



John S. Stolz

Partner

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John represents a broad array of clients, both locally and nationally, in all facets of commercial real estate, with a focus on complex transactions in the industrial, multifamily, retail, and office sectors. His deal background includes representing companies in the acquisition, disposition, financing, and leasing of commercial properties throughout the country. He also regularly guides clients in forming joint ventures, capital raising, and the planning and implementation of significant development projects.

Private companies, multi-national investment platforms and institutional players alike turn to John for his ability to skillfully tailor his representation to their unique business needs. He regularly advises companies at various stages of their life-cycle in developing and executing core strategies, long-range planning, and portfolio management. In all respects, John is driven to find creative but practical solutions that advance his clients' goals.

EXPERIENCE

- > Represented a major geomarketing cloud technology company in connection with the lease of its corporate headquarters in New York City's Flatiron District (consisting of approximately 66,000 square feet).
- > Represented a national retailer and its affiliates in connection with the disposition of its national real estate portfolio.
- > Represented an operator of health care facilities in the disposition of a portfolio of five long-term care facilities in Oklahoma.
- > Represented a privately held, family-owned real estate company in the systematic disposition of its New Jersey office and industrial properties, and subsequent replacement of those investments with Class-A multifamily properties in five states through a combination of IRC Section 1031 like-kind exchanges and Freddie Mac financing.
- > Represented a family-owned real estate company in the disposition of a self-storage portfolio and the reinvestment of the proceeds into more than \$100M in multifamily properties across the country.
- > Represented a developer in negotiating a ground lease for the construction and operation of a heliport fixed base of operations.
- > Represented a regional supermarket chain in connection with various aspects of portfolio management, including obtaining land use approvals for store rebrandings.
- > Represented a national mall developer in connection with the land use permitting and approvals for its 96,000-square-foot lifestyle center expansion at a major shopping mall.
- > Represented the coordination of the disposition of a multifamily apartment complex in San Antonio, Texas, for \$35M, and the simultaneous acquisition of replacement multifamily properties in Tallahassee, Florida, and Homewood, Alabama, for an aggregate price of \$65M via 1031 exchanges. The transactions involved 20 individual investors through an informal private placement, as well as \$16M in new financing and the assumption of a \$30M loan securitized under Freddie Mac CME (Capital Markets Execution) program.
- > Represented a leading regional medical center in the financing and construction of a new \$220M, 322-bed hospital, which included addressing all construction and tax-exempt financing issues and involved a HUD-insured mortgage.
- > Represented the owners of commercial property located along the Highline in the Chelsea neighborhood of New York City in the disposition of the property for \$47.5M. The property had been owned by an eight-party TIC (tenant-in-common entity).
- > Represented one of the largest privately held real estate companies in the United States in connection with the purchase of distressed senior mortgage debt secured by several hotel assets.
- > Represented the parent company of several leading national retail chains in connection with obtaining local land use approvals for the rehabilitation and redevelopment of 182,000 square feet of office buildings and improvements for its new headquarters location in Mahwah, New Jersey.
- > Represented a real estate investor in the formation of a joint venture with a prominent real estate private equity fund for investment in a multifamily property in the suburbs of Dallas, Texas.

HONORS & AWARDS

> **Super Lawyers: Rising Star (2009-2011)**

> **The Best Lawyers in America (2021)**

Recognized in the Real Estate Law section

NEWS & INSIGHTS

In the Media

> June 17, 2019

Lowenstein congratulates client New Jersey Sports & Exposition Authority on the successful \$42.5 million sale of a 718-acre tract of undeveloped land located within the Meadowlands corridor, as reported by **Real Estate NJ**. This sale marks the conclusion of approximately 20 years of effort to see to the closure of landfills and redevelopment of the surrounding uplands. Lowenstein aided in coordinating the wind-down and closure of four landfills and facilitating the repositioning of the land for warehouse and logistics-based redevelopment. Developers are now poised to construct a modern warehouse and distribution complex near the New Jersey Turnpike, thereby creating jobs and opportunities for this New York City suburb. Lowenstein attorneys included **John S. Stolz**, **James Stewart**, **Daniel A. Suckerman**, and **Stacey C. Tyler**.

EDUCATION

> Seton Hall University School of Law (J.D. 1997), cum laude, Member, *Seton Hall Constitutional Law Journal*

> Rutgers, The State University of New Jersey (B.A. 1993)

ADMISSIONS

> New York

> New Jersey