

## Paul V. Downey

**DIRECTOR**

Paul V. Downey practices in the Real Estate section of the Dallas office. Having practiced law for over 30 years, Paul's transactional and client-counseling experience is broad-based and multifaceted. Previously as a shareholder in one of the largest firms in Texas, Paul engaged in a wide variety of transactions, primarily real estate related and with a heavy emphasis on finance. That was followed by over eight years of operating his own law practice, during which time Paul was able to broaden the diversity of his business experience to include non-real estate related business transactions, technology start-ups, and litigation, while continuing to represent lender clients in all facets of lending practice, and developers, landlords, tenants and investors in real estate-related matters. Since joining KRCL in 2012, Paul's practice has been primarily focused on real estate development, finance, acquisitions, sales, and leasing.

### Practice Focus

Financial Services, Real Estate, Business & Corporate, Real Estate Financing, China

### Admissions

- State Bar of Texas, 1984

### Associations

- American Bar Association
- Dallas Bar Association

### Experience

#### **Borrower/Owner/Developer/Investor Representation**

- acquisition and sale of office buildings, shopping centers, manufacturing facilities, apartment projects and other income-producing properties, as well as raw land
- development of shopping centers, apartment projects, residential townhomes and commercial properties
- representation of both landlords and tenants as to retail shopping center, office building and industrial warehouse leases
- property management, leasing and landlord/tenant disputes
- platting, zoning and land use issues
- commercial and residential condominium formation and representation
- entity formation - corporations, LLCs and limited partnerships
- borrower's counsel in connection with all variety of real estate-secured loans, including CMBS/conduit loans
- negotiation of acquisition, construction and permanent financing
- private and institutional investor representation



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901 Main Street  
Suite 5200  
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#### **LAW SCHOOL**

University of South Carolina  
J.D., 1984

#### **UNDERGRADUATE**

University of Pennsylvania  
B.A., 1981

- issuance of mortgage lending opinions
- resolution of boundary disputes
- POA collection and enforcement matters
- broker listing and fee agreements
- asset purchase and sales

## **Lender Representation**

- representation of national and state banks and other lenders in all types of real estate-secured lending
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- mezzanine lending and structured finance
- loan negotiations, workouts and restructures
- syndicated debt restructures
- deed in lieu and asset transfer transactions in satisfaction of debt
- foreclosures and other lender remedies
- management and sales of REO
- loan portfolio review and analysis
- regulatory compliance
- loan acquisitions and sales
- Texas usury law analysis and compliance

## **Community**

- Lakewood Child Development Center, Inc., former President and Board of Directors
- A.R.T.S. for People, Inc., former Member and Board of Directors