



→ Levi I. Pinsky

Partner
333 South Hope Street
Forty-Third Floor
Los Angeles, CA 90071

T: +1.213.617.4141
F: +1.213.443.2715
lpinsky@sheppardmullin.com

Levi I. Pinsky is a partner in the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's Los Angeles office.

Areas of Practice

Levi's practice focuses on real property acquisitions and dispositions, financings, property development documentation and entity formation. He represents institutional investors, leading banks, sophisticated family offices and smaller entrepreneurial owners throughout the country, negotiating and documenting transactions involving all asset types: multifamily, industrial and logistics facilities, retail, office, cannabis facilities and vacant land. Levi has counseled clients on a wide variety of commercial real estate transactions, including ground-up site development projects, the purchase and sale of value-add and core assets, ground leases and loan facilities secured by real property and promissory notes.

Experience

Purchase and Sale Transactions

- Represented a national developer in the purchase, financing and development of a multi-phase 135-acre industrial park in Santa Clarita, California, including purchase and sale agreements, construction financing, cooperation agreements, easements, dedications and other title documentation
- Represented a family office in the purchase and sale of over 15 multifamily, retail, office and mixed-use properties (totaling over \$850 million in transaction volume) throughout California and Nevada, including acquisition financings, 1031 exchanges and defeasances
- Represented a national developer, as buyer, in the purchase of hundreds of acres of vacant land in the Inland Empire in California for the development of master-planned e-commerce and logistics parks and single-tenant properties, including, in some instances, assemblages of contiguous properties from multiple sellers
- Represented a private equity fund, as buyer, in a series of transactions for the ground-up development of single-tenant e-commerce distribution centers across the country
- Represented an institutional joint venture in the approximately \$128 million sale of a single-tenant e-commerce distribution center in Lackawanna County, Pennsylvania, mid-construction
- Represented an institutional joint venture in the approximately \$130 million sale of a single-tenant e-commerce distribution center in northern Maryland, mid-construction
- Represented an institutional joint venture in the approximately \$112 million sale of a single-tenant e-commerce distribution center in northeastern Maryland, mid-construction

- Represented a family office, as seller, in the \$45.9 million sale of a portion of a “broken condominium” project in Valencia, California to an international investor
- Represented a family office, as seller, in the \$61.25 million sale of a two-building office campus near Los Angeles International Airport
- Represented a family office, as seller, in the phased sale of a parcelized retail center in Merced, California
- Represented an investor in the sale of a two-property multifamily portfolio in North Carolina, including the assignment of existing financing
- Represented a non-profit organization, as buyer, in the purchase of a tenanted property in Los Angeles, California for redevelopment as a mixed-use assisted-living facility

Financing and Workout Transactions

- Represented a family office, as borrower, in the refinancing of seven multifamily properties with Freddie Mac, totaling approximately \$350 million in loan proceeds, including senior and supplemental financings
- Represented a family office, as borrower, in a \$27 million refinancing (including a future funding component), secured by a shopping center in Los Angeles, California, a portion of which was contemplated to be redeveloped into multifamily housing
- Represented a federally-chartered bank, as lender, opposite an institutional investor in a series of “loan-on-loan” note financings, totaling over \$279 million
- Represented a federally-chartered bank, as lender, in a \$120 million portfolio loan, secured by office properties in the Cincinnati, Ohio metropolitan area
- Represented a special servicer in the modification of a CMBS loan secured by a shopping center in the Phoenix, Arizona metropolitan area

Miscellaneous Transactions

- Represented a family office, as landlord, in a ground lease for the development of a cannabis cultivation facility in Nevada and associated non-disturbance agreements and entity documentation
- Represented a national developer, as developer, in the negotiation of development services agreements for an international technology company’s phased development of multiple corporate campuses across the United States
- Represented an institutional investor, as owner, in the negotiation of a development services agreement for the construction of an industrial park in the Inland Empire in California
- Represented a national developer, as optionor, in the negotiation of an option agreement with an e-commerce operator for the purchase of vacant land in western Maryland
- Represented an institutional joint venture, as landlord, in the negotiation of a lease for a 1,190,000 square foot e-commerce distribution center
- Represented the sponsor in the negotiation of a joint venture agreement for the development of a 60-home townhome complex in the Chicago, Illinois metropolitan area

Practices

Real Estate Finance

Real Estate, Energy, Land Use & Environmental

Distressed Real Estate Loan Workouts and Enforcement

Education

J.D., Yale Law School, 2010, *Editor, Yale Law Journal; Student Director, Community Development Financial Institutions Clinic*

M.A., Columbia University, 2005

B.A., Brandeis University, 2002, *Phi Beta Kappa; summa cum laude; highest honors in English*

Clerkships

Extern for Judge Stephen Reinhardt, 9th Circuit

Admissions

California