

May 1, 2020

**The Fed Updates the Main Street Lending Program – as of May 1, 2020**

Executive Summary On April 30, the Federal Reserve Board (Fed) announced revisions to the scope and eligibility requirements for the Main Street Lending Program (the MSLP or Program) in response to over 2,200 comment letters. The changes generally expand...