Buchalter

Joseph Vargas

Los Angeles, California
Shareholder

P (213) 891-5260
F (213) 896-0400
jvargas@buchalter.com

Areas of Practice & Industry Specialties
Real Estate; Commercial Finance; Real Estate Finance; Sports Industry Law; Community Development Finance Law; Alternative Lenders; Private Equity and Venture Capital

---

Joseph Vargas has a nationwide practice focused on the representation of commercial banks, private lenders and various financial institutions in a variety of real estate secured lending transactions, including acquisition, construction, rehabilitation, and bridge loan financing involving retail, industrial, office, multifamily, and hotel properties. He also has extensive experience in the representation of lenders and borrowers in various types of commercial lending transactions, including asset-based and both secured and unsecured financial transactions. Mr. Vargas also has substantial experience in the re-structuring of credit facilities, as well as advising clients through loan modification and forbearance arrangements of various credit types. His real estate transactional experience also includes the areas of acquisitions, leasing, development as well as tax motivated real estate transactions. For over twenty years, Mr. Vargas has advised clients in a vast array of secured commercial lending transactions, ranging from single asset middle market loans to large complex syndicated multi-state transactions. Mr. Vargas' practice also includes the representation of lenders in debtor-in-possession and 363 financing, loan workouts and advising clients on collateral recovery remedies. Mr. Vargas has particular expertise with advising clients on California's one-action and anti-deficiency legislation both in structuring loan transactions and in the recovery of debts secured with real property. A significant part of his practice includes advising clients with mixed collateral transactions involving financings secured by a combination of both personal and real property collateral. In addition, his representative clients include both owners and developers of commercial and residential real property projects throughout California and in other parts of the United States.

Representative Matters

- Represented an agent bank in a syndicated $100+ million mixed collateral loan providing ground up construction financing for a public museum.
- Represented an agent bank in complex unsecured $750 million, syndicated revolving credit facilities to publicly traded real estate investment trust.
- Represented a bank in $38 million multi-family project financing.
- Represented a bank in numerous construction financing loans for the development of charter school facilities.
- Represented an institutional lender in $140+ million multi-state hotel portfolio acquisition financing.
- Represented a lender in $20+ million marina acquisition loan in Northern California.
- Represented an institutional lender in numerous mixed collateral loan financings involving both personal and real property located in over 30 states.
- Represented an institutional lender in numerous real estate financings for hotel, multifamily, industrial, and office properties ranging from middle market to large complex transactions.
- Represented construction lenders in numerous financings, including office building, rehabilitation,

multifamily, office, and condominium projects.

- Represented an institutional lender in providing tax credit related loans involving state and federal historic tax credits, low income housing and new markets tax credits.
- Represented a developer-borrower in secured real estate financings with institutional lenders.
- Represented Bank of the West as administrative agent in the upsizing of the Duckhorn credit facilities.

Presentations

- Speaker, "How to Purchase Real Estate Notes," Beverly Hills Bar Association, January 28, 2015

Webinars

- "Webinar: THE END OF THE LINE: The Options for the Commercial Lender When the Workout is no Longer Working Out," June 24, 2020

Education

Mr. Vargas earned his J.D. at Loyola Law School and received his B.S. in Accounting at Loyola Marymount University. Mr. Vargas is a member of the Business Law Section of the American Bar Association and the Real Estate Section of the Los Angeles County Bar Association. He received the 2009 Outstanding Young Lawyer Award presented by the Los Angeles County Bar Association Real Property Section.

Bar Admissions

- California

Court Admissions

- U.S. District Court for the Central District of California