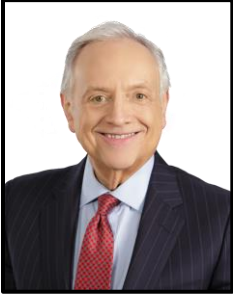


MARK FRIMMEL

Counsel



Mark Frimmel is a seasoned real estate practitioner. He navigates owners and developers through complex real estate acquisitions and development projects as well as in the sale of commercial, industrial, and residential buildings.

Mark advises lenders and borrowers in commercial and residential financing transactions, including mortgage loans, HUD insured healthcare mortgage loans, lines of credit, and mezzanine loans. He also represents landlords and tenants in office, retail, hospitality, healthcare, and industrial leases.

Mark has significant experience in the representation of cooperative and condominium housing associations. He advises debtors and creditors in Chapter 7, 11, and 13 bankruptcy proceedings where he routinely has counseled Chapter 7 Panel Trustees in asset recovery actions, adversary proceedings, and other contested matters.

Mark was formerly of counsel to the Real Estate Board of New York Subcommittee on Existing Housing, as well as a hearing officer for the County of Nassau, Small Claims Assessment Review. He served as a panelist in Fundamentals of Bankruptcy Law, at the Nassau Academy of Law, and was a member of the Nassau County Volunteer Lawyers Project screening potential Chapter 7 bankruptcy filers and filing bankruptcy petitions for accepted individuals.

Mark also represents thoroughbred racehorse owners in all aspects of the horse racing industry. Most notably, Mark has counseled the owners of Kentucky Derby, Preakness, and Breeders Cup winning horses.

Prior to joining Barton, Mark was a partner with the national firm Michelman & Robinson, LLP.

BARTON

Contact

P: 212.885.8829

F: 615.238.6762

mfrimmel@bartonesq.com

Education

Fordham University School of Law, J.D.

Stony Brook University, B.A.

Admissions

State of New York

U.S. Supreme Court

U.S. District Court for the Eastern and Southern
Districts of New York

Memberships

New York City Bar Association – Member of the
Real Property Law Committee; Member of the
Subcommittee on Development and Financing

Practices

Banking and Finance

Business Transactions

Financial Services, Investment Funds, and
Regulatory Compliance

Real Estate

Industry Experience

Construction

Entertainment

Food and Hospitality

Healthcare

Real Estate

Honors

Selected to Super Lawyers New York Metro,
2015-2018; 2021-2022

In the Media

“Bronx Nursing Home Lands First HUD-Insured Loan for \$104M”. Real Estate Weekly. June 26, 2019.

“Big Bronx SNF Gets Big HUD Financing”. Senior Care Investor. June 24, 2019.

“Jet Edge International Raise \$60 Million”. Corporate Jet Investor. February 28, 2019.

“Largest Nursing Home Finance Deal Closes on Upper East Side”. Real Estate Weekly. June 7, 2018.

Representative Matters

Commercial Acquisitions and Sales:

Represented the purchaser in connection with the leveraged buyout of a 499-bed nursing home in Manhattan for \$105M, including a \$90M bridge to HUD from KeyBank; the property is located on the Upper East Side of Manhattan and has always been looked upon as the most significant site in Manhattan available for eventual redevelopment into condominiums

Represented the seller in connection with the sale of two nursing homes in New York for the combined sale price of approximately \$93M; this was a complex deal that included escrowing the proceeds of the real estate portion of the transaction into a qualified intermediary for the upcoming purchase of two newer Brooklyn nursing homes, and was the last of three associated deals, one of which involved a very complicated 1031 tax free exchange for the combined sale price in the neighborhood of \$129,000,000.00

Represented a pair of limited liability companies in their purchase of a 320- bed nursing home located in Brooklyn, New York, and then again in connection with an associated \$56,000,000 first mortgage loan and a \$4,850,000 second mortgage loan made by a syndicate of banks led by Bank of America, N.A. and Israel Discount Bank of New York

Represented the purchaser in connection with the \$54,000,000 acquisition of land improved by a 280-bed nursing home in Suffolk County, New York

Represented the seller in connection with the sale of a of a state-of-the-art equine veterinary hospital in Nassau County, New York

Commercial Financing:

Represented the borrower in connection with the largest HUD-insured loan ever made to a single health care related building in the principal amount of \$127,000,000 in Manhattan, New York

Represented the lender in connection with a \$27M mortgage loan to a 625-unit residential cooperative building in the city of New York

Represented the borrower in connection with the restructuring of a \$13,000,000 credit facility for a large emergency and inpatient medical group; the transaction involved thirty-three separate entities, four different banks, across seven states, and the avoidance of a potential \$100,000.00 contractual penalty

Represented a leading aviation services platform and top ten charter operator in a refinancing transaction resulting in it raising \$60,000,000.00 in equity and debt to fund a number of strategic initiatives

Representative Matters (cont'd)

Represented the lender in connection with a \$35,000,000 construction loan to the owner of a nursing home in Kings County, New York

Represented the lender in connection with a \$9,000,000 mortgage loan to the owner of a nursing home in Westchester County, New York

Represented the lender in connection with a \$46,600,000 first mortgage and a \$5,000,000 construction loan to the owner of a nursing home in Bronx, New York

Commercial Leasing:

Represented the tenant, a major Hollywood film studio, in connection with a series of leases aggregating 271,500 square feet of film/television production stages, office space, shop and support space at a film/television production complex in Yonkers, New York

Represented the tenant, a major Hollywood film studio, in connection with the leasing of 192,000 square feet of film/television production stages, office space, shop and support space at a film/television production complex to be built in Atlanta, Georgia

Represented the tenant, a major Hollywood film studio, in connection with the leasing of 253,000 square feet of film/television production stages, office space, shop and support space at a film/television production complex to be built in Newark, New Jersey

Represented the tenant, a franchisee of a national fast-food chain, in connection with the leasing and construction of a restaurant in North Hollywood, California

Represented the tenant in connection with the leasing of 152,225 square feet of warehouse and distribution space in Dallas, Texas

Represented sub-sublandlord in connection with the sub-subleasing of 55,758 square feet of office space in Manhattan, New York

Represented the subtenant in connection with the subleasing of 99,350 square feet of warehouse space in City of Commerce, California

Represented the tenant in connection with the leasing of 28,525 square feet of office space in Charlotte, North Carolina

Represented the landlord in connection with a 25,000 square foot lease in Paramus, New Jersey for a service and parts center for manufacturer of electric cars

Representative Matters (cont'd)

Represented the tenant, an owner of marijuana dispensaries, in a series of 14 leases for retail recreational dispensaries in Los Angeles, California

Represented the landlord, a religious institution, in connection with the leasing of a building and access easements for a photographic gallery, dining and café space in Manhattan

Represented the landlord, a religious institution, in connection with the leasing of 2 floors consisting of 8,800 square feet for an incubator for not-for-profit start-ups in Manhattan

Represented the tenant in connection with the leasing of 8,200 square feet building to be used as a gourmet food market and café in Los Angeles, California

Represented the tenant in connection with the leasing of 7,356 square feet of office space in Beverly Hills, California

Represented the sub-sublandlord in connection with the sub-subleasing of 6,000 square feet of office space in Manhattan, New York

Represented the subtenant, a national commercial real estate brokerage company, in connection with the subleasing of 4,500 square feet of office space in Pasadena, California

Represented the licensee in connection with a license agreement for showroom space in SOHO, Manhattan, New York

Represented the sub-licensee in connection with the sub-licensing of office space in Manhattan, New York

Represented the tenant in connection with the leasing of 5,600 square feet of office space in Los Angeles, California

Represented the sublandlord in connection with the subleasing of 4,523 square feet of office space in Los Angeles, California

Represented the sub-sublandlord in 2 successive sub-subleases each for 5,600 square feet of office space in Los Angeles, California

Represented the tenant in connection with the leasing of 14,500 square feet of office space in Miramar, Florida

Represented the tenant in connection with the leasing of 300 square feet of retail space for a men's custom clothing and alterations business in Manhattan, New York

Represented the tenant in connection with the leasing of 3,102 square feet of office space in Houston, Texas

Representative Matters (cont'd)

Represented the tenant in connection with the leasing of 10,000 square feet of office space in Houston, Texas

Represented the tenant in connection with the leasing of 5,400 square feet of office space in Dallas, Texas

Represented the tenant in connection with the leasing of 19,871 square feet of office space in Manhattan, New York

Represented the tenant in connection with the leasing of 3,000 square feet of office space in Chicago, Illinois

Represented the tenant in connection with the leasing of 13,446 square feet of office space in Glendale, California

Represented the tenant in connection with the leasing of 3,433 square feet of office space in Chicago, Illinois

Represented the subtenant in connection with the subleasing of 21,507 square feet of office space in Manhattan, New York

Represented the tenant in connection with the leasing of 7,591 square feet of office space in Seattle, Washington

Represented the sublandlord in connection with the subleasing of 2,217 square feet of office space in Seattle, Washington

Represented the Sub-sublandlord in connection with the sub-subleasing of 2,700 square feet of office space in Manhattan, New York