



## JASON A. MANDEL

### PARTNER

Philadelphia, PA

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Jason Mandel is a skilled partner in Armstrong Teasdale's Financial and Real Estate Services practice group with more than 20 years of diverse transactional experience. In his transactional practice, Jason focuses on the areas of commercial real estate, financial services, private equity, mergers and acquisitions, venture formation, construction and general business representation. He routinely represents buyers, sellers, landlords, tenants, lenders, borrowers, sponsors and developers in all aspects of sophisticated and complex commercial transactions.

His commercial real estate practice involves a broad range of real estate asset classes, including commercial office buildings, hotels, multi-family properties, telecom/colocation facilities, mixed-use, and other commercial and retail spaces. Jason's practice has a significant focus on the representation of borrowers and lenders in a variety of commercial finance transactions of all shapes and sizes, including real estate and construction financing, acquisition financing, asset-based lending, and other forms of debt and equity financing.

### BACKGROUND

Prior to joining the firm, Jason was a partner at a mid-Atlantic law firm where he served as co-chair of the Construction Law group. Before that, he was an associate at a Philadelphia law firm.

### EDUCATION

- Rutgers School of Law (J.D., 1997)
  - Hunter Advanced Moot Court Semi-Finalist
  - Moot Court Board
- Rutgers University (B.A., 1994)
  - Golden Key National Honor Society
- Hebrew University of Jerusalem, Rothberg School for Overseas Students (1993)

### CHARITABLE AND CIVIC INVOLVEMENT

- March of Dimes (Supporter, March for Babies Team Leader)
- Maxie's Hot Chocolate House (Operations Manager, supporting LiveConnections)
- Parents Advisory Network (PAN)

### SERVICES AND INDUSTRIES

Real Estate  
Construction Services  
Real Estate, Development,  
Construction  
Corporate  
Debt Finance  
Mergers and Acquisitions  
Financial Services and Banking  
Private Equity and Venture  
Capital  
Franchise Business  
Acquisitions

### ADMISSIONS

Pennsylvania  
New Jersey  
U.S. District Court, Eastern  
District of Pennsylvania  
U.S. District Court, District of  
New Jersey

- Youth Baseball and Basketball Coach (Radnor, PA)

## EXPERIENCE

### **\$13 Million Interest Acquisition/Financing of Apartment Building**

Represented purchaser and borrower of a multi-family apartment building in Philadelphia, Pennsylvania, consisting of 72 apartment units through an “89/11” sale of partnership interests for \$13 million, and handling of associated loan assumption and modification. This transaction is believed to have been the last “89/11” transaction in Philadelphia.

### **\$15 Million Opportunity Fund Creation/Property and Business Acquisition/Financing**

Represented a purchaser, sponsor and borrower in connection with the creation of a \$15 million opportunity fund, and the acquisition and financing of a portfolio of three commercial properties and associated operating businesses in northern New Jersey, including private placement/equity raise and all structural and organizational matters.

### **\$20 Million Student Housing Property Acquisition/Financing**

Representation of purchaser and borrower in the \$20 million+ acquisition and financing of three multi-family/off-campus student housing properties consisting of 90 apartment units surrounding Temple University’s campus in Philadelphia, Pennsylvania.

### **\$200 Million Acquisition of Telecom Building**

Represented the purchaser and operator in the \$200 million acquisition of a more than 780,000-square-foot telecommunications building (commercial office/co-location facility/data center) in Houston, Texas.

### **\$25 Million Hotel Acquisition/Financing/Equity Raise**

Represented purchaser, sponsor and borrower in connection with the \$25 million+ acquisition, CMBS/non-recourse financing, and private placement/equity raise for a 146 key, full-service hotel in Ft. Washington, Pennsylvania.

### **\$30 Million Interest Sale of 400+ Unit Apartment Complex**

Represented seller of a 400+ unit apartment complex in Columbus, Ohio, through the sale of partnership interests for \$30 million, and handling of associated defeasance.

### **\$30 Million Office Building/Parking Garage Financing**

Represented borrower in connection with the \$30 million+ mortgage and mezzanine CMBS/non-recourse financing of a more than 260,000-square-foot, class A commercial office building and parking garage in Indianapolis, Indiana.

### **\$45 Million Hotel Financing**

Represented a recapitalized borrower in connection with the \$45 million commercial mortgage-backed security (CMBS)/non-recourse financing of a 750+ key, full-service hotel in Atlanta, Georgia.

### **Pennsylvania/New Jersey Local Counsel Engagements**

Served as local counsel (handling discreet Pennsylvania and New Jersey issues; issuance of legal opinion letters) in high-end commercial real estate acquisition and financing transactions.

### **Representation of Banks in Commercial Real Estate, Asset-Based Financing**

Represented several local and regional banks in various commercial real estate and

asset-based financing transactions.

**Telecom Portfolio Restructuring/Recapitalization**

Served as co-counsel for management team/operator in the restructuring/recapitalization of a portfolio of 6 colocation/telecom/commercial office facilities in 5 major U.S. markets, including associated real estate, financing, defeasance and other transactional matters.