

DAVID S. RESNICK

REPRESENTATIVE MATTERS

\$81 Million Construction Loan and Joint Venture for Apartment

Part of the team that represented client in an \$81 million construction loan and joint venture agreement for development of a residential rental building with 291 units, 12,000 square feet of street level retail, and 800 parking spaces. The project is located adjacent to the Brightline West Palm Beach train station.

Food Hall and Restaurant Joint Venture

Representation of leading restaurateur in the structuring of a joint venture agreement with its partner, a luxury department store, for a 20,000 square foot high-end food hall and restaurant to be located in the heart of Miami's financial center.

Joint Venture for \$130 Million Mixed-Use Development in Georgia

Part of the team that represented client in the development and financing of a \$130 million, 400 unit, mixed-use development in Atlanta, Georgia. Negotiated complex joint venture agreements and \$90 million of financing consisting of both secured senior debt and mezzanine financing.

Joint Venture for \$170 Million Acquisition of Office Complex

Representation of real estate joint venture in the \$170 million acquisition of a 1.7 million square foot office complex in South Florida. Part of the team that served as lead counsel for \$148 million financing and assisted client with two joint venture agreements related to acquiring the membership interests in the property-owning entity.

\$200 Million Condominium Hotel Development Joint Venture

Representation of real estate investment group in the negotiation of a joint venture with a Miami-based real estate developer formed to construct and operate a \$200+ million condominium hotel in Hollywood, Florida. Part of the team that represented the joint venture in connection with a \$115 million construction loan given by a consortium of lenders and represented by multiple law firms, as well as land use and zoning work required to close the construction loan.

Purchase of All Membership Interests in Apartment Tower for \$184.5 Million

Representation of purchaser of 100% of the membership interests of the owner of a newly constructed apartment tower for \$184.5 million. The apartment tower is located in the air space above a mixed-use project in downtown Miami, Florida.

Acquisitions and Expansion of Global Hotel & Restaurant Brand

Part of the team that represented internationally acclaimed hotel and restaurant brand in its national and international expansion. Negotiation of the hotel management agreements, joint venture agreements, and mixed-use hotel development transactions in the Caribbean and Latin America.

Historic Redevelopment Project in New York

Part of the team that negotiated a three-party joint venture agreement, limited liability company agreements, hotel management agreement, trademark agreements, and lease agreements with New York-based developers and high-end hospitality group regarding a historic building in a long-stalled redevelopment in lower Manhattan. Redevelopment of this project includes a boutique hotel, a rooftop restaurant, specialty food stores, and public space valued at \$150 million.

\$134 Million Joint Venture with Israeli Insurance Company Investors

Part of the team that advised on the formation of a joint venture for a real estate investment and management firm to acquire a portfolio of commercial real estate assets. Prepared the joint venture and other agreements related to the structure for the ownership of the properties, including the formation of the joint venture with two Israeli insurance companies. The inclusion of the Israeli investors required understanding of the international impact and the nuances of Israeli law.

Senior Housing Initiative

Represented healthcare client on a new, programmatic joint venture and long-term business arrangement with developer of senior living facilities to develop a senior housing project in Coral Gables, Florida.

Development of Senior Housing Facilities Across the Country Through Joint Venture

Representation of senior living facilities developer in a joint venture with a multinational investment firm to acquire and develop senior housing facilities across the Southeastern United States. Negotiated the joint venture agreement between the two parties, which involves in excess of \$100 million of equity investments.

\$54 Million Sale of Anesthesiologist Practice

Part of the team that represented a group of hospital-based anesthesiologists in the \$54 million sale of their practice to a major national healthcare company, including the negotiation of related long-term employment and non-competition agreements as part of the transaction.

Partnership Buyout and Restructuring

Representation of co-manager of limited liability company owning significant portfolio of properties with an estimated value in excess of \$50 million. Advised on the buy-out of the ownership interests of the other co-manager (and associated investors) during litigation between the principals. Thereafter, advised on an organizational restructuring and the negotiation and documentation of new operative joint venture agreements.

Joint Venture for \$45 Million Acquisition of Land for Luxury Rental Community Development

Part of the team that represented homebuilder in the acquisition of raw land in West Palm Beach, Florida for the development of 245 luxury apartments. Structured a joint venture agreement between the client and its partner.

Joint Venture and Restructuring for Build-Out of Miami Beach Condominium

Part of the team that represented developer in the joint venture and acquisition of uniquely situated property in Miami Beach, Florida for development of a 220-unit condominium project. Structured a joint venture agreement between the client and its partner, which included economically advantageous acquisition of existing debt and satisfaction of other contractual obligations.

Joint Venture for Multifamily Community in Orlando

Part of the team that represented equity partner in negotiating a joint venture to develop a luxury 260-unit mixed-use, multifamily community located across the street from Lake Nona in Orlando, Florida.

Purchase of Membership Interest in Intricate MA “Buy-Sell” Transaction

Advised on the purchase of membership interests in a joint venture for an unusually complex deal in which different units of two companies were separated, with one partner in each company buying out the interests in all of the deals held by its former partners. The joint venture included established real estate investors, property managers, and asset managers.

Investment in Medical Marijuana Licensee

Part of the team that represented investor in acquiring an interest in one of the initial Medical Marijuana Treatment Centers licensed in Florida. The investor's acquisition was in the form of both debt and equity. Assisted with the negotiation and drafting of multiple operating agreements, as well as acquisition due diligence and regulatory compliance.