

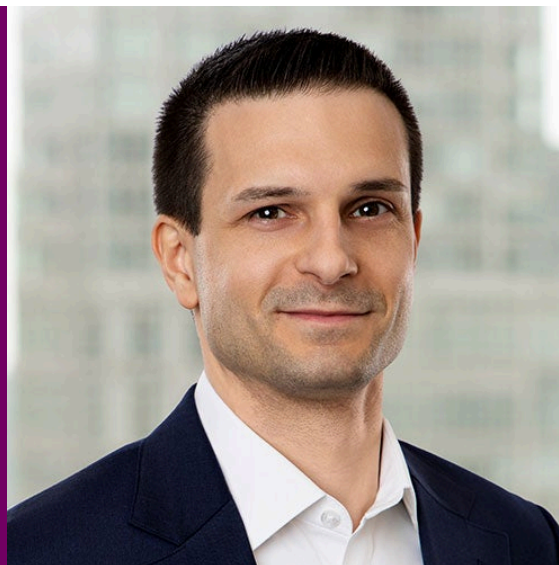
Daniel J. Valenti

Partner

New York

daniel.valenti@troutman.com

D 212.704.6479



Daniel handles sophisticated equity and debt transactions for clients investing in real estate. His long track record on both sides of transactions is an asset to clients seeking to maximize their key investments.

OVERVIEW

Daniel represents clients in real estate joint ventures, mortgage and mezzanine financing, preferred equity arrangements, and acquisitions and dispositions. He works with investors, sponsors, lenders, and borrowers, including global institutional investors, publicly traded companies, and closely held entities.

Throughout his career, Daniel has successfully managed significant transactions across various positions in the capital stack. He has played a key role in major deals involving single and multifamily housing projects, landmark hotels, retail portfolios, office towers, and mixed-use developments, including the largest private mixed-use project in U.S. history. Daniel is experienced handling transactions in New York and across the U.S., including representing non-U.S. investors in their U.S. investments.

REPRESENTATIVE MATTERS

- Represented joint venture in \$25-billion of debt and equity transactions for the development of Hudson Yards in New York City, the largest mixed-use private real estate project in U.S. history.
- Represented investor in its \$3.6-billion acquisition and joint venture for a portfolio of 30 multi-family properties located across 13 states.
- Represented real estate developer in its joint venture and construction financing for a \$600-million, 650,000 square foot, two-tower mixed-use, air rights development project over the Massachusetts Turnpike in Boston.
- Represented investor in connection with its joint venture and \$870-million construction financing for the development of a 51-story, 1,020,000-square-foot, 51 story mixed-use tower over the South Station Transportation Center in Boston.
- Represented various banking institutions in their origination of balance sheet mortgage loans.
- Represented public REIT in its origination of several balance sheet mortgage loans.
- Represented borrower under several repurchase and note-on-note facilities.
- Represented a bank in establishing and implementing a program whereby it both sells and provides financing secured by loan participation interests.

- Represented sponsor in its negotiation of a programmatic joint venture with a global institutional investor for the acquisition and development of single family rental housing projects.
- Represented publicly traded REIT in connection with the acquisition of and joint venture for a \$345M portfolio of shopping centers in Los Angeles.
- Represented publicly traded REIT in connection with its joint venture to acquire a \$200-million portfolio of 39 mixed use properties in Hoboken, New Jersey.
- Represented owner of midtown Manhattan landmark building complex in a \$1.53-billion mortgage and mezzanine loan refinancing.
- Represented private equity client in \$1.85-billion refinancing of a portfolio of landmark hotels located in Hawaii and California, and subsequent sale of its joint venture interest.
- Represented investment firm in formation of several joint ventures for investment capital to fund the development of multifamily rental projects in Arizona, Connecticut, and Virginia.
- Represented vertically-integrated sponsor and manager of industrial assets in various joint venture arrangements with institutional LPs.
- Represented sponsor in formation of GP fund and joint venture negotiations with institutional LP capital for a life sciences development in Long Island City, New York.
- Represented sponsor in co-GP and GP/LP arrangements for a life sciences development in Philadelphia.
- Represented private equity fund in its acquisition, leasing and financing of various properties in connection with multiple sale-leaseback transactions.
- Represented private equity firm in its \$1.02B acquisition and securitized mortgage and mezzanine financing of a portfolio of 64 hotels.
- Represented lender in its origination and sale of approximately \$500-million in mortgage and mezzanine debt, secured by a Five Diamond, Five Star luxury resort on Maui.
- Represented lender in its origination and sale of approximately \$400-million of mortgage and mezzanine debt, secured by two Los Angeles landmark hotels.

AWARDS

- *New York Metro Super Lawyers* “Rising Stars” (2017-2020)

TOP AREAS OF FOCUS

- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Capital Markets (REITs)
- Real Estate Finance
- Real Estate Joint Ventures + Investments

ALL AREAS OF FOCUS

- Financial Services
- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Capital Markets (REITs)
- Real Estate Finance
- Real Estate Joint Ventures + Investments

EDUCATION AND CERTIFICATIONS

EDUCATION

- St. John's University School of Law, J.D., *cum laude*, 2009
- Baruch College, The City University of New York, B.A., *magna cum laude*, 2006

BAR ADMISSIONS

- New York