



### Ryan Girnun

**Partner**

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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 include 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

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

- Real Estate
- Hospitality and Leisure
- Healthcare

English Hebrew

Recent transactions include the representation of clients in:

**Hospitality:**

- 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
- Real estate investor and Treasure Island owner Phil Ruffin's US\$825 million acquisition of MGM Resorts International's Circus Circus hotel and casino property on the Las Vegas Strip
- 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
- RNLN Real Estate Advisors, LP's sale of the Cleavelander South Beach Hotel and Essex House, two iconic hotels in the historic Miami Beach Art Deco District and a related bar facility at Miami Marlins Park
- Oravel Stays Singapore Pte. Ltd. a/k/a OYO's formation of a joint venture with Highgate, an industry-leading investor and manager of hospitality assets; subsequent acquisition of the Hooters Casino Hotel Las Vegas through that same joint venture vehicle; and negotiation of a management agreement with Highgate

#### **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\$70 million multi-family project to be developed near Orlando, Florida

#### **Office:**

- The US\$315 million sale of a portfolio of office buildings and vacant land located in Orlando, Florida
- The acquisition of a portfolio of 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*

#### **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.
- Obtaining a US\$400 million CMBS loan secured by a luxury casino resort located in Las Vegas
- 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
- The formation of a programmatic joint venture to acquire ambulatory surgical centers across the US with an investment amount of up to US\$300 million, the acquisition of multiple assets and the closing of a revolving credit facility to finance venture acquisitions

**Other:**

- The US\$130 million sale-leaseback of a data center and adjacent development site located in Illinois
- The joint venture, acquisition, financing and repositioning of a 4 data center portfolio located in Chicago, New York and Wyoming for a purchase price of nearly US\$240 million
- The acquisition and financing of a mixed-use data center/office property located in Portland, Oregon that, at the time, was the largest single asset transaction in Oregon in more than five years
- 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

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### Admissions

- Florida

### Recognitions

Ryan is ranked in Chambers USA 2022, in the area of Florida real estate, which notes that his clients laud him as "*a strong practitioner and counselor who provides practical solutions, clear thinking, and top-notch service,*" with one client stating that "*his unflappable, get-the-deal-closed approach is greatly appreciated, as is his flexibility and his ability to pivot to address facts as they develop.*" Chambers recognizes Ryan as having a broad practice with strengths in both real estate transactions and financing work.

### 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

## INSIGHTS

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### Publications

- "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

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### **DLA Piper advises ZASH in acquisition of AdRizer through ZVV Media Partners, its joint venture with Vinco Ventures**

16 February 2022

DLA Piper represented ZASH Global Media and Entertainment Corporation through its ZVV Media Partners, LLC joint venture with Vinco Ventures, Inc. (NASDAQ: BBIG) in the acquisition by Vinco of AdRizer LLC, a leading publisher and analytics solution company in the digital advertising space. As a result of the acquisition, AdRizer is now a wholly owned subsidiary of Vinco and will be fully integrated into video-sharing social networking platform Lomotif, which is owned by ZVV.

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