



Contact

Robert C. Shmalo

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Robert Shmalo is a partner in Proskauer’s Real Estate Department and a member of the Private Equity Real Estate and Hospitality, Gaming & Leisure Groups. Rob has more than 20 years of experience representing real estate investors, private equity firms, asset managers and participants in complex real estate transactions.

Rob regularly represents prominent international institutions on their real estate investments and has significant experience in structuring transactions on behalf of clients in both debt and equity positions. Rob works closely with real estate companies acquiring, developing, financing and managing their real estate investments across a broad range of industries and asset classes, including global gaming, hospitality and entertainment companies.

Rob routinely advises clients on the formation, structuring and recapitalization of joint venture investments, including development and constructions projects, Class A and trophy assets, multi-property portfolios, triple net leased properties and programmatic joint venture vehicles. Rob has also structured master leasing arrangements on behalf of international gaming companies and has lead transactions involving the conveyance of gaming assets in numerous states throughout the U.S. Rob has significant experience in financings, preferred equity investments, intercreditor and recognition arrangements, ground leases, and the acquisition and disposition of real

property, including entity level sales and secondaries transactions. In addition, Rob has advised clients on numerous distressed real estate investments and the restructuring of complex debt and equity investments, reorganizations and workouts.

Representative clients over the course of his career have included Alexandria Real Estate, the Amherst Group, Ares Management, Atalaya Capital Management, Blackstone, BTS Bioenergy, CapRock Partners, Danaher, Eagle Point Hotels, ECapital Management, Extell, First Citizens Bank, MacNaughton, MGM Resorts International, Mindspace, Renewable Resources Group, Selby Transportation, Sixth Street, Tishman Speyer, Fortress, and Whitehorse Capital, among others.

Rob currently sits on the Board of Directors of New York Lawyers for the Public Interest.

Rob previously served as a member of the Athlete Advisory Committee of U.S. Figure Skating and a Trustee of the U.S. Figure Skating Foundation. On a personal note, he was a national medalist and international competitor in ice dancing and was named as an alternate to the U.S. Olympic team for the 2002 Winter Olympics in Salt Lake City.

Practices

Private Equity Transactions, Real Estate, Mergers & Acquisitions, Business Solutions, Governance, Restructuring & Bankruptcy

Industries

Private Equity Real Estate, Private Capital, Real Estate, Hospitality, Gaming & Leisure

Education

Benjamin N. Cardozo School of Law, J.D.

New York University, B.A.

magna cum laude

Admissions & Qualifications

New York

Memberships

[Awards & Recognition](#)

The Legal 500 United States: Real Estate: Finance 2024

The Legal 500 United States: Real Estate 2024