

Timothy G. Little

Partner and Chair, Real Estate Department

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Practices

FOCUS: Real Estate

Real Estate Acquisitions, Dispositions and Joint Ventures

Real Estate Finance and Lending

Structured Finance and Securitization

Education

JD, Harvard Law School, *magna cum laude*

BS, Rutgers, The State University of New Jersey

Bar Admissions

New York

More than one client has called Tim Little, national Real Estate department chair, a "deal-friendly" attorney, and it's the highest compliment he could get. Representing lenders, buyers and sellers in major real estate transactions and restructurings, he keeps his energy focused on solving rather than merely identifying problems and maintaining a positive relationship with the other parties to a transaction even under the most challenging circumstances. After more than 30 years of success, his practice is national and international in scope.

Where long-term business relationships start

On one side of his practice, Tim represents banks and other lenders on real estate projects, as well as workouts and restructurings. On the other, he represents owners and investors, including investment funds and developers in both new ventures and transactions, restructurings, partner disputes and other challenges. All of his clients benefit from his intellect and the deep understanding that he has built up about their businesses, as well as those of their counterparties. That understanding allows him to address issues proactively and efficiently, freeing his clients who must often evaluate multiple projects and potential investments simultaneously.

Tim's skill set was well-evidenced during the Great Recession, when he represented a financial institution restructuring more than 30 retail sites owned by the client in joint ventures with different lenders and without a single litigation or bankruptcy.

The level of trust that Tim inspires shows up in his international deals. He frequently represents US-based clients investing in real estate around the world. These clients have come to rely on Tim's ability to understand local laws and structure transactions that achieve their goals in foreign legal and cultural environments.

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At its core, Tim's practice is about relationship building. After facilitating a complex billion-dollar sale and leaseback of a group of buildings in Scandinavia, Tim has been asked by successive ownership groups to work on several and related transactions over more than a decade, as a result of the trust he has earned from the parties involved. Tim's approach to real estate transactions also builds trust between the parties involved. It's his goal that after closing a deal, the parties see it as the foundation of a relationship that they look forward to continuing. It is typical for the lenders and buyers on Tim's deals to continue doing business with each other.

Recognitions

Recognized or listed in the following:

- *The Legal 500 United States*
 - Recommended Attorney, 2018–2022, 2024

News

- Katten Highly Ranked in Legal 500 United States 2024 (June 12, 2024)
- Multiple Katten Attorneys Recognized by Mondaq's Autumn 2023 Thought Leadership Awards (March 14, 2024)
- *Commercial Real Estate Direct* Quotes Tim Little and Scott Vetri on Using Equity Kickers Amid Increasing Market Challenges (June 20, 2023)
- *GlobeSt* Quotes Tim Little and Scott Vetri on Using Equity Kickers With Reluctant Lenders (May 9, 2023)
- Katten Recognizes Attorneys for Outstanding Pro Bono Service (October 28, 2022)
- Katten Awarded Top Ranking in Structured Finance: Securitization in The Legal 500 United States 2022 (June 8, 2022)

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- Katten Dallas Office Continues to Grow With New Real Estate Partner (November 15, 2021)
- Coronavirus (COVID-19) Resource Center (November 10, 2021)
- Katten Receives High Marks in Derivatives, M&A and Securitization in The Legal 500 United States 2021 Guide (June 10, 2021)
- Katten Named Top-Tier Firm in Structured Finance and Securitization by The Legal 500 United States 2020 Guide (June 16, 2020)
- Timothy Little and Peter Sugden Talk about Lender Communication Strategies During COVID-19 Pandemic (May 21, 2020)
- Katten Brings iStar Counsel to Real Estate Practice (March 13, 2020)
- Katten Praised in The Legal 500 United States 2019 Guide (June 11, 2019)
- Katten Distinguished by *The Legal 500 United States* (June 14, 2018)
- Katten Ranked #2 Law Firm for NYC Commercial Real Estate Loan Originations by *The Real Deal* (October 12, 2017)
- Partners Sheri Chromow and Timothy Little Author Guide to Real Estate Loan Workouts (November 2009)
- Katten Represents Concord Debt Holdings in Closing of \$465 Million Collateralized Debt Obligation (February 16, 2007)

Publications

- The AFIRE Guide to US Real Estate Investing (Fourth Edition): Loan Rules (April 8, 2024)
- Why a Source of Rescue Capital May Already Be in the Deal (April 7, 2023)
- Why a Source of Rescue Capital May Already Be in the Deal | *Commercial Property Executive* (April 4, 2023)
- Five Commercial Real Estate Trends to Watch in the Wake of COVID-19 (Spring 2022)

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- Five Commercial Real Estate Trends to Watch in the Wake of Covid-19 (November 19, 2021)
- The COVID-19 Pandemic: Impacts on Real Estate Transactions (March 23, 2020)
- What Lenders are Thinking as They Assess Distressed Hotels (March 19, 2020)
- Delaware Bankruptcy Court Dismisses Chapter 11 Petition of Mezzanine Borrower as Filed in Bad Faith (January 24, 2012)
- Picking Up the Pieces: A Lender's Guide to Analysis of Workouts and Restructurings of Distressed Commercial Real Estate Loans (November 2009)
- IRS and Treasury Issue Guidance for Modification of Securitized Commercial Mortgages (September 22, 2009)
- Federal Reserve Adds Legacy CMBS to TALF (May 20, 2009)
- Expansion of TARP to Newly Issued CMBS Creates Opportunities for TARP Investors, Commercial Mortgage Lenders and Property Owners (May 4, 2009)
- Treasury Unveils Public-Private Investment Program for Legacy Assets (March 26, 2009)
- Proposed Addition of CMBS to TALF May Create Opportunities for Commercial Mortgage Loan Originators, Servicers, Borrowers and Investors (March 12, 2009)
- Implications of the Lehman Bankruptcy Entities on Multi-Lender Financings (September 2008)
- New Woes for CDOs: The Effect of the Subprime Crisis on Real Estate CDOs and the Opportunity It Presents (May 2008)

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Presentations and Events

- 20th Real Estate Private Equity Summit (March 27–28, 2019) | *Moderator* | *Looking Ahead: What Is Next for the Real Estate Markets?*
- 19th Annual US Real Estate Opportunity & Private Funds Investing Forum (June 24–26, 2018) | *Moderator* | *Mezz/Bridge Deal Structures*
- Loan Documents That Work in Good Times and in Bad—Tips for CRE Bankers (June 6, 2013) | *Presenter*
- IMN's Borrower & Investor Forum on Real Estate Mezzanine Financing & Subordinated Debt (November 27–28, 2012) | *Panelist* | *An Update on Tranche Warfare: Learning from Recent Cases*
- REIT Executives' Market Perspectives and Overview of Recent REIT Developments (October 4, 2012) | *Moderator*
- The 12th Annual U.S. Real Estate Opportunity & Private Fund Investing Forum (June 1–2, 2011) | *Moderator* | *Special Services/Special Assets: Extend & Pretend vs. Letting the Assets Flow*
- Real Estate Mezzanine Finance Summit 2010 (April 14, 2010) | *Panelist*
- Distressed Real Estate: Examining Debt and Equity Structures to Mitigate Losses and Identify Opportunities (July 22–23, 2009) | *Panelist* | *Workouts and Restructuring – A Legal Perspective*
- The 8th Annual US Real Estate Opportunity & Private Fund Investing Forum (May 29–30, 2007) | *Panelist* | *Exploring Structured Finance, Mezzanine Funds & Real Estate CDOS*