

# Dominic Valponi

SHAREHOLDER

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Nick Valponi represents and advises loan servicers and real estate lenders on the business and legal issues related to the servicing, workout and enforcement of loans with an emphasis on the commercial mortgage-backed securities (CMBS) industry. He guides clients through the full lifecycle of CMBS assets, from day-to-day servicing matters to complex special servicing and distressed situations.

Nick regularly works with CMBS loan servicers on the agreements and standards that govern securitized transactions, including pooling and servicing agreements, intercreditor and co-lender arrangements, mezzanine loans, preferred equity structures and REMIC and rating agency matters. He has extensive experience with all manner of servicing transactions which include loan assumptions, equity transfers, material alterations, partial releases, easements, collateral swaps, cash management issues, condemnations, loan modifications and leasing and SNDA matters.

When loans become distressed, Nick works with servicers on forbearances, deeds in lieu of foreclosure and other negotiated workouts. In addition to his CMBS practice, Nick has represented private and institutional lenders in the origination of secured loans and has advised public and private companies on mergers and acquisitions, equity offerings and debt financings.

## Education

- Emory University (J.D., *with high honors*, 2014)
  - Transactional Law & Skills Certificate
- University of South Carolina (B.S., *magna cum laude*, 2011)

## Bar Admissions

- Florida
- Georgia
- South Carolina

## Memberships

## Capabilities

- Real Estate
- Real Estate Finance
- Securitization & Structured Finance
- Finance

- CRE Finance Council (CREFC)
- Emory Alumni Association
- University of South Carolina Alumni Association
- Charleston Metro Chamber of Commerce, Leadership Discovery Program

## Matters

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- Represented a special servicer in connection with the assumption of a \$260 million loan secured by a portfolio of more than 25 properties across various states.
- Represented a special servicer in connection with a loan modification and consent to a \$70M+ alteration/renovation of a shopping center securing a \$370M loan.
- Represented a special servicer in connection with a modification and partial release of collateral of \$80 million loan secured by a shopping center.
- Represented a special servicer in connection with a consent to the conversion of a New York office building into condominiums along with the incurrence of additional mezzanine construction financing and related intercreditor negotiations.
- Represented a special servicer in connection with the assumption of a \$72.5 million loan secured by a franchised hotel.
- Advised CMBS loan servicers in connection with cash management structuring, forbearances, workouts, restructurings and loan modifications.
- Represented an institutional lender in connection with loan originations in multiple jurisdictions.