

Partner, New York

Real Estate



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#### Education

J.D., The University of Chicago  
School of Law, 1992

B.A., Wesleyan University, 1989

#### Bar Admissions

New York

David L. Nagler's real estate practice emphasizes financings, acquisitions and sales, joint ventures, recapitalizations, workouts and development projects.

Mr. Nagler advises owners, developers, real estate funds, investors, REITs and lenders. His practice encompasses both counseling traditional real estate clients and representing clients in a wide range of real estate-related businesses.

Mr. Nagler has been selected repeatedly for inclusion in *Chambers USA: America's Leading Lawyers for Business* in the New York real estate finance category, as well as in *The Best Lawyers in America*. He also has been recognized in *IFLR1000*.

Recent significant transactions include representing:

- Silverstein Properties in the development and construction financing for the new \$930 million Four Seasons New York hotel and private residences at 30 Park Place; the \$360 million financing of 1177 Avenue of the Americas and the joint venture recapitalization of this property; the \$310 million financing of 120 Broadway and the joint venture recapitalization of this property; and the \$470 million credit-supported financing of the Silver Towers residential development;
- Normandy Real Estate Partners in the \$880 million acquisition, joint venture and related \$650 million acquisition financing of the Terminal Stores Building; and the joint venture recapitalization and financing of a \$145 million office portfolio;
- MSD Capital in the \$650 million financing of the Four Seasons Maui; the joint venture recapitalization and \$450 million financing of the Four Seasons Hualalai resort; the acquisition, joint venture and financing of a portfolio of properties in Dallas; and various joint ventures related to office, retail, hotel and multifamily properties;
- Brookfield Properties in the \$450 million financing of the Gas Company Tower and the \$270 million financing of 355 South Grand Avenue in Los Angeles;
- Sentinel Data Centers in the disposition to a public REIT of a \$490 million portfolio of data centers; in over \$800 million of financings and in connection with various net leases of data centers;
- Toll Brothers, Inc. in connection with development platform joint ventures with institutional investors;
- Chartwell Retirement Residences in the \$849 million sale of its U.S. senior housing business; and more than \$500 million of senior housing portfolio sales;
- Deutsche Bank AG in connection with the \$1.73 billion sale of The Cosmopolitan of Las Vegas hotel and casino; and
- SL Green in the \$900 million financing of 1515 Broadway.

Significant representations in prior years include:

- Silverstein Properties in the \$1 billion joint venture acquisition of 1177 Avenue of the Americas; in the acquisition, joint venture and construction financing for the \$360 million Four Seasons Orlando at Walt Disney World Resort; and in the \$230 million financing of the River Place I residential development;

# David L. Nagler

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- Normandy Real Estate Partners in connection with the joint venture acquisition, financing and subsequent disposition of 1370 Avenue of the Americas; and with the acquisition, financing and subsequent recapitalization of a portfolio of properties acquired in connection with the Glenborough REIT going-private transaction;
  - Chartwell Retirement Residences in over \$1.2 billion of acquisitions and financings of senior housing properties;
  - Hotel Carlyle Management Corporation in the sale of the Hotel Carlyle;
  - Campus Living Villages in the \$200 million acquisition and financing of the Century student housing portfolio;
  - SL Green, as servicer, in connection with the UCC foreclosure sale of the equity in the John Hancock Tower in Boston and 10 Universal City Plaza in Los Angeles; and
  - Deutsche Bank AG in connection with foreclosing and developing The Cosmopolitan of Las Vegas resort.