



Contact

Douglas B. Frank

Partner

Los Angeles +1.310.284.4581

dfrank@proskauer.com

Douglas B. Frank is the administrative co-head of the Los Angeles office and partner in the Real Estate Department. His practice focuses on real estate private equity investment, real estate related joint ventures, secured lending, mezzanine lending and structured finance activities, as well as real estate acquisition and sales transactions.

Doug advises private equity investors and real estate advisors with respect to a broad scope of real estate investments – particularly in the areas of acquisition and disposition of core real estate properties, and joint ventures for the development, construction, financing and operating of office, retail, multifamily, condominium, hospitality and industrial projects.

Doug also has 25 years of experience representing commercial banks, life insurance companies, fund investors and advisors, and pension funds with respect to real estate-secured lending and structured finance activities for land acquisitions and construction. He has represented lender clients in connection with their permanent, term, revolving, workout, conduit/securitization, and mezzanine financings transactions.

Matters

Representative Transactions

- Equity investments in various joint ventures formed for the new development and construction of large scale, multifamily apartment projects in each of Florida, California, Colorado, Florida, Illinois, Massachusetts, Maryland, Texas, Virginia, and Washington. Representation included real property acquisitions, joint venture formations and construction loan financings.
- Representation of client in all aspects of its acquisition and financing of the San Jose Marriott Hotel, in San Jose, California. Transaction included negotiations with City and Successor Redevelopment Agency entities, negotiations with hotel manager, and consideration of collective bargaining agreement labor issues.
- Workout and settlement of equity investor's interest in a proposed luxury, residential condominium tower development project. Representation included completion of the acquisition of client's interest through a UCC foreclosure, and advice on a subsequent bankruptcy filing by venture partner.
- Restructuring of junior debt investment in connection with closing of senior construction financing for a mixed use (retail, office, hotel, residential) development and construction project in Atlanta, Georgia.(over a 7 year period): junior debt investment for land assemblage; various stages of restructuring with senior priority debt; and full workout and recapitalization to orchestrate new project ownership.
- Representation of client's family real estate holdings in connection with workout and separation of over \$170 million of real property multifamily, office and manufactured housing assets.

Practices

Real Estate Finance, Real Estate

Industries

Real Estate, Private Capital, Asset Management, Real Assets, Private Equity

Education

Loyola University of Los Angeles Law School, J.D.

Northwestern University, B.A.

Admissions & Qualifications

California

Memberships

Los Angeles County Bar Association, Member

Steering Committee, Real Estate Section of the Los Angeles County Bar, Member,
2003 - To Date

Awards & Recognition

Best Lawyers in America 2006-2025

The Legal 500 United States: Real Estate 2012-2013, 2019-2020