

Charles T. Marshall



Partner

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Charlie focuses his national practice on real estate finance. His experience includes floating and fixed rate portfolio and CMBS financing; A/B and pari-passu loan structures; construction loans; acquisition, financing, and sale of performing and non-performing loans and assets; and problem loan workouts.

Charlie has previously served on the firm-wide Management Committee and as the Managing Partner of the Dallas office.

REPRESENTATIVE EXPERIENCE

- Represented lenders in financing of urban office towers, including the Lipstick Building (New York), 123 N. Wacker Drive Building (Chicago) and One Main Place (Dallas)
- Represented lender in financing of regional malls in Tennessee, Florida and Maine owned by retail REIT
- Represented lender in financing of multistate hotel portfolios owned by hotel REITs
- Represented lender in financing multistate self-storage portfolio (in response to capital market turmoil, converted from CMBS to balance sheet loan)
- Represented private equity group in acquisition of a pool of over 250 performing commercial mortgage loans

PUBLICATIONS

- Model Representations and Warranties and Dispute Resolution in CMBS 2.0; Rule 17g-7 (September 23, 2011)
- General Growth Properties Bankruptcy: SPE Structure Survives, but Consideration of Corporate Group Permitted, *Real Estate Finance* (October 2009)
- Round 2 of General Growth Properties Bankruptcy: Motions to Dismiss SPE Bankruptcies Denied, No Bad Faith, Corporate Group Considered (August 27, 2009)
- Round 1 of General Growth Properties Bankruptcy: SPE Structure Survives (June 24, 2009)
- Ups and Downs for Legacy CMBS: TALF Expands, but S&P Signals Downgrades (May 29, 2009)
- Treasury Announces Public-Private Investment Program (March 30, 2009)
- CMBS Counselor - Winter 2009
- CMBS Counselor - Winter 2008
- CMBS Counselor - Spring 2007

INDUSTRIES

Banking/Financial Services
Credit Financing
Investment Funds
Private Equity
Real Estate

PRACTICES

Capital Markets
Corporate
Economic Recovery and Government Opportunities
Real Estate
Real Estate Finance/Capital Markets
REITs
Securities
Structured Finance and Securitization

EDUCATION

JD, 1979, The University of Texas School of Law, *Texas Law Review*, Notes Editor
BA, 1976, with high honors, The University of Texas, Special Honors in History, Phi Beta Kappa

ADMISSIONS

Georgia 1984
Texas 1979

Charles T. Marshall

- CMBS Counselor - Spring 2006
- CMBS Counselor - February 2003
- CMBS Counselor - February 2002
- CMBS Counselor - February 2001
- CMBS Counselor - February 2000
- Intricate Ingredients: Counsel's Recipe for Commercial Mortgage-Backed Securities, *Texas Lawyer* (May 31, 1999)

BRIEFINGS, SEMINARS & SPEECHES

- Speaker, Twelfth Annual History Conference, Dallas Historical Society (2011)
- CRE Finance Council January Conference (January 24, 2011)
- Mid-Year Real Estate Investment Roundtable (June 22, 2010)
- Speaker, Tenth Annual History Conference, Dallas Historical Society (2009)

PRESS RELEASES

- Andrews & Kurth Elects Management Team (April 2, 2001)
- Law Firm Renews 71,760sf Lease at Bank One Center in Dallas (August 26, 2004)