

# Christopher W. Rosenbleeth

## Chair, Real Estate

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Chris Rosenbleeth is the chair of Stradley Ronon's real estate practice and co-chair of the real estate and finance practice groups. Chris regularly represents banks and other lenders, equity investors, developers, corporate clients, and strategic and financial investors in their real estate, finance and investment activities. He regularly counsels Center City office and retail landlords in connection with their leasing activities. Chris also advises secured lenders, including commercial banks, asset-based lenders and commercial finance companies, in connection with acquisitions, dividend recapitalization and other financings. Finally, he advises clients on the implementation of restructuring projects involving multinational enterprises, including post-acquisition integrations, pre-spinoff or divestiture restructurings and supply chain restructurings.

Chris is a recognized leader in his field as a member of the Advisory Board of the Urban Land Institute and a member of the Government Affairs Committee of NAIOP Philadelphia. In addition, Chris is a member of the Board of Directors of the Central Philadelphia Development Corporation, which serves as a vehicle for planning, advocacy and civic engagement for projects and initiatives that enhance the competitiveness and attractiveness of Center City Philadelphia.

## RESULTS

Chris has represented:

### Real Estate Finance

- a large regional bank, as administrative agent, in connection with a \$95 million construction loan secured by a branded short-term stay apartment project, which included two tiers of preferred equity and associated complex inter-creditor issues
- a publicly traded real estate investment trust in connection with construction loans for various projects, including a build-to-suit office building and a mixed-use high-rise tower that includes multifamily, office/lab space and retail
- a large regional bank, as administrative agent, sole lead arranger and lender, in connection with \$46 million of credit facilities for the construction of a life sciences manufacturing facility
- a large regional bank, as administrative agent and lender, in connection with a \$25 million construction loan, for the development and construction of an industrial property in North Carolina

## FOCUS

Real Estate  
Real Estate Financing  
Financial Services  
Finance & Restructuring  
Special Situations  
Alternative Funds

## BAR ADMISSIONS

Pennsylvania  
New York  
New Jersey

## EDUCATION

J.D., *cum laude*, Rutgers University  
School of Law - Camden  
B.A., Loyola College in Maryland

## MEMBERSHIPS

Board of Directors, Central Philadelphia  
Development Corporation  
Advisory Board and Forecast and Capital  
Markets Committee, Urban  
Land Institute  
Member, Governmental Affairs  
Committee, NAIOP Philadelphia  
Fellow, American College of Real  
Estate Lawyers

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- a large regional bank, as administrative agent and lender, in connection with a \$55 million construction loan for the development and construction of industrial warehouse facilities in Suffolk, Virginia
- the investment advisor for a debt fund in connection with multiple debt facilities secured by self storage facilities located in Oregon, Utah and South Carolina
- a large regional bank in connection with a \$25 million dollar commercial mortgage loan secured by 21 Burger King locations
- a large regional bank, as administrative agent and sole lead arranger, in connection with a \$60 million loan to finance the construction of an approximately 300-unit apartment complex in the Philadelphia suburbs
- a large regional bank in connection with a \$60 million loan to finance the acquisition and renovation of two apartment complexes totaling over 600 units
- the borrower in connection with a commercial mortgage loan from a debt fund secured by properties in the Pittsburgh, Atlanta, Savannah, and Dallas-Ft. Worth metro areas
- a luxury hotel owner and operator in connection with the recapitalization and financing of its flagship resort in Virginia and the financing of a resort, conference center and golf course in Florida
- a large regional bank in connection with closing multiple construction loans totaling in excess of \$1 billion
- a large regional bank, as administrative agent, in connection with a \$57 million syndicated construction loan for the construction of a new hotel in Center City Philadelphia
- a developer in connection with a \$100 million mixed-use project to reposition a historic property involving several levels of equity investment, debt financing and tax credit financing
- a large regional bank, as administrative agent, in connection with a \$145 million mortgage loan secured by six apartment properties in New York
- a large regional bank in connection with a \$24.5 million construction loan for a 225-lot residential tract development

## Transactional Real Estate

- a publicly-traded real estate investment trust in connection with its joint venture disposition of 13 office buildings in the Mid-Atlantic region and related debt financing
- a publicly-traded real estate investment trust as master developer in connection with a planned \$5 billion transit-oriented, mixed use development in Philadelphia
- a developer in connection with its lease of a full building property to a national retailer for its headquarters and retail space
- a developer in connection with refinancing two single-tenant office buildings in Philadelphia



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- a developer in connection with a so-called “74/26” transaction in which the developer sold a 74% equity interest in the owner of a Class A mixed-use development consisting of 200+ apartments and a childcare center
- owners of multifamily properties in connection with leases to national short-term stay providers
- the developer of an approximately 200-unit apartment tower in the Logan Square section of Philadelphia, in connection with closing on the Ground Lease for the site and senior and mezzanine construction financing for the project
- the landlord of a new Class-A, trophy office building in the Center City West section of Philadelphia in connection with its leasing activities
- the owner of an approximately 300-unit apartment tower in University City in connection with closing an approximately \$61 million bridge loan from a large, regional bank, an approximately \$75 million permanent loan from a life insurance company to refinance the construction debt on the property, and the sale of the asset for \$118 million
- the developer of a townhome project in University City in connection with the acquisition of the property and creation of a condominium for the project
- the landlord of a Class-A trophy office building in Center City Philadelphia in connection with its leasing activities
- a private sponsor in connection with the formation of a real estate private equity fund targeting ultra-high net worth investors
- a private investment fund in connection with its acquisition of a Class-A, trophy office building in Center City Philadelphia, including advice on transfer tax mitigation strategies, debt financing and complex title issues
- a developer in connection with an approximately \$75 million mixed-use project consisting of a childcare center and residential apartments, including both debt and equity financing and a long-term ground lease
- a local hospital system in connection with its acquisition and pre-development strategy regarding 30 acres of vacant land to be developed for commercial and medical office building uses
- a preferred equity investor in connection with its investment of both preferred equity and priority common equity for a project in Philadelphia

## Finance

- a public company in a \$125 million senior secured credit facility, involving both domestic and foreign entities and currencies, and a \$125 million private debt placement and shelf facility
- publicly-traded snack food manufacturer in connection with its credit facilities and subsequent workout with creditors
- a leading middle-market private equity company in connection with a revolving credit facility for a newly-acquired portfolio company in the investment management industry
- a privately-held recycling business in obtaining a \$40 million revolving credit and \$13 million term loan



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- a manufacturing concern in connection with a \$25 million revolving credit facility and a \$6 million term facility for working capital
- the senior agent and lender in an \$85 million senior secured credit facility in connection with a private equity fund's leveraged buyout of a food distribution business
- a national bank in a \$30 million exit financing, including a complex inter-creditor structure and a total debt structure exceeding \$250 million
- the senior lender in a \$17 million senior secured credit facility in connection with a private equity fund's leveraged buyout of a circuit board manufacturer
- a large regional bank in connection with approximately \$48 million in credit facilities in connection with a leveraged equity buyout
- a leading middle-market private equity firm in financing its leveraged buyout of a manufacturer, including an aggregate amount of \$44.5 million of senior and mezzanine debt
- a multinational corporation in the successful post-acquisition integration and reorganization of global treasury operations, including project management of the efforts of three global law firms across two dozen countries and operating companies
- investors in connection with various private investments in hedge funds and private equity funds totaling in excess of \$1 billion

## **SPEAKING ENGAGEMENTS**

- Panelist, "Future of Office: Separating Myth from Reality," Stradley Ronon
- Panelist, "Let's Make a Deal: Negotiating Loan Documents," Risk Management Association Philadelphia Virtual Education Program
- Panelist, "Revising Real Estate Finance Documents in Times of Economic Uncertainty," Strafford Webinar
- Panelist, Capital Markets Presentation, Urban Land Institute
- Moderator, Philadelphia Market Managers Presentation, Real Estate Lenders Association
- Moderator, "Building Together: Life Sciences and Philly Real Estate," Stradley Ronon's Real Estate Seminar
- Moderator, Risk Management Association's Philadelphia Commercial Real Estate Event
- Moderator, "Debt & Equity Markets and Investing in Philadelphia," Bisnow's Philadelphia Capital Markets & Real Estate Finance Event
- Moderator, "The State of Retail: A Survival Guide For The Retail Climate," Bisnow's Big Philadelphia Retail Event
- Developer and presenter, "Commercial Real Estate Loans," Strafford Publications Webinar
- Presenter, "Negotiating Loan Documents After the Financial Crisis," Risk Management Association (RMA) Philadelphia Chapter's Young Bankers Program



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- Panelist, “Current Lending Environment,” Association for Corporate Growth Lenders’ Panel

## RECOGNITIONS

- *The Legal Intelligencer*, Most Effective Dealmakers
- *Philadelphia Business Journal*, Real Estate Dealmaker
- *Philadelphia Business Journal*, “Best of the Bar: Philadelphia's Top Lawyers”
- *Pennsylvania Super Lawyers*, Rising Star

## IN THE COMMUNITY

Chris is the proud father of three children and an avid supporter of their sports teams. In addition, Chris is the President of South Jersey Youth Boys’ Lacrosse League and a coach for several youth lacrosse teams.

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