Keith Tagliavia

Of Counsel

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New York



Keith Tagliavia is of counsel in the New York office of Gibson, Dunn & Crutcher, and a member of Gibson Dunn's Real Estate Practice Group.

He advises foreign and domestic investment banks, institutional lenders, financial institutions and private equity firms in all aspects of real estate and complex structured finance transactions, including originations of complex mortgage and mezzanine loans structured to comply with securities regulations and rating agency criteria for securitization transactions; multi-tier mezzanine loans; intercreditor and co-lender arrangements, loan syndications, participations and other acquisitions and dispositions of real property interests; restructurings, workouts, bankruptcies and sales of REO properties; partnerships and joint ventures; leasing and ground leasing; and various project finance and other corporate transactions.

Keith was recognized in *Best Lawyers: Ones to Watch in America* in Real Estate Law in 2027.

Prior to joining Gibson Dunn, Keith was an associate in the New York office of several preeminent law firms.

He earned his Juris Doctor with honors in 2003 from St. John's University School of Law where he was an Articles and Notes Editor of *St. John's Law Review*. He received his Bachelor of Arts degree with honors from St. John's University in 1999.

Select Representative Transactions*

- Financial Institution: Represented a financial institution in a $60 million construction loan with respect to the construction of a hotel located in Los Angeles, California.
- Financial Institution: Represented a financial institution in a $103.95 million mortgage loan with respect to the acquisition of properties located in New York, Ohio and Georgia.
- Real Estate Management Firm: Represented a real estate management firm in a $150 million EB-5 financing with respect to the development of a mixed-use project located in San Francisco, California.
- Financial Institution: Represented a financial institution in a workout and restructuring (and related debt-for-equity swap) of a $2.78 billion mortgage loan with respect to a resort property located in the Bahamas.
- Private Equity Fund: Represented a private equity debt fund in a workout and restructuring and potential foreclosure of a $220 million mezzanine loan with respect to a leisure property portfolio.
- Financial Institution: Represented a German financial institution in a workout and restructuring (and related bankruptcy and litigation) of a $280 million mortgage

Capabilities

Real Estate

Credentials

Education

St. John's University - New York - 2003
Juris Doctor

St. John's University - New York - 1999
Bachelor of Arts

Admissions

New York Bar

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loan senior to a $195 million junior loan with respect to a mixed-use property in Las Vegas, Nevada.

- Financial Institution: Represented a German financial institution in a workout and restructuring of a $625 million loan with respect to a development property in Las Vegas, Nevada.
- Financial Institutions: Represented various financial institutions in a workout and restructuring of a $363 million loan with respect to nineteen commercial office properties located in Southern California and Arizona
- Financial Institution: Represented a Canadian financial institution in a $225 mezzanine loan (portion of an aggregate $1.650 billion financing) with respect to the refinancing of a resort property located in the Bahamas.
- Investment Bank: Represented an investment bank in a $250 million mortgage loan with respect to an office building located in New York, New York.
- Financial Institution: Represented a Canadian financial institution in the purchase of $175 million of a $250 million construction loan with respect to the development of an office complex located in New York, New York.
- Real Estate Fund: Represented a real estate fund in a $291.7 million mortgage loan, $80 million senior mezzanine loan and $133.3 million junior mezzanine loan, and subsequent loan restructuring and sale of the senior mezzanine loan, with respect to the acquisition (and predevelopment) of a luxury hotel located in New York, New York.
- Investment Bank: Represented an investment bank in a $70.2 million mortgage loan with respect to the acquisition of an office building located in Cupertino, California.
- Insurance Companies: Represented various insurance companies in a $850 million financing of commercial properties located in California and Texas.
- Financial Institution: Represented a German financial institution in a $300 million financing of a 2,000,000 square foot commercial office and retail building located in New York, New York.
- Investment Bank: Represented an investment bank in a $500 million fee and leasehold mortgage loan with respect to financing the acquisition of a shopping mall located in Westchester County, New York.
- Real Estate Fund: Represented a real estate fund in its joint venture, preferred equity contribution and $67 million mortgage financing with respect to a retail shopping center located in Vacaville, California.
- Financial Institution: Represented a financial institution in a modification of a $1.36 billion mortgage loan with respect to a hotel and casino located in Las Vegas, Nevada.
- Landlord: Represented the landlord in a long-term ground lease, predevelopment agreement and equity option agreement with the purpose of constructing a 350,000 square foot commercial office building located in New York, New York.
- Landlord: Represented the landlord in a long-term ground lease and a $70 million financing of a 500,000 square foot commercial office building located in New York, New York, and thereafter, the related defeasance and property sale.
- Financial Institution: Represented a financial institution in its acquisition, joint venture and financing of a residential complex located in Moscow, Russia.

**Several representations occurred prior to Keith joining Gibson, Dunn & Crutcher.*

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