

Timothy P. DeKeyser

Partner
Miami

Biography

Timothy P. DeKeyser represents investors, domestic and international real estate companies, funds, lenders, government-sponsored entities, and other entities in complex real estate matters ranging from acquisitions, financing and leasing to construction transactions and development of raw or underdeveloped land.

Tim has assisted clients in transactions related to a wide variety of real estate asset classes, including office buildings, senior housing, hospitality, residential or multi-family use buildings, industrial and specialized-use facilities.

Representative experience

A real estate investment company in connection with the acquisition and financing of a US\$282.5m Class A office complex in West Palm Beach, FL.*

Drafted and negotiated a joint venture agreement for a developer of an opportunity zone property in Miami, FL.*

Drafted and negotiated a joint venture agreement for a real estate investment fund in connection with the acquisition and financing of One Biscayne Tower in Miami, FL.*

Lionstone Development with the refinance of the Virgin Hotel in Chicago, IL.*

Paramount Group, Inc. in connection with the origination of a US\$141m mortgage and mezzanine



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Practices

Joint Ventures

Mergers and Acquisitions

Real Estate

Real Estate Finance

REITs

Industries

Real Estate

Areas of focus

Hotels and Leisure

Education and admissions

construction loan secured by 15 Lighthouse in New York, NY.*

Paramount Group, Inc. in its acquisition of One Front Street in San Francisco, CA for \$521m.*

Assisted with the origination of several mezzanine loans and negotiated intercreditor and co-lender agreements for a debt fund.*

Negotiated participation agreements and a master servicing agreement for over 160 commercial mortgage loans as part of a reinsurance transaction.*

Negotiated a US\$975m CMBS loan for Paramount Group, Inc. that was secured by One Market Plaza in San Francisco, CA.*

A real estate investment company in a joint venture with a developer for the construction of Brickell Flatiron in Miami, FL.*

Negotiated master leases for Hudson's Bay Company in connection with its joint venture with Simon Property Group.*

Paramount Group, Inc. in the restructuring of its real estate portfolio as part of its REIT IPO, which was the largest ever in the U.S. at the time of its consummation.*

Hudson's Bay Company on a US\$1.25bn long-term, single-asset CMBS fee mortgage loan; restructured the ownership interests to include a ground lease and operating lease for future financings.*

Paramount Group, Inc. in disposing of a 49% interest in One Market Plaza in San Francisco, CA; negotiated a joint venture agreement with the purchaser.*

Facilitated the sale of two mall properties to Simon Property Group, Inc. in connection with Washington Prime Group Inc.'s merger with Glimcher Realty Trust.*

Negotiated a 200,000+ square foot lease in a commercial office building in New York, NY for a major media outlet.*

Education

J.D., Vanderbilt Law School, 2009

B.S., University of Virginia, 2004

Bar admissions and qualifications

District of Columbia

Florida

New York

Assisted Paramount Group, Inc. with the formation and capitalization of several debt and equity real estate investment funds.*

Assisted a debt fund with the restructuring of a preferred equity interest in a trophy office building in New York, NY.*

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Assisted Sunrise Senior Living, Inc. with the disposition of a seniors housing facility in New Jersey and the redemption of tax-exempt bond financing.*

Assisted a non-profit REIT with funding the acquisition of affordable housing projects through a credit facility.*

*Matter handled prior to joining Hogan Lovells.

Awards and rankings

■ Real Estate, *Best Lawyers*, 2023