

## **MICHAEL J. RISHTY**

### WORK ADDRESS:

Davis Polk & Wardwell LLP  
450 Lexington Ave  
New York, NY  
10017

### HOME ADDRESS:

132 East 74th Street  
New York, NY  
10021

### DESCRIPTION OF CURRENT PRACTICE:

Michael is co-head of our Real Estate practice. He concentrates in commercial real estate and has wide-ranging experience in many aspects of real estate law. Michael represents many of the largest developers, owners and investors in New York and the United States – including Affinius Capital Management, El Ad Group, Extell Development Company, Naftali Group, Legion Investment Group, QuadReal Property Group, Related Companies, Rockefeller Group Development Corporation, Sculptor Real Estate, Vanbarton Group, Ventas, Wilhelm von Finck and Yellowstone Real Estate Investments – on their significant acquisitions, dispositions, development projects, financings and restructurings, preferred equity, joint ventures and sale-leaseback transactions.

As head of Davis Polk's real estate committee, Micheal advised the firm in connection with its recent lease renewals for its New York, Washington D.C. and Northern California offices. Notably, Michael led the efforts to amend the firm's lease of approximately 700,000 square feet at 450 Lexington Avenue, New York, in one of the largest leases in New York City in 2023.

Michael's recent representations include:

- Affinius Capital on a programmatic series of joint ventures with Hackman Capital Partners to acquire various studio properties, including:
  - \$1.85 billion acquisition of CBS Studio Center in Los Angeles, California
  - \$600 million acquisition of Kaufman Astoria Studios in Queens, New York
  - \$560 million acquisition of Silvercup Studios in Queens, New York
- Rockefeller Group on its:
  - \$115 million loan for a Carneys Point, New Jersey, industrial project
  - joint ventures with Mitsubishi Estate for Salem County, New Jersey and Riverside, California industrial developments
  - \$49 million loan for a South Carolina industrial project
  - construction loan to build a 60-story mixed-use skyscraper in the Midtown neighborhood of Atlanta, Georgia
  - \$230 million loan for 60 Dupont Street in Greenpoint, Brooklyn
- Extell Development Company on its:
  - \$220 million construction financing for a new Diamond District hotel
  - \$217 million refinancing with respect to 242 rental units in One Manhattan Square
  - \$131 million mortgage and mezzanine financing with respect to the marketing and sale of 112 condominium units in One Manhattan Square in NYC

- El Ad Group on its:
  - \$250 million loan for a Boca Raton development
  - \$140 million construction loan to finance the construction and development of vacant land located at 1297-1299 Third Avenue and 204 East 75th Street in NYC
  - \$100 million bridge loan for Boca Raton development
  - \$113.4 million inventory loan to fund the completion of an unsold luxury residential building in NYC
- Naftali Group on its:
  - \$236 million construction financing for an NYC luxury condominium
  - various joint ventures for numerous NYC luxury condominium projects
- Legion Investment Group on its:
  - \$87.4 million acquisition and related financing for 540 West 21st Street, NYC
  - acquisition and \$79 million financing for four adjacent parcels in the Gramercy Park neighborhood of NYC
  - joint venture with EJS Capital and \$57.5 million acquisition and financing of an NYC development site
- QuadReal Property Group on its \$488.5 million acquisition of a multi-family portfolio
- A real estate private equity fund on its:
  - joint venture, acquisition and financing of ten senior housing facilities in Alabama, Florida and Kentucky
  - joint venture, acquisition and financing of six senior housing facilities in Connecticut, Maryland and New York
  - acquisition and leaseback of 22 golf clubs from subsidiaries of ClubCorp Holdings and subsequent sale to Spirit Realty
- Ventas on its \$189 million acquisition of five long term acute care facilities from affiliates of Scion Health and the renewal of its existing master lease with affiliates of Scion Health
- Yellowstone Real Estate Investments on its acquisition of 1740 Broadway from an affiliate of Blackstone

<https://www.davispolk.com/lawyers/michael-rishty>

#### EDUCATIONAL BACKGROUND:

J.D., Harvard Law School  
cum laude  
2001

A.B., Economics, Princeton University  
cum laude  
1998

#### BAR MEMBERSHIPS AND DATES:

State of New York  
2002

#### EMPLOYMENT HISTORY:

Co-head of Real Estate practice, Davis Polk, 2015-Present

Chair, New York Real Estate Practice, Greenberg Traurig, 2014-2015

Shareholder, Greenberg Traurig, 2009-2015

Associate, Solomon & Weinberg/Greenberg Traurig, 2006-2008

Associate, Simpson Thacher & Bartlett, 2001-2006

#### RECENT SPEAKING ENGAGEMENTS:

Upcoming keynote panel at the PERE America Forum on November 13, 2024 – Moderated “Keynote panel: private real estate in a year of geopolitical and macroeconomic change” panel

IMN’s 2024 Annual Winter Forum – Moderated “Practical Restructurings & Workouts: Lessons from Past Recessions” panel

Davis Polk + Princeton Alumni Real Estate Network in September 2023 – “Where the puck is going in sustainable energy” with Mike Richter, Stanley Cup Champion goalie with the New York Rangers, and President of Brightcore Energy and Jeremy Glantz, founder of the Network, and SVP at Kensington Vanguard

Markets Group’s 9th Annual Real Estate Global Forum in December 2022 – Fireside chat with Jesse Goepel, Managing Director of Investments at Affinius Group

Regularly presents and moderates panels for NYPEN Real Estate, a real estate industry group. Topics included “Lessons Learned from Being a First Time Real Estate Operator or Fund Manager,” “Negotiating Loan Guaranties and Analyzing Liability in a Distressed Market” and “Preferred Equity in Real Estate Transactions.”

#### LEGAL PUBLICATIONS

[Brian Lichter and Michael Rishty quoted in Law360 on the federal real estate agenda for 2023](#)

[Michael Rishty quoted in Commercial Observer on commercial real estate market](#)

[Brian Lichter and Michael Rishty quoted in Law360 on real estate trends](#)

#### PROFESSIONAL RATINGS

Chambers USA – Real Estate: Mainly Dirt, New York

Super Lawyers – “Super Lawyer: Real Estate,” 2015-2021, New York

#### COMMUNITY SERVICE AND PRO BONO ACTIVITIES

Trustee for the Citizens Budget Commission – a nonpartisan, nonprofit civic organization whose mission is to achieve constructive change in the finances and services of New York City and New York State government.

President of the Board of Directors for the SAM School – a Jewish preschool and elementary school on the Upper East Side of Manhattan. Michael has worked on several pro bono real estate matters on behalf of the SAM School, including in connection with the acquisition of a new school building on the Upper East Side and the leasing of a second school building on the Upper East Side.

## ATTACHMENTS

[Michael J. Rishty | Davis Polk](#)

[Michael J Rishty, USA | Chambers Profiles](#)

## PERSONAL

Born New York City 1976.

## \* WRITTEN MATERIALS

1. Preferred Equity in Real Estate Transactions (November 7, 2023)
2. Negotiating Loan Guaranties and Analyzing Liability in a Distressed Market (April 25, 2023)
3. Five Things to Know About Joint Venture Agreements (May 25, 2022)
4. Overview of Commercial Real Estate and Real Estate Practice Group (June 3, 2021)