



# Alexander W. Hegner

ASSOCIATE

ATLANTA

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CONNECT

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## Overview

Alex Hegner represents lenders, investors, owners, financial institutions, and other clients in commercial real estate financings involving acquisition, bridge, construction, permanent, mezzanine, and subordinate loans.

He is experienced in structuring venture financing, both debt and equity, negotiating distressed real estate loan workouts and property dispositions, and advising on the acquisition, development, and disposition of commercial real estate with a particular focus on multifamily housing, assisted living, mixed-use developments, and associated property management.

In addition, Alex handles master and special servicing transactions (workouts, foreclosures, and sales of REO) for banks, investors, and servicers in the portfolio, balance sheet, construction, and syndicate lending and securitization (CMBS and CLOs) industry. He represents a nationally recognized rating agency in connection with legal aspects of rating public and private placements at transaction, loan, and property levels for CMBS, conduit, CLOs, CTLs, liquidated trusts, and single-borrower/single-asset securitizations.

Alex also has experience reviewing and drafting leases, amendments, and franchise agreements, as well as handling settlement agreements.

Prior to law school, Alex served as a congressional aide in the Georgia House of Representatives. During university, he was a member of a Division I baseball team.

## Experience

- Represented a major bank lender in the financing of large health care property portfolio loans.
- Represented a California-based real estate and finance company originate and assign CMBS loan for securitization.
- Represented a senior living developer in the acquisition, financing, and operation of assisted living and memory care facilities.
- Represents lender and borrower clients for balance sheet and conduit mortgage

loans and mezzanine loans.

- Represents a nationally recognized rating agency in connection with legal aspects of rating public and private placements at transaction, loan, and property levels for more than 60 CMBS, conduit, CLOs, CTLs, liquidated trusts, and single-borrower/single-asset securitizations.
- Represents a major special servicer diligence underwriter company through its life cycle including the legal aspects of its role in the issuance of CLOs/CMBS and performance of special servicing at the loan transaction level.
- Represented an international restaurant chain in buying, ground leasing, and developing in excess of 150 locations throughout the country, and in a variety of sale/leaseback financing transactions.
- Represented an Atlanta-based privately held real estate investment company in leasing transactions for its portfolio of office properties.
- Represented the seller of an industrial facility in “sale-leaseback” monetization transaction wherein seller/tenant received sale proceeds while retaining most property-related risks and obligations.
- Represented the ground lessor in negotiating a long-term “triple net” ground lease of certain commercial condominium parcels within a “condo hotel” in Chicago to an unaffiliated lessee on terms and with operating restrictions designed to mimic a sale agreement and hotel management agreement in order to address certain labor union legal requirements and other tax-driven issues.

## All News

12.16.2019 Carlton Fields Adds Five Attorneys

## Credentials

### EDUCATION

- Georgia State University College of Law (J.D., magna cum laude, 2019)
  - *Georgia State University Law Review*
  - Burge Family Scholarship
- Georgia State University J. Mack Robinson College of Business (MBA, 2019)
- Georgia State University (B.S., summa cum laude, 2016)

### BAR ADMISSIONS

- Georgia

## Areas of Focus

### PRACTICES

- Development

### INDUSTRIES

- Real Estate

