

# Julian B. Buchbinder

Partner  
Corporate, Finance and Investments

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Julian has extensive experience in complex commercial real estate transactions, representing financial institutions and funds in single and multi-lender construction and permanent loans, mezzanine loans and other leveraged financings, including ‘loan-on-loan’ transactions, on a regional and national basis. In addition to his real estate finance practice, Julian represents both financial institutions and end-users in interest rate swaps and other derivatives transactions.

## Matters

*Representation of agent/multi-national bank in connection with a \$206 million syndicated first mortgage construction loan for a prominent high rise in Los Angeles, California.*

*Representation of agent/multi-national bank in connection with a \$400 million syndicated construction loan for a multifamily rental project with ground floor retail on a ground lease in Manhattan, benefitted by tax incentives under the Affordable New York Housing Program and the Brownfield Cleanup Program and a transfer of air rights.*

*Representation of private equity fund as agent and lender in a \$100 million syndicated construction loan for a mixed-use development in Denver, Colorado, including for-sale condominium, retail and residential apartment components, with additional funding from a subordinate loan made by a local municipality.*

*Representation of agent/multi-national bank in connection with a \$100 million mortgage construction loan for the development of a hotel in Boston, Massachusetts, on a ground lease parcel granted by a local municipality.*

*Representation of senior mortgage lender in a \$30 million construction loan, funded pari passu with mezzanine financing, for the construction of a mixed-use, office and retail development in Atlanta, Georgia, benefitted by a partial-tax abatement structured through a ‘bonds-for-title’ and sale-leaseback transaction.*

*Representation of lender in a \$70 million first mortgage loan to refinance a New York City office building, featuring a ground lease and condominium structure to accommodate real estate tax exemptions for not-for-profit tenants, in addition to occupancy by for-profit tenants.*

*Representation of lender in a \$26 million New York construction loan for a luxury condominium building, with additional capital sources including a mezzanine loan and convertible debt from prospective condominium unit purchasers.*

*Representation of lender in a \$20 million term loan to a shopping center in Virginia subject to a ground lease with a government agency.*

*Representation of publicly-traded lender in a \$100 million term loan to a New York luxury apartment building benefited by a PILOT Agreement and subject to a lease-leaseback structure with an industrial development agency.*

*Representation of agent/multi-national bank in a \$115 million syndicated first mortgage loan to a luxury hotel in San Francisco, California, managed by an internationally-recognized brand.*

*Representation of European bank in connection with nine interest rate swaps, cross-defaulted and cross-collateralized by a portfolio of mortgage loans aggregating \$180 million, encumbering nine properties in four states.*

*Representation of New York branch of European lender as letter of credit and interest rate swap provider with respect to \$25 million of municipal bonds, with swap collateralized initially by a mortgage, and subsequently by an account pledge following termination of the letter of credit.*

*Representation of prominent sugar trading company in connection with commodity swaps and FX swaps.*

## Credentials

### EDUCATION

J.D., Rutgers University-Newark, Rutgers Law Review  
B.A., Drew University, magna cum laude

### ADMISSIONS

New Jersey  
New York

## News

### IN THE NEWS

February 20, 2020 • Source: Real Estate Weekly

Real Estate Weekly highlights the recent partner and counsel promotions of Julian Buchbiner, Nathan Pagett and Natalie Gordon

### PRESS RELEASE

December 5, 2019

King & Spalding Elects 21 New Partners and Promotes Four Counsel Across Eight Offices