

# Ryan W. Nolan

PRINCIPAL

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Ryan Nolan is a principal in the Real Estate Finance practice. His practice focuses on representing private investors and lenders in connection with preferred equity and senior and subordinate debt real estate transactions. Ryan has experience closing various commercial real estate construction loans, loan modifications and permanent loans on behalf of both owners and lenders, including condominium regimes, mezzanine debt, revolving lines of credit and preferred equity.

## Education

- The Elisabeth Haub School of Law at Pace University (J.D., *cum laude*, 2012)
- Purdue University (B.S., 2007)

## Bar Admissions

- California, 2013

## Memberships

- Los Angeles County Bar Association

## Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in Real Estate Law, 2023-2025

## Capabilities

- Real Estate Finance
- Finance

## Matters

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### Construction Financing

- Represented a national real estate finance company on a \$29,200,000 first mortgage

construction financing for the ground up construction of a 49 unit apartment building in Los Angeles, California.

- Represented a national real estate finance company on a \$14,000,000 first mortgage construction financing for the ground up construction of a 31 unit apartment building in Los Angeles, California.
- Represented an investment bank on a \$45,000,000 first mortgage construction financing for a ground up mixed-use development in Aurora, Colorado, which development required additional financing from preferred equity and municipal bonds through PILOT and PIF programs.
- Represented a national insurance company on a \$52,750,000 renovation financing for an office building in New York, New York, which loan was bifurcated into first mortgage and preferred equity components.
- Represented an investment bank on a \$60,000,000 note-on-note financing secured by a \$90,000,000 first mortgage loan on a to-be-constructed dual branded hotel in Chicago, Illinois.
- Represented a national insurance company on a \$150,000,000 first mortgage construction financing for a ground up mixed-use development comprised of 236,000 square feet of residential space and 52,000 square feet of ground level retail space in Los Angeles, California.

### **Permanent Financing**

- Represented a regional developer to obtain \$18,250,000 in permanent financing in connection with the acquisition of a 199 unit student housing property located in Raleigh, North Carolina.
- Represented a national real estate finance company on a \$12,350,000 permanent financing secured by a 927,000 square foot industrial property located in Fayetteville, North Carolina.
- Represented a national real estate finance company on a \$9,200,000 permanent financing secured by a partially leased 15,000 square foot office building in Playa Del Rey, California.
- Represented an investment bank on a \$10,000,000 permanent financing secured by a fully-leased 50,000 square foot 'life-sciences' industrial building in Berkeley, California.
- Represented an international bank on an \$11,300,000 first mortgage CMBS loan secured by a 50,000 square foot shopping center with major anchor tenants in Mount Vernon, Washington.
- Represented an international bank on a \$13,000,000 first mortgage CMBS loan secured by a 147,000 square foot shopping center with major anchor tenants in Stockton, California.
- Represented an international bank on a \$7,000,000 first mortgage CMBS loan secured by a franchised hotel in Sacramento, California.
- Represented a CMBS lender in the refinancing of several multi-family complexes in Houston, Texas, totaling \$65,000,000, with tenancy-in-common structure.

### **Joint Venture**

- Represented a regional asset management company in connection with an equity investment of \$15,000,000 for the acquisition of a seven property hospitality portfolio (including two separate franchise brands) throughout Texas and Mississippi with debt financing provided through separate first priority loans by multiple lenders (allocated between two separate groups of properties).
- Represented a regional asset management company in connection with an equity investment of \$10,860,000 for the acquisition of 230 unit multifamily property in Texas.

- Represented a regional asset management company in connection with an equity investment of \$23,220,000 for the acquisition of 332 unit multifamily property in Texas.