



Seaira R. Wolf

Partner

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Related Services

Corporate & Finance ■ Finance ■ Commercial Real Estate Lending ■ Commercial Real Estate Master & Special Servicing ■ Real Estate

Seaira Wolf is a partner in Alston & Bird's Real Estate Group. She focuses her practice on commercial real estate finance and loan servicing. Seaira represents institutional and nonbank lenders, financial institutions, and servicers in a broad range of commercial real estate finance transactions, including commercial mortgage conduit, bridge, and construction loan originations, repurchase and warehouse facilities, and special servicing and master servicing matters.

Seaira has been recognized by *The Best Lawyers in America*® "Ones to Watch" for Real Estate Law.

Representative Experience

- Representing master servicers and special servicers in the CMBS industry in single-site and multisite, multistate loan workouts, modifications, assumptions and equity transfers and with a variety of consent issues, including loan borrower restructurings, partial releases, condemnations, and construction and leasing issues; interpreting pooling and servicing and subservicing agreements; and obtaining rating agency confirmations.
- Represented a financial institution as special servicer in the workout of a capital stack of over \$1 billion secured by an office building in New York.
- Represented an institutional warehouse lender in a \$1 billion collateralized loan obligation (CLO) transaction.
- Represented a financial institution as special servicer in the workout of two \$700 million mortgage loans secured by a portfolio of shopping mall properties.
- Represented a financial institution as master servicer in connection with a loan extension and modification of a \$475 million SASB loan secured by a hospitality property in order to document a \$20 million reinvestment initiative by the sponsor.
- Represented a financial institution as special servicer in the workout and assumption of a \$300 million mortgage loan secured by a shopping mall.
- Represented a financial institution as special servicer in the assumption of a \$250 million mortgage loan secured by an office building in Jersey City, NJ.
- Represented a financial institution as special servicer in the workout of a \$190 million mortgage loan secured by a portfolio of hospitality properties.
- Represented a financial institution as special servicer in the workout of a \$188 million mortgage loan secured by the InterContinental New York Times Square hotel.

- Represented a financial institution as master servicer in the modification and assumption of a portfolio of hospitality properties located in California consisting of four separate loans in four separate securitizations in the height of the COVID-19 pandemic to account for new ownership including a fund with assets of over \$1 billion under management and to account for hotel closures and government mandates.
- Represented a financial institution as special servicer for which the lender consented to a non-permitted equity transfer of indirect ownership interests in the borrower related to the loan guarantor's merger, restructuring as a REIT and listing on the New York Stock Exchange.
- Represented a financial institution in the origination of a bridge loan secured by a mixed-used property in Brooklyn, including structuring the loan to account for tax incentives under Section 421-a (16) of the New York State Real Property Tax Law and Chapter 51 of Title 28 of the Rules of the City of New York, as well as ICAP incentives under The Industrial and Commercial Abatement Program as set forth in Sections 489-aaaaaa et. seq. of the New York State Real Property Tax Law, Section 11-268 et. seq. of the Administrative Code of the City of New York, and Section 36-01 et. seq. of the Rules and Regulations of the City of New York.
- Represented a financial institution in the origination of a bridge loan secured by a mixed-use property in Brooklyn, including structuring the loan to account for the NYC Hudson Superstorm Sandy Rebuilding Fund owning 100% of the indirect ownership interests in the borrower entity.
- Represented a financial institution in the origination of a CMBS loan evidenced by three pari passu notes and secured by 56 properties subject to a master lease.

Professional & Community Engagement

- Council for Children's Rights, Custody Advocate Program, volunteer attorney
- Commercial Real Estate Women
- Commercial Real Estate Finance Council

Education

- Loyola University (J.D., 2014)
- Florida State University (B.A., 2011)

Admitted to Practice

- North Carolina