



Scott A. Hovanyetz

Partner

Real Estate

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Success in real estate requires a high level of responsiveness and skill at solving problems. Scott Hovanyetz delivers on that need through a combination of creative problem solving, experience — developed by working on a wide range of real estate transactions over the course of his career — and dedication to achieving the best outcomes for his clients.

Making real estate an investment to build on

Scott provides his clients with responsive, timely service and utilizes a practical approach. Scott offers clients a broad background that includes the management and structuring of preferred equity and other joint venture transactions, mortgage and mezzanine financing, and land and equity acquisitions and sales.

Scott also has extensive experience in construction lending and ground and space lease negotiation and administration.

Scott has been published in *JD Supra* on the topic of New York State lawmakers considering proposals for nearly \$7 billion in tax hikes that includes taxes on mezzanine and preferred equity financing and a tax on individuals with second homes in New York City (or a “pied-à-terre” tax).

Representative Experience

- Represented Chicago-based real estate development firm in acquisition of controlling equity interest in an office tower valued at over \$1 billion and a preferred equity joint venture with Fortune 500 financial services company in connection therewith.
- Represented private equity firm in preferred equity capital transaction funding acquisition of urban multifamily project, with concurrent agency mortgage financing.
- Represented national bank lender in construction mortgage financing for Long Island senior housing and assisted living facility.
- Represented national banking client in lease of approximately 500,000 square feet of Manhattan office space.

Practices

- Real Estate
- Real Estate Acquisitions, Dispositions and Joint Ventures
- Real Estate Finance and Lending

Education

- JD, Seton Hall University School of Law, *magna cum laude*, *Order of the Coif*
- BJ, University of Missouri-Columbia

Bar Admissions

- New York
- New Jersey

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Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*
 - Ones to Watch
 - Real Estate Law, 2024–2025
- *New York Real Estate Journal*
 - Rising Star Ones to Watch, 2023

News

- Katten Attorneys Recognized as *Best Lawyers®* and *Best Lawyers: Ones to Watch®* Award Recipients (August 15, 2024)
- Katten Attorneys Distinguished by *Best Lawyers®* (August 17, 2023)
- The *New York Real Estate Journal* Recognizes Scott Hovanyetz as a 2023 Rising Star (May 17, 2023)
- Katten Names New Partners (July 26, 2022)
- Katten New York Moving to Rockefeller Center® (October 21, 2019)
- Katten Represents Ivanhoe Cambridge and Callahan Capital Properties in \$2.2 Billion Office Building Acquisition (January 16, 2015)

Publications

- Recognition Agreements in Preferred Equity (April 8, 2025)
- Debt-Like Preferred Equity in Real Estate Financing (January 29, 2025)
- UPDATE: Proposed Taxes on Mezzanine and Preferred Equity Financing Resurface in New York Legislature (January 12, 2023)
- UPDATE: Proposed Taxes on Mezzanine and Preferred Equity Financing and "Pied-à-Terre" Taxes Not Included in Final New York Budget Bill (April 9, 2021)
- New York State Lawmakers Consider New Taxes on Mezzanine and Preferred Equity Financing, Owners of Second "Pied-à-Terre" Homes in Bid to Cover Budget Gap (March 29, 2021)