



Real Estate Financial Restructuring and Bankruptcy

We are a recognized leader in the real estate financial restructuring and bankruptcy arena. Our cross-disciplinary team of financial restructuring lawyers regularly advise on special situations, distressed investments and acquisitions, lending and financing activities in connection with both Chapter 11 proceedings and out-of-court transactions involving real estate assets. We have unique insight into distressed real estate transactions, including self-help foreclosure, judicial foreclosure, landlord claims in bankruptcy and bankruptcy sales and acquisitions.

Areas of Focus

Financial Restructuring

Experience

GPIF Aspen Club LLC

- as creditor in the consolidated Chapter 11 cases filed by The Aspen Club & Spa, LLC and Aspen Club Redevelopment Company, LLC in the bankruptcy court for the District of Colorado

Alamo Lanark LLC

- as secured lender to debtor WC Alamo Industrial Center, LP, (one of the many World Class entities owned by Natin Paul), in its Chapter 7 proceeding in the Western District of Texas

ASR-8 Center, LP, ASR Fountainview Place, LP and ASR-Parkway One & Two LP

- as debtors in the Southern District of Texas, leading to chapter 11 plan providing for sale of certain properties and new loans on retained properties

Waterstone Land and Cattle Co. LP

BRACEWELL

- as debtor in the Western District of Texas, leading to dual track bankruptcy sale and judicial foreclosure followed by orderly dismissal of the case

Waterstone Tylerville, L.P.

- owner of 108-acre ranch, as debtor in the Western District of Texas, culminating in modification of prepetition loan documents, cure of existing defaults, sale of the property and an orderly dismissal of the case

Waterstone Michelle, L.P.

- owner of 164-acre ranch, as debtor in the Western District of Texas, culminating in modification of prepetition loan documents, cure of existing defaults, sale of the property and an orderly dismissal of the case

Golf Club at Avery Ranch

- debtor owner and operator of 223-acre golf course in Austin, Texas, culminating in confirmed plan that provided for partial paydown and renegotiation of loans and equity infusion from third party non-debtors

Oakland Hills, L.P.

- debtor owner of 50 residential lots in Georgetown, Texas, culminating in confirmed plan funded by the proceeds of sale of certain residential lots

River Chase Subdivision II, Ltd.

- debtor owner of 137-acre property in Williamson County, Texas, which was sold free and clear in bankruptcy, followed by orderly dismissal

Wunsch Family Limited Partnership

- as debtor owner of commercial office building in Austin, Texas, which was sold free and clear in bankruptcy, followed by orderly dismissal

Harborwalk, L.P.

- as debtor owners of 625-acre master-planned community in West Galveston Bay, resulting in property transferred to lenders and funding of other recoveries through reimbursement rights remaining with the debtors

Timber Culebra, LLC

- as secured lender to an owner of real property in Bexar County, culminating in a deed-in-lieu transfer of real property through a bankruptcy settlement

Colorado Third Street, LLC

- as lender in single asset real estate Chapter 11 case WC 4th and Colorado, LP, (a property in downtown Austin, Texas held at the time of filing by World Class Capital), that ultimately led to the lifting of the automatic stay and a foreclosure sale under state law, resulting in a successful credit bid for the debtor's property

4811 SoCo, L.P.

- as lender in single asset real estate Chapter 11 case WC 4811 South Congress, LLC, (a property near downtown Austin, Texas held at the time of filing by World Class Capital), that ultimately led to the lifting of the automatic stay and a foreclosure sale under state law, resulting in a successful credit bid for the debtor's property

8209 Burnet, LP

- as lender in single asset real estate Chapter 11 case WC Teakwood Plaza, LLC (a property near downtown Austin, Texas held at the time of filing by World Class Capital), that ultimately led to the lifting of the automatic stay and a foreclosure sale under state law, resulting in a successful credit bid for the debtor's property

Senior and junior secured creditors of debtor Bailey Four Canyon Ranch Properties, Ltd.,

- with interests in the debtor's \$14.6 million ranch in Uvalde County, Texas and successfully obtained payment in full from the sale of the debtor's property

Hillcrest Bank

- as secured creditor in the bankruptcy of Texas Gulf & Harbor, Ltd., a multi-use resort development on Mustang Island, which included an 18-hole golf course and various prospective developments, culminating in state-law foreclosure sale, the proceeds of which were applied to secured creditors claims

Official Committee of Unsecured Creditors

- in the **Premiere Holdings of Texas LP** case, a chapter 11 debtor that serviced more than \$175 million in real-estate related loans

Senior Secured Creditor

- in Chapter 11 single asset real estate bankruptcy case of **77 Heron Lakes, Ltd.**, involving 77-acre residential home and golf course development project in Houston, Harris County, Texas

Senior Secured Creditor

BRACEWELL

- in Chapter 11 single asset real estate bankruptcy case of **81 Villa Robles, Ltd.**, involving 81-acre residential home development project in Cypress, Texas