

**Los Angeles**

2029 Century Park East
Suite 2100
Los Angeles, CA 90067

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PRACTICE AREAS

- Institutional Investment & Finance
- Real Estate

EDUCATION

- J.D., University of Arizona, 1999
- M.B.A., Eller Graduate School of Management, University of Arizona, 1999
- B.A., University of California, Berkeley, 1994

**BAR AND COURT
ADMISSIONS**

- State Bar of California
- State Bar of Arizona (inactive)

Stephen D. Li

PARTNER

OVERVIEW

Stephen is a transactional attorney who represents borrowers and lenders in negotiating, documenting, and closing complex secured financing transactions for a broad range of real estate assets.

Purchase And Sale Transactions For Commercial Real Estate

Stephen's clients engage him for structuring, negotiating, documenting, and closing the purchase and sale of office, industrial, multi-family, and residential properties. He provides guidance at every stage of a transaction, from structuring deal terms to post closing asset management.

Structuring Joint Venture Transactions

Institutional and private clients, including pension funds, homebuilders, developers, major domestic and foreign banks, and other investment institutions rely on Stephen for structuring, negotiating, and documenting their joint venture transactions. His clients invest in residential, hotel, office, industrial, multi-family, retail, and mixed-use projects.

In-House Experience With A Major Residential Lender

Prior to joining Cox Castle & Nicholson, Stephen was in-house counsel in the Capital Markets Group at Countrywide Financial Corporation where he was responsible for negotiating and drafting documentation associated with multi-million dollar bulk whole loan purchases for Countrywide's capital markets conduit programs.

REPRESENTATIVE MATTERS**Acquisition Transactions (And Related Financing)**

Represented a healthcare REIT in connection with the acquisition of a ten property portfolio of medical office buildings located in New York, Massachusetts, and Florida for an aggregate purchase price of \$187 million, and negotiation of related acquisition financing and loan assumption.

Represented a healthcare REIT in connection with the acquisition of a three property portfolio of medical office buildings located in Phoenix, Arizona for an aggregate purchase price of \$36 million, and negotiation of related acquisition financing and loan assumption.

Financing Transactions (Representing The Borrower)

Represented a REIT in connection with a \$10 million term loan secured by borrower's ground lease interest located in Long Beach, California.

Represented a REIT in connection with a \$35 million term loan secured by property located in Burbank,

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ORANGE COUNTY

3121 Michelson Drive, Suite 200
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P 949.260.4600 **F** 949.260.4699

SAN FRANCISCO

50 California Street, Suite 3200
San Francisco, CA 94111

P 415.262.5100 **F** 415.262.5199

California.

Joint Venture Transactions

Represented a healthcare REIT in connection with a joint venture to acquire and operate a rehabilitation hospital located in Chesterfield, Missouri.

Represented a preferred equity investor in connection with a joint venture to acquire and renovate hotels located in Kansas City, Missouri and San Antonio, Texas.

PUBLICATIONS & SPEAKING ENGAGEMENTS

Speaking Engagements

ABL's 32nd Annual Awards Dinner, 9/22/2016

"Chinese Investment in U.S. Real Estate Markets - Trends, Drivers, Opportunities and Implications,"
UCLA Anderson's 2017 Wilbur K. Woo Greater China Business Conference, 4/21/2017

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