



→ Ross A. Honig

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Ross Honig is a partner in the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's New York office.

Areas of Practice

With more than 30 years in private practice, Ross focuses primarily on commercial real estate financings. He also represents clients in the acquisition, disposition, and leasing of commercial properties. His clients include financial institutions, private and public commercial lenders, REITs, private sellers, and purchasers.

Ross has significant experience handling transactions involving floating rate bridge loans intended to be included in public CLO transactions, fixed-rate, permanent mortgage loans intended to be sold in the commercial mortgage-backed securities market, as well as construction, multi-draw, and mezzanine loan transactions. His clients' transactions are secured by all asset classes, including office, retail, hotel, multifamily, student housing, industrial, cannabis processing and retail facilities, and mobile home parks located throughout the United States. Ross also counsels clients in mortgage loan purchase and sale agreements, intercreditor and participation agreements, and asset-based loan originations. He advises clients on workouts and restructuring of defaulted and non-performing loans.

Experience

Ross' experience includes representing:

- A publicly traded REIT in connection with the origination of over \$7 billion of commercial bridge loans, including a \$130 million acquisition mortgage loan secured by 6 properties in Rockdale, Clayton, DeKalb and Fulton Counties, Georgia; a \$91.4 million shariah compliant acquisition mortgage loan secured by the Coastline Apartments in Virginia Beach, Virginia; a \$104.8 million acquisition mortgage loan secured by 3 properties in Indianapolis, Indiana; a \$117 million refinance of five commercial condominium units in a mixed-use property in New York, New York; and a combined \$280 million mortgage and mezzanine loan refinancing 56 properties in 5 states.
- A publicly traded REIT in connection with the origination of a \$20 million secured delayed draw term loan for the construction of a cannabis processing facility secured by a deed of trust on real property in Abell, Maryland.
- A publicly traded REIT in connection with the origination of a \$9.5 million construction loan for the completion of a cannabis processing facility secured by deeds of trust on 3 separate parcels in Ranson, Clarksburg, and Buckhannon, West Virginia.

- A private equity firm in connection with the origination of a \$30 million loan for the completion of a cannabis processing facility secured by a mortgage on property in Central Illinois.
- A major commercial real estate finance company in connection with its securitized mortgage loan portfolio, including a \$57 million securitized mortgage loan secured by a Washington, D.C. residential multifamily property; a \$40 million securitized mortgage loan portfolio secured by four Houston, Texas residential multifamily properties; and a \$25 million securitized mortgage loan secured by a Queens, New York full-service hotel.
- A national bank in connection with a \$250 million syndicated ground-up construction loan secured by a Chicago, Illinois full-service luxury hotel.
- A foreign investment bank in connection with a \$180 million securitized leased fee secured by a New York, New York retail and residential cooperative apartment; and a \$22 million securitized leased fee secured by an Austin, Texas office building.
- A foreign investment bank in connection with a \$77 million floating-rate renovation loan secured by a New York, New York office building.
- A publicly traded REIT in connection with a \$31 million securitized mortgage loan portfolio secured by Denver, Colorado retail properties.
- A non-U.S. investment bank in connection with the origination, modification, and increase of a \$165 million ground-up construction loan secured by a lifestyle center in Henrico County, Virginia.
- A non-U.S. investment bank in the origination, modification, and extension of multiple floating-rate loans with affiliated borrowers secured by multifamily projects in Atlanta, Georgia, Houston, Texas, and Detroit, Michigan.

Articles

- Sheppard Mullin Lures Seven-Attorney Real Estate Group from Venable *Globe St.*, 10.29.2018

Cannabis Law Blog Posts

- "New York Landlords May Get Stuck with the Bill for Unlicensed Cannabis Sticker Shops," June 13, 2023
- "Federal Judge in NY Issues Preliminary Injunction to Block Retail Cannabis Licenses on Constitutional Grounds," November 28, 2022

Real Estate, Land Use & Environmental Law Blog Posts

- "SCOTUS Declines to Review New York City's Rent Stabilization Law," April 4, 2024

Media Mentions

7 Real Estate Lawyers Decamp Venable For Sheppard Mullin
Law360, 10.30.2018

Venable Group Joins Sheppard Mullin, Bringing 'East Coast Real Estate Credentials'
Sheppard Mullin, which had only one real estate partner in Manhattan, has brought on a seven-lawyer group from Venable in New York, including the former head of the practice there.

New York Law Journal, 10.29.2018

Memberships

New York Bar Association, Real Property Law and Cannabis Law Sections

Former President of the Board of Trustees of the Congregation B'nai Yisrael of Armonk

Practices

Real Estate, Energy, Land Use & Environmental

Real Estate Acquisitions and Dispositions

Bankruptcy and Restructuring

Commercial Lending and Financial Transactions

Commercial Mortgage Backed Securities ("CMBS")

Real Estate Finance

Distressed Real Estate Loan Workouts and Enforcement

Industries

Cannabis

Hospitality

Mortgage Banking

Retail, Fashion & Beauty

Education

J.D., Boston University School of Law, 1988, Note Editor, *Probate Law Journal*

B.A., State University of New York at Albany, 1985, *cum laude*

Admissions

New York