

# Seth R. Henslovitz

*Partner*

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## Contact

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**Advises on real estate transactions, including representing lenders and borrowers in connection with commercial mortgage and mezzanine financing, acquisitions and dispositions of mortgage and mezzanine debt, acquisitions and dispositions of commercial properties, workouts and restructurings and negotiation of joint venture agreements.**

Seth's clients include real estate private equity funds, major financial and commercial lending institutions and developers, owners and operators of commercial office buildings, shopping centers, hotels, residential complexes, industrial properties and undeveloped land.

Seth has been recognized as:

- A "Next Generation Lawyer" by *The Legal 500 US*

- One of “8 to Watch Under 40” by the University of Wisconsin-Madison School of Business
  - One of “Fifty Under 40” by *Real Estate Forum*, recognizing the nation’s best-in-class young commercial real estate executives
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## Practices

**REAL ESTATE**

**REAL ESTATE LITIGATION**

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## Bar Admissions

New York

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## Education

Benjamin N. Cardozo School of Law, J.D., 2005

- Moot Court Honor Society

University of Wisconsin-Madison, B.B.A., 2002

- with distinction

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# Representations

- Major private equity firm in origination and acquisition of over \$2 billion in senior and mezzanine financings across the United States secured by office, industrial, hotel, condominium and multi-family properties.
- New York-based developer in acquisition and related financing of office building located in New York City.
- Major investment bank in origination and sale of mortgage and mezzanine financing secured by portfolio of office buildings in Southern California.
- International real estate investment banking and brokerage firm in creation of \$400 million joint venture with insurance company to acquire and originate commercial real estate debt.
- Real estate investment firm in acquisition of subordinate debt portfolio consisting of B-pieces in mortgage loans, participation interests and mezzanine loans secured by office, retail and self-storage properties.
- Owner/developer in joint venture to develop retail shopping center in Southern California.
- Private equity firm in connection with its acquisition of approximately 875 grocery stores, distribution centers and fuel centers and related financing.
- Private equity firm in connection with its acquisition of second-largest US grocery-store chain consisting of approximately 1,600 grocery stores, distribution centers and fuel centers and related financing.
- Major owner and developer in sale of majority stake of trophy office building in New York, related joint venture agreement and financing.
- Family trust in sale of two residential rental buildings in New York City.

- Estate of bankrupt investment banking firm in mortgage financing secured by luxury hotel located in New York City.
  - Family-managed real estate group in financing secured by residential rental building located in midtown Manhattan.
  - A Manhattan-based real estate development firm in financings secured by premier office buildings in lower Manhattan.
  - Leading global property development and investment firm in joint venture with multiple sovereign wealth funds to develop residential and commercial community in China.
  - Leading global property development and investment firm in its recapitalization of majority ownership interests in a premier portfolio of 12 US office properties.
  - Major investment banking firm in creation of joint venture with privately owned, fully integrated real estate investment company to acquire infrastructure tax reimbursement agreements.
  - Major investment banking firm in creation of joint venture to invest in real estate opportunities in Latin America.
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## Publications

- “Schulte Roth & Zabel’s Leading Real Estate Practice,” *Mann Report* cover story, April 2019
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## Speaking Engagements

- “Real Estate Funds, Deals and Financing,” Schulte 30th Annual Private Investment Funds Seminar, January 2021
- “The State of The Commercial Real Estate Market,” IMN 17th Annual Mezzanine Lending & High Yield Debt Forum, New York, November 2017
- “Opportunities Beyond Manhattan and Across the Country,” GreenPearl Mazars New York Commercial Real Estate Summit, New York, April 2017

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## Memberships

- American Bar Association
  - New York Bar Association
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## Distinctions

- *Real Estate Forum's* "Fifty Under 40"
- *Real Estate Forum's* "2015 Deals & Dealmakers" list for work on the \$1.2-billion sale of the historic Helmsley Building at 230 Park Avenue
- *The Legal 500 US* – Next Generation Lawyer
- University of Wisconsin-Madison School of Business *Update Magazine's* "8 to Watch Under 40" list