

William Johnston

Counsel

1650 Market Street | One Liberty Place, Suite 1800 | Philadelphia, PA 19103-7395
Direct: 215.864.6341 | Fax: 215.399.9621
johnstonw@whiteandwilliams.com



William's practice is focused on the representation of clients in commercial real estate transactions and finance, including the acquisition, disposition, financing and operation of retail, industrial, development, shopping center, office, multifamily and hotel projects.

William represents investment funds, national and regional banks and insurance companies in the origination and modification of commercial mortgage, construction and mezzanine loans and the sale of those loans on the secondary market. William also has experience in the restructuring, enforcement and resolution of defaulted loans, including loan forbearance and deed-in-lieu of foreclosure transactions.

William has a deep understanding of sophisticated forms of real property ownership structures including condominiums and cooperatives, tenants-in-common and ground leases and has extensive experience handling complex matters related to title and survey and other real property concerns which include the negotiation of reciprocal easements and other multi-parcel agreements. William represents landlords and tenants in leasing transactions involving retail, industrial and mixed-use properties.

Prior to becoming an attorney, William spent four years working as a paralegal at a boutique New York City law firm where he conducted residential and commercial real estate closings on behalf of lenders. William practiced real estate law in the New York office of an international corporate law firm before joining White and Williams in 2017.

While in law school, William served as the Business Editor of the *Fordham Law Intellectual Property, Media & Entertainment Law Journal*.

Representative Matters

- Represented an insurance company and its investment advisor in connection with the origination of an \$85 million mortgage loan to an affiliate of a life insurance company, secured by a 254-unit luxury apartment complex in suburban Boston, Massachusetts

Practice Areas

Financial and Investment Services
Industry

Real Estate

Finance

Bar and Court Admissions

New York

New Jersey

Pennsylvania

Education

Fordham University School of Law, JD,
2010

Georgetown University, BA, 2004

- Representation of investment fund in connection with a \$60 million mortgage loan refinancing a 2,470-unit multifamily complex in Houston, TX
- Representation of national bank in the origination of an \$8.5 million construction loan and modification of an existing \$11 million credit facility financing the development of a shopping center near Philadelphia, PA
- Representation of investment fund in the acquisition of \$10 million and \$5 million mezzanine loans secured by interests in hotel properties in Atlanta, GA and Dallas, TX
- Representation of investment fund in connection with a \$10 million mortgage loan financing the acquisition and repositioning of a full-service resort hotel in Stowe, VT
- Representation of life insurance company in connection with the financing of an eight-property, multi-state portfolio securing a loan in the amount of \$72 million
- Representation of owner with the leasing of suburban retail properties to local and national tenants in Westchester County, NY
- Representation of equity investor in connection with the acquisition and financing of a controlling interest in 49 industrial properties, achieved by recapitalizing and restructuring ownership with a \$165 million investment
- Representation of publicly traded real estate trust in its joint venture acquisition of hotel portfolios comprised of 48 upscale extended-stay and select service hotels located in 21 states for approximately \$1.1 billion and 40 premium-branded select service hotels located in 15 states for approximately \$630 million
- Representation of client in the sale of 89-property hotel chain to minority partner for approximately \$600 million
- Coordination of title and survey analysis for client's \$3.3 billion acquisition of over 200 properties
- Representation of insurance company and its investment advisor in origination of \$85 million mortgage loan relating to 254-unit luxury apartment complex
- Representation of insurance company and its investment advisor in origination of \$35 million mortgage loan relating to large luxury apartment complex

In the News

White and Williams Announces Lawyer Promotions
January 2, 2020

Events

Adaptive Reuse & Best Practices in Repositioning Distressed Assets
IMN NYC Distressed CRE Virtual Forum | 2:35 PM - 3:15 PM EST | January 27, 2021

Publications

Selling and Purchasing Performing and Non-Performing Loans: Threshold Issues to Consider
Real Estate Alert | March 26, 2020

Checklist for Lenders in Turbulent Times: Reviewing Your Portfolio

Real Estate Alert | March 24, 2020

Philadelphia Enacts Commercial Property Assessed Clean Energy (C-PACE) Program

Real Estate Alert | August 14, 2019

PACE Loan Considerations for Commercial Real Estate Lenders

Real Estate Alert | February 5, 2019

Mortgage and Pledge of Equity – Clogging the Equity of Redemption?

Real Estate Alert | August 7, 2018

Leasehold Financing: Key Issues for Mortgage Lenders

Finance Alert | April 16, 2018

Ten Considerations for Financing Medical Office Buildings

Real Estate Alert | September 21, 2017

Cases & Deals

White and Williams Secures \$195M CMBS Loan and Refinancing of Aruba Marriott

January 26, 2018