



GREGORY POLOVIN

Partner

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Overview

Gregory Polovin is a partner at the Firm. He specializes in real estate matters, representing clients in a diverse range of debt and equity transactions. Mr. Polovin has counseled institutional and investment banks, life insurance companies, developers, real estate funds, investors, lenders and operators with respect to a variety of real estate transactions, including senior mortgage, mezzanine, construction, and ground leasehold financing; loan modifications, workouts, restructuring, and foreclosures; acquisitions and dispositions; joint ventures; and commercial leasing. Mr. Polovin's transactions have involved all types of real estate assets both individually and on a portfolio basis, including large office buildings, retail centers, multifamily properties, hotels and industrial centers. Mr. Polovin is listed in the Best Lawyers in America: Ones to Watch (2022-2024).

Representative Transactions:

- Represented major insurance corporation, as senior lender, in connection with a workout modification and upsize of a \$250M senior loan with the mezzanine lender after the mezzanine lender foreclosed on the mezzanine loan and assumed the role of borrower for a high end office building in Los Angeles.
- Represented global bank, as a senior co-lender and administrative agent, in the sale of the bank's share of a \$174M distressed senior loan to a co-lender for a 43-story high rise condominium tower in Midtown Manhattan.
- Represented institutional lender in connection with a post-construction refinance loan in the amount of \$79.25M for a new apartment community in Henderson, Nevada.
- Represented developer, as seller and developer, in the sale of prime real estate in midtown Manhattan to a major hotel chain to be built-to-suit for the hotel chain over a four-year timeline for \$183 Million.
- Represented a large real estate investment firm, as purchaser and hotel franchisee, in the purchase of a large hotel in Anaheim, California for \$43.5M and the negotiation of a franchise agreement with an international hotel chain to operate the hotel as a hotel of the franchisor.
- Represented developer in acquisition of development rights from neighboring property located in Brooklyn, New York.
- Represented a high net worth individual, as landlord, in the leasing of retail space in New Jersey for the operation as a recreational cannabis dispensary.

Prior Experience

Mr. Polovin joined the Firm as a lateral attorney from Katten Muchin Rosenman LLP, where he was of counsel in the Real Estate Department.

Education

Brooklyn Law School, J.D., *cum laude*, Dean's List
Boston University, B.S., *cum laude*



Mr. Polovin was a recipient of the Samuel Kirschenbaum Real Estate Prize and the CALI Excellence for the Future Award for having the top score in the class in Real Estate Practice and Mr. Polovin was awarded first prize in the 2013 Florida State University College of Law Mock Trial Competition.

Bar Membership

California

New York

Publications

Co-author, "Congress Enacts Corporate Transparency Act Requiring Corporations, Limited Liability Companies and Similar Entities to Disclose Beneficial Ownership Information," Advisory, Katten Muchin Rosenman LLP, January 4, 2021

Presentations

"The End of Anonymity? The Corporate Transparency Act Revealed", March 10, 2021