

Lawyers



Anthony J. Colletta

Partner

New York

T. +1-212-558-4000

F. +1-212-558-3588

collettaa@sullcrom.com

Anthony J. Colletta handles commercial real estate matters, private equity fund formation and transactional work, senior and mezzanine financings, real estate workouts and restructurings, joint ventures, mergers and acquisitions and general corporate matters. He has worked on the formation and fund-raising of numerous private equity funds focused on real estate and real estate credit, and has represented these funds in their investing and financing activities. Mr. Colletta also has extensive transactional experience involving the purchase, development and disposition of real estate assets, portfolios and companies throughout the United States, as well as in Europe, Asia and Latin America.

Rankings and Recognitions

- *The Best Lawyers in America* – recognized for Real Estate (2005-2019)
- *Chambers USA: America's Leading Lawyers for Business* – recognized for Real Estate (2004-2019) and REITs (2009-2017)
- *Chambers Global: The World's Leading Lawyers for Business* – recognized for Capital Markets: REITs (2010-2015)
- *Euromoney Guide to the World's Leading Lawyers* – recognized for Real Estate (2008)
- *Lawdragon Leading Lawyers in America* – recognized for Real Estate (2008, 2010)
- *The Legal 500 United States* – named to "Hall of Fame" (2017), recognized for Real Estate (2007, 2011-2017), Private Equity (2009), Securitization & Derivatives (2007), Private Equity Buyouts (2018); recognized as a Leading Lawyer in Real Estate (2018)
- *New York Super Lawyers* – recognized for M&A (2006-2010), Banking (2009), Corporate Law (2014), Real

PRACTICES & CAPABILITIES

Private Equity

Structured Finance

Commercial Real Estate

Restructuring

REITs

Investment Management

EDUCATION

**1988, St. John's University
School of Law, J.D.**

**1985, Fordham University,
B.A.**

BAR ADMISSIONS

New York

SELECTED REPRESENTATIONS

Since January 2014, Mr. Colletta has advised on a wide range of sale transactions, financings, joint ventures and developments, including:

- Whitehall Street Real Estate Funds: In two significant sale transactions involving 125 of the properties in Whitehall's Equity Inns hotel portfolio (originally consisting of 137 hotels across 35 states). The first sale was for cash and preferred equity securities and involved 116 hotels sold to subsidiaries of American Realty Capital Hospitality Trust, Inc. ("ARCH"). The transaction, which closed in 2015, was nearly a year in the making and involved the assumption of nearly \$1 billion of CMBS financing (which was closed in 2014, also with Mr. Colletta as the lead lawyer), the issuance of preferred equity interests in certain ARCH subsidiaries to the sellers and an additional cash payment, the total value of which was over \$1.8 billion. The second sale, also completed in 2015, was for 9 hotels sold to Hospitality Properties Trust, Inc.
- The Goldman Sachs Group, Inc. in its acquisition, development and financing of 12 East 12th Street in Manhattan, in partnership with William Macklowe.
- Broad Street Principal Investments, L.L.C. ("BSPI"), a subsidiary of S&C client The Goldman Sachs Group, Inc., in dozens of real estate development joint ventures throughout the United States, including (a) with Lincoln Property Company to develop office buildings in Dallas and Austin, Texas, Charlotte, North Carolina, and Phoenix, Arizona, (b) with Prime West to develop an office project in Denver, Colorado, (c) with Hines and Pearlmark, to develop an office complex in San Mateo, California, (d) with Trammel Crow Residential, to develop multifamily and mixed-use projects in and around Atlanta, Georgia, Richardson, Texas and Dallas, Texas, (e) with Alliance Residential, to develop residential complexes in and around Dallas, Texas, Denver, Colorado and Atlanta, Georgia, (f) with Lennar Corporation, to acquire and finance multifamily and mixed use developments in and around Seattle, Washington and Denver, Colorado and (g) with Wood Partners, to acquire seven projects in total, including multifamily and mixed use developments located in and around Atlanta, Georgia, Fort Worth, Texas, San Diego, California, and Salt Lake City, Utah. In a number of those cases, Mr. Colletta was also the lead lawyer in handling the construction financing for those development projects.

- BSPI in its acquisition, through a joint venture with the Aruba Growth Fund and other investors, of the Radisson Hotel in Aruba in a transaction valued at over \$100 million. Mr. Colletta also represented BSPI in its negotiation of a joint venture agreement with the co-investors and is currently representing the joint venture in obtaining mortgage financing for the hotel.
- CIM Funds in the sale of 11 Madison Avenue in New York, which closed in August 2015, in a transaction valued at nearly \$2.6 billion, one of the largest transactions for a New York office building ever completed.
- Broad Street Real Estate Credit Partners in over \$2.0 billion of mortgage and mezzanine loans on properties throughout the United States, as well as in Mexico and Europe, including (i) a construction loan to finance the development of the Montage Los Cabos Hotel in Mexico, (ii) a mezzanine loan to Blackstone Real Estate Partners on an office building portfolio acquired from GECC and (iii) mortgage loans on (a) the St. Regis Washington D.C., (b) the Manhattan Times Square Hotel, (c) The Thompson Hotels in Nashville and Seattle, (d) a residential condominium development project located at 41 East 22nd Street in Manhattan and (e) a portfolio of four hotels in Manhattan.
- The Hotung family in multiple transactions, including (i) a \$210 million mortgage loan from Massachusetts Mutual Life Insurance Company secured by Michigan Plaza, a 44-story office complex in downtown Chicago and (ii) the acquisition and financing of a mixed-use office and retail property at 760 Market Street in San Francisco.
- Certain subsidiaries and employee funds of The Goldman Sachs Group, Inc. (GS) in the acquisition and financing of an interest in the South Towne Center Mall and Marketplace in Sandy, Utah from subsidiaries of The Macerich Co., a California real estate investment trust. The aggregate purchase price for the properties was \$205 million.
- TABLE Holdings, a private investment fund controlled by a hedge fund manager, in the acquisition of several investments, including (i) the redevelopment of the Chelsea Hotel in Manhattan, (ii) a portfolio of properties in Philadelphia, (iii) hotels in Orlando, California and Burbank, California and (iv) a large residential development project as well as a development site, both in Northern New Jersey.