



Erin A. Szulewski

Member

Philadelphia

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Erin provides legal advice to developers, lenders, buyers, and sellers on a range of complex real estate matters, such as title insurance, survey review, financing, environmental liability, and ADA compliance. She advises clients on a variety of zoning and land use matters, and navigates local government entities and private developers through the redevelopment process from plan negotiation to project completion.

Prior to joining the firm, Erin was an attorney at a New Jersey law firm where she focused on real estate and land use. She counseled clients on various public financing and incentive programs available to developers and businesses and worked cross-functionally with construction, corporate, and municipal legal departments. After law school, Erin was a judicial law clerk for The Honorable Louis R. Meloni.

Erin earned her bachelor's degree, *summa cum laude*, from Monmouth University and her law degree from Rutgers School of Law. While in law school, Erin was associate research & writing editor for *Rutgers Journal of Law & Religion* and a judicial intern for the Superior Court of New Jersey, Chancery Division.

Experience

Represented the seller in connection with the sale of 17 multifamily communities consisting of 3,434 units.

Represented the court-appointed trustee for the bankruptcy estate of pharmaceutical company Akorn Holding Company LLC in connection with establishing and conducting an expedited auction sale process for substantially all of its assets. At the conclusion of the auction, the aggregate purchase price agreed to be paid by the successful purchasers was approximately \$309 million. We then negotiated 13 individual Asset Purchase Agreements and obtained the entry from the bankruptcy court of 21 individual sale orders approving the sales of the purchased assets, all of which we successfully closed within a 45-day period.

Represented Safehold, Inc., a publicly traded corporation that originates real property acquisition and ground lease transactions, in connection with a complicated and highly structured parcel assemblage, acquisition of parcels (from multiple third parties), and creation of a ground leasehold estate for The Hunter Apartments, a new, ground-up multifamily development in Colorado Springs, Colo. The \$89.96 million transaction required innovative structures to balance the ground lessee's and leasehold lender's different interests.

Represented Omega Systems, LLC, a cloud hosting and managed IT services provider, in its sale of a majority stake in the company to private equity firm Pflugsten Partners, L.L.C. This transaction drew on the experience of the firm's corporate; tax; technology, privacy, and data security; labor and employment; and real estate attorneys.

Represented affiliates of Equus Capital Partners, Ltd. in a multi-tiered transaction that included the sale of two portfolios of industrial assets totaling 88 properties throughout the Southeastern United States in a transaction with a value in excess of \$1 billion. As lead counsel our representation included negotiating, documenting, and closing the sale and purchase transactions establishing two new joint

Practice Areas

- Distressed Real Estate
- Real Estate
- Real Estate Development
- Real Estate Lease Restructuring

Industry Sectors

- Real Estate & Construction

Education

- Rutgers University School of Law, J.D., 2014
- Monmouth University, B.S., *summa cum laude*, 2011

Bar Admissions

- New Jersey
- Pennsylvania

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ventures with the real estate affiliates of the contract purchaser for the acquisition, ownership, and management of the portfolio, and negotiating the terms of and closing two single-asset CMBS loans originated by Goldman Sachs in the aggregate amount of \$686 million.

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