



## New York

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## Miami

## Related Services

- Acquisitions / Dispositions
- Development and Construction
- Joint Ventures
- Lending / Distressed Real Estate
- Real Estate

## Education

- J.D., New York University School of Law, 1982
- B.A., City College of the City University of New York, 1979

## Steven Horowitz Senior Counsel

Steven Horowitz concentrates on real estate transactions and related matters, practicing out of Stroock's New York and Miami offices. He represents clients, including pension funds, investment advisors, asset managers and other fiduciaries, in the acquisition, joint venture, sale and development of all classes of real estate, including commercial, residential, industrial and mixed-use property, with a recent emphasis on mixed-use development.

Steven is experienced with all types of financing, representing both institutional lenders and borrowers in construction, permanent, bridge and mezzanine financing, and in preferred equity investments. He has developed a mezzanine lending platform for a major institutional client and devoted substantial time to negotiating intercreditor, participation and co-lender agreements at all levels of the capital stack.

Steven has been heavily involved in the sale and purchase of loan portfolios, loan restructurings and workout/foreclosure alternatives for distressed loans, including deed-in-lieu transactions and UCC foreclosure auctions.

Steven negotiated one of the 10 largest real estate transactions in the United States in 2016 – the sale for \$1.65 billion of an office property located on Avenue of the Americas in New York – with the aid of a single associate against some of the top law firms in the country.

*Best Lawyers in America* and *Super Lawyers* both have named Steven in their list of the nation's top lawyers.

## Representative Matters

- Represented a commingled pension fund advised by J.P. Morgan Investment Management Inc. in the acquisition of a 12-property industrial portfolio consisting of approximately 3,400,000 square feet, located in seven different states, and the assumption of three loan pools.
- Represented two mortgage funds advised by J.P. Morgan Investment Management Inc. in the sale of 30 performing loans to Freddie Mac.
- Represented a commingled pension fund advised by J.P. Morgan Investment Management Inc. in the joint venture acquisition, financing and development of a mixed-used residential, retail, office and parking condominium development in Boston, Massachusetts.
- Represented a commingled pension fund advised by J.P. Morgan Investment Management Inc. in the development of a podium garage structure in Dallas, Texas. The creation of a four (4) unit condominium structure consisting of a garage unit, a retail unit, a multi-family unit

above the podium and a hotel unit above the podium, and the sale of the multi-family unit.

- Represented a mortgage fund advised by J.P. Morgan Investment Management Inc. in the construction financing of a conversion of a high-rise parking structure to a residential condominium building in New York City, and the negotiation of an intercreditor agreement with the mezzanine lender.
- Represented a real estate fund advised by J.P. Morgan Investment Management Inc. in the acquisition and financing of a “big box” shopping center located in Maryland.
- Represented a separate account client advised by J.P. Morgan Investment Management Inc. in the joint venture acquisition, financing and development of an industrial property in Houston, Texas.
- Represented a commingled pension fund advised by J.P. Morgan Investment Management Inc. in the joint venture acquisition and development of a multi-family property in Miami, Florida.
- Represented a commingled pension fund advised by J.P. Morgan Investment Management Inc. in the leasehold financing of one of the largest upscale luxury brand malls in Hawaii.
- Represented a separate account client advised by J.P. Morgan Investment Management Inc. in the acquisition of a “B Note” in connection with construction financing of a luxury residential condominium building in Manhattan, and the negotiation of a Co-Lender Agreement with the “A Note” holder.

#### **Honors & Awards**

- *Best Lawyers*
- *Super Lawyers*

#### **Memberships**

- Member, Florida Bar Association
- Member, New Jersey Bar Association

#### **Admitted To Practice**

- New York
- Florida