



Timothy G. Little

Partner

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Practices

FOCUS: Real Estate

Real Estate Finance
and Lending

Structured Finance
and Securitization

Real Estate Equity and
Investments

Commercial Mortgage-
Backed Securities

Recognition

Legal 500, 2018

Education

JD, Harvard Law
School, *magna cum
laude*

BS, Rutgers, The State
University of New
Jersey

Bar Admissions

New York

Timothy G. Little is the national Real Estate department head. With more than 25 years of experience in many different types of real estate transactions, Tim brings a deep understanding of real estate finance and structured real estate transactions to his clients, which include banks, investment banks, insurance companies, investment funds and developers.

His practice includes real estate finance as well as sales and acquisitions of all types of real estate assets, development projects, domestic and international real estate fund offerings and joint ventures. Tim is also experienced in real estate workouts and distressed real estate, both from a borrower and lender perspective, and he offers particular skills in resolving partner disputes in connection with various distressed projects.

In his finance practice, he counsels lenders in acquisition, term and construction financings, mezzanine loans, senior/subordinate (A/B) notes and participations and multi-tiered intercreditor arrangements. Tim represents agents, lenders and borrowers in secured and unsecured credit facilities to real estate companies. He advises underwriters, equity investors and lessees in domestic and international transactions involving Rule 144A offerings, private debt placements and bank financing. Tim also manages commercial mortgage-backed loan originations, work-outs of securitizations and CRE collateralized debt obligations from a legal perspective.

He frequently speaks and writes on topics related to real estate finance and workouts.

Advisories

- Delaware Bankruptcy Court Dismisses Chapter 11 Petition of Mezzanine Borrower as Filed in Bad Faith (January 24, 2012)
- IRS and Treasury Issue Guidance for Modification of Securitized Commercial Mortgages (September 22, 2009)
- Federal Reserve Adds Legacy CMBS to TALF (May 20, 2009)
- Expansion of TARP to Newly Issued CMBS Creates Opportunities for TARP Investors, Commercial Mortgage Lenders and Property Owners (May 4, 2009)
- Treasury Unveils Public-Private Investment Program for Legacy Assets (March 26, 2009)



- Proposed Addition of CMBS to TALF May Create Opportunities for Commercial Mortgage Loan Originators, Servicers, Borrowers and Investors (March 12, 2009)
- Implications of the Lehman Bankruptcy Entities on Multi-Lender Financings (September 2008)

Articles

- Co-author, Picking Up the Pieces: A Lender's Guide to Analysis of Workouts and Restructurings of Distressed Commercial Real Estate Loans (November 2009)
- Co-author, New Woes for CDOs: The Effect of the Subprime Crisis on Real Estate CDOs and the Opportunity It Presents, *Real Estate Restructuring & Reorganization Guide* (May 2008)

Speaking Engagements & Presentations

- Moderator | Looking Ahead: What Is Next for the Real Estate Markets? | 20th Real Estate Private Equity Summit | New York, New York (March 27–28, 2019)
- Moderator | Mezz/Bridge Deal Structures | 19th Annual US Real Estate Opportunity & Private Funds Investing Forum | Newport, Rhode Island (June 24–26, 2018)
- Presenter | Loan Documents That Work in Good Times and in Bad—Tips for CRE Bankers | New York, New York (June 6, 2013)
- Panelist | An Update on Tranche Warfare: Learning from Recent Cases | IMN's Borrower & Investor Forum on Real Estate Mezzanine Financing & Subordinated Debt | New York, New York (November 27–28, 2012)
- Moderator | REIT Executives' Market Perspectives and Overview of Recent REIT Developments | New York, New York (October 4, 2012)
- Moderator | Special Servicer/Special Assets: Extend & Pretend vs. Letting the Assets Flow | The 12th Annual U.S. Real Estate Opportunity & Private Fund Investing Forum | New York, New York (June 1–2, 2011)
- Panelist | Real Estate Mezzanine Finance Summit 2010 | New York, New York (April 14, 2010)
- Panelist | Workouts and Restructuring – A Legal Perspective | Distressed Real Estate: Examining Debt and Equity Structures to Mitigate Losses and Identify Opportunities | Cambridge, Massachusetts (July 22–23, 2009)
- Panelist | Exploring Structured Finance, Mezzanine Funds & Real Estate CDOS | The 8th Annual US Real Estate Opportunity & Private Fund Investing Forum | New York, New York (May 29–30, 2007)