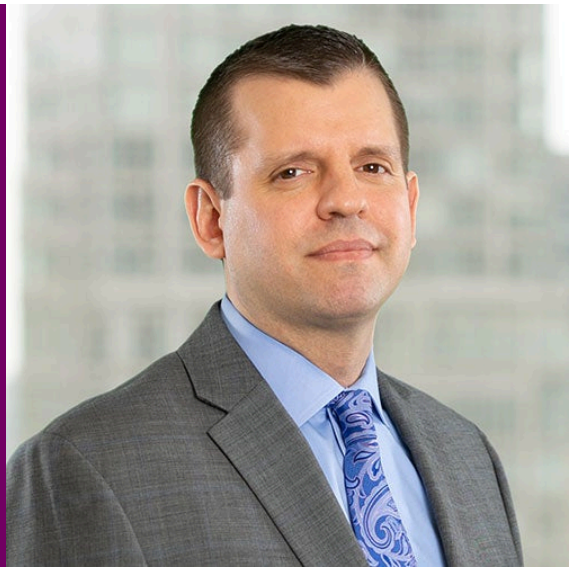
Stergios "Steve" Milona, Jr.

Partner

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OVERVIEW

Steve represents major institutional lenders and borrowers in connection with the negotiation, documentation, and closing of mortgage loans, equity investments, mezzanine debt, and other financing transactions across a broad range of commercial property types. He also represents developers, REITs, private equity firms, and family offices in real estate sales and acquisitions, joint ventures, development projects, and leasing matters.

In addition to his experience as an attorney, Steve has more than a decade of real estate finance experience as a special situation lender dealing with transitional and distressed assets in various commercial real estate transactions.

REPRESENTATIVE MATTERS

- Represented a national developer in a $360 million debt/equity construction financing for the development of a high-rise apartment complex located in Long Island City, NY.
- Represented an international bank in a complex debt/equity restructuring of more than $250 million collateralized by a class A office building located in Manhattan, NY.
- Represented a real estate investment trust in a $220 million multibuilding construction loan facility for a mixed-use development project located in Austin, TX.
- Represented a national developer in an $86 million pre-development financing of a to-be-built high-rise apartment complex located in Manhattan, NY.
- Represented an international bank in a $750 million CRE loan syndication secured by a first mortgage on a six million-square-foot development located in Brooklyn, NY.
- Represented an international bank in a $200 million CRE loan secured by a single-tenant office complex located in San Francisco, CA.
- Represented a national developer in a $47 million acquisition financing of an office building in Fairfax, VA.
- Represented an international bank in a $120 million construction loan financing secured by a to-be-developed mixed-use condominium property located in Manhattan, NY.
- Represented a national developer in a multitiered $53 million bridge refinancing of a to-be-constructed residential apartment building located in New York City.
- Represented an international bank in a $100 million refinance secured by a multitenant residential building

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located in Manhattan, NY.

- Represented a developer in a $95 million refinancing of a complex debt and equity capitalization concerning a residential development project located in Manhattan, NY.
- Represented a national developer in a $40 million bridge refinancing of a to-be-constructed residential apartment building located in New York City.
- Represented an international bank in a $70 million refinance of an industrial site with significant environmental challenges located in Long Island City, NY.
- Represented a private equity firm as both preferred equity and lender in the acquisition of a $40 million retail center located in Lake Tahoe, CA.
- Represented a private equity firm in a bridge loan of $35 million secured by a hotel and condominium development located in Vancouver, WA.
- Represented an international bank in a $88 million refinance secured by a multitenant office complex located in Long Island City, NY.
- Represented an international bank in a $72 million refinance secured by a single-tenant retail and office building located in Manhattan, NY.
- Represented an international bank in a $55 million refinance secured by hotel property located in Manhattan, NY.

AWARDS

- *Best Lawyers in America®: Ones to Watch*: Banking and Finance Law (2026), Real Estate Law (2022-2026)

TOP AREAS OF FOCUS

- Bankruptcy + Restructuring
- Finance + Banking
- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Leasing

ALL AREAS OF FOCUS

- Bankruptcy + Restructuring
- Corporate Trust + Agency Services
- Finance + Banking
- Investment, Acquisition + Disposition
- Litigation + Trial
- Mezzanine Lending
- Real Estate
- Real Estate Investment Trusts (REITs)
- Real Estate Leasing
- Syndicated Loans

EDUCATION AND CERTIFICATIONS

EDUCATION

- Rutgers Law School, J.D., *Myron M. Walley Memorial Prize*, 2014, information technology editor, *Rutgers Law Review*
- Lehigh University, B.S., 1996

BAR ADMISSIONS

- New York
- New Jersey