



Ryan Girnun

Partner

Miami

T: +1 305 423 8541
F: +1 305 503 9676

Ryan Girnun represents domestic and international investors, funds, local and national developers, lenders, privately held and public companies, REITs and other institutions in a wide variety of real estate, financing and general corporate matters. His areas of practice included the acquisition, disposition, financing, development, management and leasing of commercial and residential real estate as well as restructurings and workouts.

Ryan routinely represents clients in transactions across the US involving diverse asset classes, including office, hospitality, mixed-use development, health care real estate, data centers, industrial, multi-family, manufactured home communities and self-storage.

LANGUAGES SPOKEN

- English
- Hebrew

EXPERIENCE

Recent transactions include the representation of clients in:

Office:

- The acquisition of multiple office buildings located in New York City with a purchase price in excess of US\$375 million
- The US\$150 million acquisition of an 18 story tower located in South Florida and the assumption of the existing loan encumbering the property
- The US\$262 million acquisition and financing of a 34 story office building located in South Florida. *Winner, Office Category, Daily Business Review "Top Dealmakers of the Year" 2012*

Hospitality:

RELATED SERVICES

- Real Estate
- Real Estate Finance
- Real Estate Investment
- Real Estate Development and Planning
- Corporate
- Mergers and Acquisitions

RELATED SECTORS

- Real Estate
- Hospitality and Leisure
- Healthcare

LANGUAGES SPOKEN

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- The acquisition, disposition and financing of dozens of select service and full service hotels across the US on behalf of affiliates of the Blackstone Group, including the negotiation of management and franchise agreements
- The US\$65 million sale-leaseback of a downtown Miami Holiday Inn. *Winner, Hotel Category, Daily Business Review, "Top Dealmakers of the Year" 2016*
- The acquisition of luxury hotels located in New York City and Washington, DC for a combined purchase price exceeding US\$430 million
- The disposition of an historic luxury hotel resort located in central Florida for more than US\$210million

Residential / Mixed-Use Development:

- The acquisition, financing and development of a US\$1 billion mixed-use project located in Miami-Dade County, Florida that includes retail, residential and office space
- The acquisition, development, financing and disposition of dozens of projects that include single family residential, multi-family, condominium, retail and office
- The US\$197 million sale of a mixed-use student housing project located in Philadelphia, Pennsylvania. The building is one of the tallest student housing projects in the U.S.
- A joint venture with a local partner to acquire several properties in the Miami Design District for redevelopment
- The joint venture, acquisition and financing of a three phase, mixed-use development in Miami featuring 5 towers with nearly 1000 apartment units as well as retail and public amenities
- The joint venture, acquisition and financing of a US\$31 million multi-family project located in Texas

Finance:

- The origination of a US\$1.7 billion acquisition loan secured by industrial facilities located across the U.S.
- The origination of more than US\$1 billion of mortgage loans by life insurance companies secured by diverse asset classes, including office, multi-family, hospitality, mixed-use, and industrial.
- The origination of a US\$180 million mortgage loan secured by a mixed-use building located in Washington, D.C.
- Obtaining acquisition, development and construction financing for projects located across the U.S., including a US\$105 million construction loan for a mixed-use development located in New York
- The origination of a construction loan facility of up to US\$100 million for the construction and development of a mixed-use project located in Florida
- The acquisition and restructuring of a US\$162 million credit facility, including securitized and mezzanine loans, secured by a resort hotel

Leasing:

- The leasing of co-working space throughout the US for WeWork
- The leasing of office, warehouse, industrial, hospitality and data center space in multiple jurisdictions
- The acquisition, leasing and development of a newspaper production facility

Healthcare Real Estate:

- The acquisition, disposition and financing of healthcare real estate assets, including assisted living, senior nursing, memory care and similar facilities as well as medical office buildings across the US for a privately-held REIT. Recent transactions include the US\$200 million sale of a 7 property senior nursing and memory care portfolio across multiple states
- The US\$88 million acquisition of a medical center campus, including a hospital, medical offices, residential homes and future development site
- The US\$250 million recapitalization and restructuring of a portfolio of nearly 50 medical facilities by a group of healthcare providers

Other:

- The US\$130 million sale-leaseback of a data center and adjacent development site located in Illinois

- The restructuring, repositioning and disposition of a US\$2 billion portfolio of loans and REO properties
- The US\$1.65 billion purchase of power generation assets across the US, including 18 operating power plants
- The acquisition and repositioning of multiple portfolios of distressed mortgage loans and REO properties amounting to nearly US\$350 million in unpaid principal balances
- The US\$163.2 million acquisition of a 15 property, 1.4 million square foot, self-storage portfolio located across 4 states and the assumption of existing debt encumbering multiple facilities
- The acquisition, financing and disposition of multiple manufactured home communities across Florida

CREDENTIALS

Admissions

- Florida

Education

- J.D., University of Miami School of Law 2008
summa cum laude
Soia Mentschikoff Scholar, Order of the Coif, Miami Law Review, University of Miami Moot Court Board
- Rabbinic Ordination, Yeshiva University 2005
- B.A., Yeshiva University 2001
summa cum laude

Memberships

- Urban Land Institute
- Florida Bar Association
- Board of Directors, Young Israel of Hollywood- Ft. Lauderdale

INSIGHTS

Publications

Hospitality market insights: key trends and 2019 forecasts from this year's ALIS conference

12 FEB 2019

Key observations and themes from ALIS 2019.

- "Effective Strategies for Helping Clients Procure and Exit Distressed Commercial Loans," *Inside the Minds: Commercial Real Estate Finance Strategies*, Aspatore/Thomson Reuters, June 2013

NEWS

DLA Piper advises OYO Hotels & Homes in its acquisition of Hooters Casino Hotel Las Vegas

4 September 2019

DLA Piper represented India-based OYO Hotels & Homes in its acquisition, along with hospitality investment firm Highgate, of

the Hooters Casino Hotel Las Vegas.

DLA Piper advises Shorenstein in purchase and financing of office, retail and parking at MiamiCentral Station

13 MAY 2019

DLA Piper represented Shorenstein in the purchase and financing of the 2MC North Office Element and the 3MC Office, Retail and Parking Elements within MiamiCentral Station, a nine-acre mixed-use railroad station development complex known as Virgin MiamiCentral in downtown Miami.

DLA Piper announces partnership promotions for 2019

1 APR 2019

DLA Piper is proud to announce that 77 lawyers have been promoted to its partnership. The promotions are effective as of April 1, 2019 in the United States and May 1, 2019 for EMEA and Asia Pacific. The promotions were made across many of the firm's practice areas in 43 different offices throughout 20 countries.
