



# Frank A. Appicelli

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## Overview

Frank Appicelli concentrates his practice in the areas of commercial finance, real estate, and investments, and regularly represents lenders, investors, owners, sponsors, developers, and operating companies.

Frank advises insurance companies, investment funds, and commercial banks in commercial real estate financings involving acquisition, bridge, construction, permanent, mezzanine and subordinate loans, and commercial credit and asset-based financings involving revolving credit and term loans, letters of credit, and liquidity and other credit enhancement facilities.

Frank also represents developers, investors, owners and operators in real estate transactions, including acquisitions, dispositions, project development, joint ventures, and management agreements. The properties involved in these transactions include retail, multifamily, office, industrial, warehouse, assisted living, senior housing, medical, hotels and hospitality facilities.

Frank also counsels clients in distressed real estate transactions involving workouts, forbearances, restructurings, deeds-in-lieu of foreclosure, discounted payoffs, distressed debt sales, foreclosures and bankruptcies. He is involved with properties throughout the United States in single-asset real property and multi-asset portfolios.

Frank is identified as a “Band 1” real estate lawyer by *Chambers USA*, a compilation of America’s leading business lawyers, and he was recognized as the Hartford Real Estate Lawyer of the Year by *Best Lawyers*, in 2010. He has also been included in *Lawdragon 3000 Leading Lawyers in America*. Frank serves as an officer and member of the board of directors of the Real Estate Finance Association of Connecticut (REFA). He chairs the firm's Real Estate and Commercial Finance Practice.

## Experience

- Represented The Hartford in \$250 million mortgage loan to national real estate investor for acquisition and refinancing of 26 warehouse facilities in eight states.
- Represented hotel owner and operator in development, acquisition, joint venture, and financing of hotel properties in seven states.
- Represented TD Bank as agent in \$155 million syndicated mortgage loan to national real estate investor for 700-acre Merrill Lynch campus in New Jersey.
- Represented senior housing developer and operator in development, acquisition, joint venture, and financing of independent living, assisted living, and memory care facilities in the Northeastern United States.
- Represented People's United Bank in acquisition mortgage loan to German pension fund for historic mixed-use complex in Philadelphia.
- Represented real estate developer and operator in joint venture with institutional investor for apartment properties in greater Boston area.
- Represented construction lender in \$95 million construction loans to national real estate developer for new industrial warehouse facilities in Southeastern and Northwestern regions of the United States.
- Represented Wells Fargo as special servicer in bankruptcy, foreclosures, and property administration and dispositions involving \$400 million commercial mortgage-backed securities secured by office, warehouse, distribution, and manufacturing facilities leased to regional retailer, which subsequently filed for Chapter 11 bankruptcy protection.
- Represented Royal Bank of Scotland in foreclosure, receivership, and disposition of a seven-building office portfolio in New England.

## All Insights

05.23.2019	Carlton Fields Adds Two Lawyers to Growing Real Estate and Commercial Finance Practice
05.03.2019	Carlton Fields Ranks Among Best in Chambers USA 2019 Guide
02.01.2019	Media Shines Spotlight on Carlton Fields' New Office and Lawyers; Firm Opens New Jersey Office and Bolsters Real Estate and Insurance Litigation Practices
12.26.2018	Carlton Fields Expands Real Estate and Commercial Finance Practice
10.18.2018	New England Super Lawyers Honors Carlton Fields Attorneys on 2018 Lists
05.04.2018	Carlton Fields Ranks Among Best in 2018 Chambers USA Guide
12.13.2017	Carlton Fields Adds Real Estate Group in Miami
08.31.2017	Carlton Fields Bolsters Its South Florida Real Estate and Commercial Finance Practice with Addition of Brian A. Hart

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- 08.15.2017 78 Carlton Fields Attorneys Named "Best Lawyers in America"
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- 08.15.2017 Eight Carlton Fields Attorneys Named 2018 "Lawyers of the Year" by The Best Lawyers in America
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- 06.08.2017 Carlton Fields Ranks Among Best in 2017 Chambers USA Guide
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- 01.01.2017 Carlton Fields Names Six New Office Managing Shareholders

## Recognition

- Selected for inclusion in *The Best Lawyers in America*, Hartford Real Estate Law "Lawyer of the Year" (2011, 2018)
- Selected for inclusion in *The Best Lawyers in America*, Real Estate Law (2006–2019)
- Listed in *Connecticut Super Lawyers* (2006–2012, 2015)
- Listed in *Chambers USA*, Real Estate (2004–2018)
- Selected for inclusion in *Lawdragon 3000*, Leading Lawyers in America (2006)

## Professional & Community Involvement

- Past President and Board Member, Real Estate Finance Association of Connecticut
- American Bar Association
- Connecticut Bar Association
- Mortgage Bankers Association
- Board of Governors of Greater Hartford Arts Council
- Former President and Board Member, Knox Parks Foundation
- National Multiple Sclerosis Corporate Achiever, Fundraising

## Speaking Engagements

- "For Sale'-For Rent'-Forecast?" Real Estate Finance Association of Connecticut, Hartford, CT (2015).
- "The Paralegal's Role in the Real Estate Transaction," Institute for Paralegal Education Seminars (2000).
- "Keys to Success in the Real Estate Transaction," National Business Institute Seminars (1999).

## Credentials

### EDUCATION

- Georgetown University Law Center (J.D., *cum laude*, 1989)

### COURT ADMISSIONS

- U.S. District Court, District of Connecticut

- Fairfield University (B.A., 1986)

#### BAR ADMISSIONS

- Connecticut
- New York

### Areas of Focus

#### PRACTICES

- Balance Sheet Lending
- Business Transactions
- Bridge Lending
- Construction Lending
- Corporate Law and Governance
- Development
- Hotel and Resort Development
- Institutional Investment and Finance
- Land Development
- Lending
- Mezzanine Financing and Other High-Yield Lending
- Office Development, Industrial Parks, Self-Storage Facilities, and Fulfillment Centers
- Problem Loan Resolution and Creditors' Rights
- Qualified Opportunity Zone Task Force
- Real Property Litigation
- Senior Housing and Assisted Living Development
- Specialty Development Projects
- Syndicated Lending
- Vertical and Horizontal Mixed-Use Development

#### INDUSTRIES

- Banking, Commercial, and Consumer Finance
- Insurance
- Real Estate