



Ana Lazo Tenzer

Shareholder

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Ana Tenzer chairs the firm's Finance & Lending Group with an emphasis on real estate and corporate lending, representing investment banks, private equity firms and their portfolio companies, institutional investors and insurance companies, as well as borrowers with regard to senior, mezzanine, permanent and floating loans secured by real estate, corporate assets and other collateral. She also formerly co-chaired the firm's Real Estate Department for six years.

Regarding mortgage and asset portfolios, structured loan and credit facilities and single and multi-property commercial mortgage loans, Ana has served as counsel to many high-profile companies, including Fortress Investment Group, AIG Global Investment Corp., Calmwater Capital, LLC, Blackstone Real Estate Advisors, Natixis Real Estate Capital, Annaly Capital Management, Greystone EB-5 Holdings Corp. and F.A.S.T. Preferred Equity, LLC. Her work for these clients, both lenders and borrowers, includes the negotiation of senior and mezzanine loans, negotiating equity investments (including preferred equity returns), and securing multi-million dollar commercial fixed (or floating rate) loans secured by commercial real estate, including medical office, office, multi-family, hotels, resorts, retail and industrial portfolios located throughout the United States, intended for both the capital securitization markets and for the clients' balance sheets.

Practices

Health Care, Private Equity, Real Estate, Distressed Asset Advisory Services, Finance & Lending

Representative Matters

- Represented lender in originating a mortgage loan secured by a to-be-built Noble Hotel, an 18-hole Nicklaus Signature Golf Course, 52 estate lots and 22 Golf Villas in West Palm Beach, Florida
- Represented lender in originating a mortgage loan secured by a to-be-built Indigo branded hotel in Coachella, California.
- Represented Calmwater Capital 3, LLC in an interim floating rate loan to borrower secured by a first lien on the construction of a Dream Hotel, Tag Restaurant, and Avenue Nightclub located in Hollywood, California.
- Represents AIG Annuity Insurance Company in the senior and mezzanine financing and cross-collateralization for all phases of the Liberty Harbor Development in Jersey City, NJ in the aggregate principal amount of over \$250 million and secured by retail, condominium, multi-family, mixed-use development and hospitality assets.
- Represented Great Wolf Resorts in a construction loan to finance the development of a 470,00 square foot hotel and 200,000 square foot indoor water-park and entertainment center located near Atlanta, Georgia.
- Represented Calmwater Capital 3, LLC in a Bridge Loan to borrower secured by a first lien on the office building, Lake Business Center, located in Chicago, Illinois.
- Served as counsel to FP Holdings, L.P. in connection with multiple deed in lieu of foreclosure transactions relating to defaults of seller-backed financing of condominium units at Palms Place.
- Represented Fortress Investment Group and its affiliates as lead counsel in its floating rate interim loan platform, financing all property types throughout the United States, intended for CLO execution.

- Representing Fortress Investment Group and its affiliates in the making of a preferred equity investment in an entity owning a large Colorado Shopping Mall with ongoing construction components, including the negotiation of the buy-out of a partner in such entity, representation of the joint venture entity in its acquisition of a simultaneous refinance loan from Wells Fargo Bank, the negotiation of a management agreement with the sponsor regarding the management of the Property and representation of client in all aspects of the structuring of the investment and transactions from a tax perspective in 2012.
- Leveraged dividend recapitalization of Cross MediaWorks, Inc. existing senior and subordinated indebtedness.
- Represented Fortress Investment Group and its affiliates in purchasing approximately 15 performing and non-performing debt instruments consisting of whole loans, mezzanine loans, subordinate B notes and second mortgage loans in an aggregate principal amount of \$165 million and secured by retail/industrial/hospitality and office assets located in Texas, Pennsylvania, New York, Arizona, Alabama, Ohio and California in March, 2011.
- Represented Opbiz, LLC in the modification of a \$800 million loan entailing the rebalancing of the cash reserves from operations for both the borrower and the lender's use.
- Represented KSL Capital Partners in its acquisition and financing of the Marriott Rancho Las Palmas Resort and Spa.

Community

Board of Directors, Children's Museum of Boulder

The Friends' School

Former Board Member, Boulder County ART Inc.

Judi's House Volunteer

Publications & Presentations

- Seminar on the Purchase of Distressed Notes and Loans, Speaker, Los Angeles, CA, January 27, 2011
- Client Alert: General Growth Bankruptcy Ruling Has Potential Far Reaching Implications, *Brownstein Client Alert*, September 18, 2009
- What Borrowers Should Negotiate in a Securitized Loan Transaction
- Fundamentals of Commercial Loan Documentation

Education

- J.D., 1989, New York University School of Law
- B.A., 1986, with highest honors, Barnard College, Columbia University

Admissions

- New York, 1990
- Colorado, 1994

Recognition

Best Lawyers in America, 2013-2019

Membership

Colorado Women's Bar Association