

# Stephen V. Torok

SHAREHOLDER

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Steve is a member of Polsinelli's national real estate finance practice. His practice focuses on a variety of financing transactions involving commercial real estate.

Steve regularly works on bridge and term financings of multifamily, office, retail, industrial and healthcare properties. He counsels banks, debt funds and REITs on senior and mezzanine debt with various capital markets executions, including syndication, participation, warehouse credit line financing and securitization.

Steve has also assisted capital providers in making preferred equity investments in assets across the country. In recent years, he has advised a number of investors on the unique challenges of placing a preferred equity investment in the ownership equity of a property secured by agency mortgage debt.

In addition to his origination and preferred equity practice, Steve regularly advises debt funds and REITs on various workout solutions for distressed assets. He has counseled clients on large loan restructurings, extension modifications, deeds-in-lieu of foreclosure, potential foreclosure actions and related capital markets considerations.

## Education

- William & Mary Law School (J.D., *cum laude*, 2013)
  - Editor-in-Chief of William and Mary Bill of Rights Journal
- Gettysburg College (B.A., *magna cum laude*, 2010)

## Bar Admissions

- Delaware, 2017
- Pennsylvania, 2013
- New Jersey, 2013
- New York, 2019

## Memberships

- American Bar Association

## Capabilities

- Real Estate Finance
- Real Estate
- Preferred Equity

- Delaware State Bar Association

## **Recognition**

- Named one of *Best Lawyers: Ones to Watch® in America* in Real Estate Law, 2022-2024
- Dean's Certificate (William & Mary Law School award for service to law school community)