

# John Bruzina

Shareholder

**Practices:** Real Estate Finance, Default Resolution & Servicing

**Industries:** Financial Services; Real Estate

John Bruzina is a member of Winstead's Real Estate Finance Practice Group. He represents a variety of national and regional institutional lenders in all facets of commercial real estate financing transactions.

## Representative Experience

**Construction Lending:** Represents construction lenders in complex construction financing transactions involving loans secured by new construction or rehabilitation of multi-family apartment complex developments, mixed-used real estate, office complexes, hotels, and industrial buildings.

- \$134 million construction loan secured by the mixed-use real estate development in Sacramento, California anchoring the area surrounding the new arena for Sacramento's NBA franchise
- \$105 million construction loan secured by a major brand of luxury condominium residences in Miami Beach, Florida
- \$125.5 million construction loan secured by mixed-use real estate within a community development district in Alachua County, Florida
- \$94 million construction loan secured by a mixed-use apartment tower in Nashville, Tennessee
- \$50.6 million Sharia'h-compliant construction loan secured by a hotel development in Nashville, Tennessee
- \$64.2 million construction loan secured by a mixed-use development backed by various economic incentive obligations in Charleston, South Carolina
- \$46.1 million horizontal development land loan as part of the Smiley Water Control and Improvement District located in Denton County, Texas
- \$50.6 million syndicated construction loan secured by an industrial property in Fort Worth, Texas, representing administrative agent
- \$35.6 million syndicated construction loan secured by a multifamily property in Austin, Texas, representing administrative agent

**Balance Sheet Financing:** Represented institutional lenders in the origination and negotiation of over 300 portfolio loans, including senior, supplemental, and leasehold financings, secured by multifamily, commercial and mixed-use real estate located primarily in New York City, as well as share pledge loans, loans for commercial cooperative and condominium units, cond-ops, and revolving credit lines.

- \$19.7 million financing of a movie theater in New York City
- \$44.7 million first mortgage financing of loans secured by multifamily properties in New York City
- \$13 million financing of loans secured by three commercial cooperative units in New York City



### Dallas Office

214.745.5348 Direct

214.745.5390 Fax

jbruzina@winstead.com

### Education

Michigan State University College of Law

- J.D., 2007
- Managing Editor of Publication, *Journal of Business and Securities Law*
- Inns of Court
- Judicial Internship, The Honorable Bill Schuette, Michigan Court of Appeals, 2006
- Judicial Internship, The Honorable Thomas Boyd, 55B District Court of Michigan, 2007

Siena Heights University

- B.A., Business Administration and Philosophy, 1991
- Judicial Board Member
- Phi Sigma Tau Philosophy National Honor Society

## Pro Bono

- Advised New York start-up with respect to general business matters, including the preparation of agreements related to the start-up's social media and web consulting business and its sponsorship of various tech trade events, as well as the preparation of a Letter of Intent and final agreement for the engagement of a host for the start-up's online talk show, 2010
- Appeared on behalf of New Jersey defendant in civil court at an arraignment stemming from charges related to the alleged violation of two restraining orders, 2014

## Professional & Community Service

- North Texas CHADD
- Texas Bar Association
- New York State Bar Association
- Dallas Bar Association

## Admissions

- Texas, 2015
- New York, 2008
- New Jersey, 2007