Press Coverage | February 6, 2026

From Warehouses to Apartments, CRE Stress Spreads to New Sectors

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Mark A. Silverman

Mark Silverman, a partner in Troutman Pepper Locke's Bankruptcy + Restructuring Practice Group, was quoted in the February 6, 2026 *GlobeSt* article, "From Warehouses to Apartments, CRE Stress Spreads to New Sectors."

> Mark Silverman, a partner at Troutman Pepper Locke and leader of the firm's CMBS practice, tells GlobeSt.com he's seeing similar stress patterns across multiple property types. His "risk trifecta," as he calls it, includes industrial, multifamily, and office—each facing a distinct set of challenges, with higher interest rates amplifying exposure across the board.
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> "I'm keeping industrial on my very short list of things that concern me," Silverman said.
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> "It's not blinking on radar screens everywhere, but if you dig deep into the data, I think you'll see there are cracks starting to form there."
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> "I think we're going to see an uptick in management and deferred maintenance," Silverman says. "In markets where there are current multifamily issues, a lot of it is prior management issues and deferred maintenance — issues in the management of these properties."
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> "If you look at consumer debt, everything you read about this, I think the American public is having a hard time keeping up," he says. "Discretionary travel is something easy for most people to cut and business travel is still down."
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> "The days of lenders just extending-and-pretending are gone. Borrowers need to come to the table with solutions and show they want to work collaboratively. Borrowers need to be much more communicative and much more creative with the solutions they propose." Simply asking for more time, he adds, may no longer be an option.

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