

Stefanie M. Graham

SHAREHOLDER

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Stefanie Graham has extensive experience representing real estate owners, developers, managers, landlords and tenants in acquisitions, dispositions, development, financing and leasing. Her experience spans a broad range of asset classes, including office, retail, restaurant, mixed-use, multifamily and hotel.

She regularly advises clients throughout the entire asset acquisition lifecycle, including term sheet negotiation, purchase and sale agreement drafting, equity structuring, financing and leasing, and tailors each transaction to align with client objectives. Her work on behalf of real estate owners in financing transactions includes term loans, construction financing, mezzanine financing, preferred equity and PACE.

Stefanie also advises lenders throughout the loan lifecycle — from origination through restructuring — including drafting and negotiating loan documents, intercreditor, participation and co-lender agreements, and forbearance and loan modifications. Stefanie represents lenders across a wide range of financing matters and asset classes, including construction loans, PACE financing, mezzanine debt and preferred equity structures. Her experience representing both lenders and borrowers enables her to take a practical, business-minded approach to closing transactions while protecting client interests.

Education

- New York Law School (J.D., *cum laude*, 2010)
- Fordham University (B.A., 2005)

Bar Admissions

- New York

Court Admissions

- U.S. District Court, Eastern District of New York
- U.S. District Court, Southern District of New York

Capabilities

- Real Estate
- Real Estate Finance
- Finance

Memberships

- New York City Bar Association
- New York State Bar Association

Recognition

- Recognized in *Super Lawyers* since 2017

Matters

- Represented a publicly traded REIT in connection with its acquisition of two multifamily assets for \$307 million.
- Represented an investor and developer in connection with the acquisition, construction and mezzanine financing (\$225 million in the aggregate), and development of a New York City residential property.
- Represented a family-owned private equity and investment firm in a \$42 million acquisition of a boutique hotel in Palm Beach, Florida.
- Facilitated an \$89 million NYC Accelerator Commercial Property Assessed Clean Energy (CPACE) loan to help an investor and developer retrofit an office building to be energy efficient.
- Represented a family-run developer, owner, and manager in the refinancing of a 55-story office tower . The deal combined a \$950 million commercial mortgage-backed securities loan and \$650 million worth of public-assisted financing that dates to a decade ago.
- Represented the purchaser/contract assignor in a \$111 million acquisition of five residential apartment buildings in Manhattan.
- Represent a family-run developer, owner and manager in a variety of office and retail leases and licenses.
- Represented an EB-5 lender in a \$200 million construction mezzanine loan for a mixed-use (retail/hotel) project in the Times Square district in New York.
- Represented an EB-5 lender in a \$100 million construction loan for the renovation and rehabilitation of an indoor arena.
- Represented an EB-5 lender in a \$96 million construction mezzanine loan for a mixed-use (retail/hotel) project in Boca Raton, Florida.
- Represented the developer in a \$63.2 million construction/bridge financing for a mixed-use (hotel/office/retail/entertainment) project in Jupiter, Florida.
- Represented the developer in connection with the acquisition, financing, and development of a \$50.5 million mixed-use condominium in New York.
- Represented the developer in its acquisition of a ground leasehold position and the subsequent financing and development of a 450-unit residential complex.
- Represented the owner in the acquisition of the property and negotiation of a ground lease with a franchised, quick-service restaurant in Suffolk County, New York.