



Thomas G. Maira

Partner

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Thomas Maira advises Real Estate private equity groups, sponsors, operators, investors, sellers, buyers, developers, borrowers and lenders in connection with Real Estate and related matters.

• Real Estate

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REPRESENTATIVE MATTERS

- Joint venture for a US\$100M+ Redevelopment Project with Brownfield/environmental issues in Long Island City, NY
- Work-out and restructuring of a US\$3 Billion portfolio of real estate assets, loans and operating companies including retail mall, shopping center and multi-family property portfolios and operating companies, self-storage property portfolios, mixed-use and retail land development properties, mezzanine loans, industrial properties and a parking operating company
- World Trade Center master net lease transaction
- Representation of New York State and New York City Agency in the Queens West Development Project for a large scale public and private sector office, residential and retail development
- Representation of Boston Properties in the acquisition of 399 Park Avenue
- Representation of a developer in the acquisition and development of 325 Fifth Avenue
- Representation of a developer in the acquisition and development of Aladdin Hotel and Casino
- Representation of Silverstein Properties in the financing of 7 World Trade Center and 120 Wall Street
- Representation of Deutsche Bank/GMAC Financing of 40 Wall Street, 340 and 400 Madison Avenue, and Trump Tower
- Representation of Ernst & Young, NASD, Morgan Stanley Dean Witter in office leasing and subleasing matters

Admissions

- New York

Prior Experience

Executed and managed, in a combined business and legal role, the equity investment, financing, and asset management aspects of the international investment company's commercial real estate group, including strategy, origination, deal structuring and negotiation and transaction execution in connection with real estate asset, loan and operating company acquisitions and financings, joint ventures, investor relationships, refinancing, dispositions, restructurings, and work-outs.

Represented investment banks, financial institutions, corporate and government clients in connections with all aspects of large scale sophisticated commercial real estate finance, acquisition, sale, lease and development transactions.

Education

- J.D., St. John's University School of Law
- B.B.A., Pace University's Lubin School of Business

INSIGHTS

Publications

Real estate tokenization and the potential benefits of reassessing the limited partner structure

9 November 2020

Benefits of tokenization include improved liquidity, market expansion and reduced transaction costs.

New York State bill would require recording and taxation of mezzanine debt and preferred equity investments

26 August 2020

The bill seeks to amend the real property law, uniform commercial code and tax law.

The Fed's plan to aid struggling borrowers with preferred equity

14 July 2020

Preferred equity investment will likely prove an important component as the current commercial real estate crisis brought on by the COVID-19 pandemic is unlikely to be solved with debt alone.

Events

Previous

Vertalo Real Estate Tokenization Webinar

28 January 2021

Webinar

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- Real Estate Joint Venture Dealmakers Meeting (iGlobal June, 2020)
 - Real Estate Joint Venture Dealmakers Meeting (iGlobal May 31, 2019)
 - Structuring Real Estate Joint Ventures- Loan and Manager Defaults, Bankruptcy and Distressed Property (Strafford Webinar August , 2018)
 - Structuring Real Estate Joint Ventures- Capital Commitments, Allocations, Tax, Governance and Exit Strategies (Strafford Webinar July 27, 2017)
 - Annual US Real Estate Opportunity and Private Funds Investing Forum (IMN June 13-14, 2016)
 - Syndicated Real Estate Investments- Raising Capital (Strafford Webinar February 4, 2015)
 - Foreign Investment in US Real Property (Strafford Webinar May 29, 2013)