



Counsel

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Services

Commercial Real Estate Finance > Finance > Real Estate >

Commercial Mortgage-backed Securities >

Jessica Bula focuses her practice on commercial real estate finance and investment, with a specialty in hospitality transactions. She routinely advises lenders with respect to the unique aspects of hotel management agreements and franchise agreements that govern the operation and flagging of hotel collateral. In connection with various mortgage and mezzanine loan originations, she has negotiated hotel comfort letters and subordination agreements for over 950 hotel properties over the past 5 years. The representative collateral for such transactions has ranged from luxury resorts in the Caribbean and Hawaii to large portfolios of select service hotels across the U.S. and Canada.

Jessica has worked extensively on other types of complex collateral in commercial real estate transactions, including ground leases, condominium structures and development projects. Additionally, she has significant experience in resolving non-performing loans through loan restructurings, workouts and foreclosures of complex-distressed debt structures. She has represented a number of investment banks, life insurance companies, commercial banks, institutional investors and loan servicers.

EXPERIENCE

- Negotiated comfort letters and subordination agreements on behalf of **the lenders** for over 950 hotel properties.
- Represented **the lenders** in connection with several construction loans for hotel projects, including a high-end condominium project containing licensed rights from a luxury hotel brand.
- Represented **the lender** in connection with the origination of a mortgage loan secured by a hotel resort located in Hawaii, with complex condominium and residential unit components.
- Advised **the lenders** (and negotiated with ground lessors) with respect to complex ground lease structures in connection with the origination of mortgage and mezzanine loans secured by properties ground leased from governmental agencies in New York City and Washington D.C.
- Represented **the special servicer** with respect to the restructuring of a \$120 million mortgage loan secured by a retail property located in Puerto Rico.

EDUCATION

- Northwestern University, B.A., 2002
- University of Connecticut School of Law, J.D., 2005, with Honors

ADMISSIONS

- Connecticut