



Bruce W. Fraser

Partner

Los Angeles
+1 213-615-1732

Bruce practices in all areas of real estate law, primarily in the areas of real estate finance, joint ventures, workouts, and leasing.

He has more than 40 years of experience in representing hedge funds, commercial banks, life insurance companies, and other sources of institutional capital in connection with the origination of real estate loans, including construction loans, structured, mezzanine, and syndicated real estate-secured financings. These transactions involve a variety of property types, including office, retail, multi-family, and hotel and resort properties. Bruce also has significant experience in real property and loan portfolio purchase and sale transactions. Additionally, he has designed and implemented many real estate lending programs.

Key Matters

Some of the experience represented below may have been handled at a previous firm.

- Representation of a hedge fund in construction loans, construction mezzanine loans, and preferred equity transactions since 2001, recently including hotels in South Carolina and Los Angeles, Manhattan office and residential buildings, large apartment complexes in Texas, and assisted-living facilities in Southern California.

- Representation of a hedge fund in the acquisition of large portfolios of performing and non-performing loans, including a US\$318M portfolio secured by multifamily, student housing, self-storage, assisted living, and retail projects in five states, a US\$33M senior mezzanine loan related to a midtown Manhattan office building, and a US\$45M preferred equity investment in a large Houston apartment complex.
- Representation of a national life insurance company in commercial secured loans in the western half of the United States, including commercial, retail, multi-family, hotel, and industrial properties and cross-collateralized portfolios, including recently the new international flagship hotel of a major hotel franchise, a large downtown Los Angeles apartment building, a cross-collateralized portfolio of apartments in Colorado, and a pool of industrial properties in Houston.
- Representation of a national commercial bank in syndicated construction financings, including a large residential project in Hawaii and two large apartment projects in Seattle.
- Representation of a REIT in several hotel and condominium financings in Arizona, California, Texas, and Washington.

Recent Experience

Mezzanine Loan of up to US\$218M

Recognitions

- *The Best Lawyers in America*® – Real Estate (2009-2024)

Activities

- Member, The State Bar of California
- Member, The American Bar Association
- Member, Los Angeles County Bar Association

Credentials

EDUCATION

Bruce received his A.B. from Columbia University. He received his J.D. from Harvard Law School.

ADMISSIONS

- California

Related Insights & News

RECOGNITIONS

Winston Attorneys Recognized in *The Best Lawyers in America*® 2024

AUGUST 17, 2023

CLIENT ALERT

Massive New Los Angeles Transfer Tax

JANUARY 23, 2023

RECOGNITIONS

Winston & Strawn Attorneys Recognized in *The Best Lawyers in America*® 2023

AUGUST 18, 2022

RECOGNITIONS

Winston & Strawn Recognized in *The Legal 500 U.S.* 2022

JUNE 8, 2022

RECOGNITIONS

Winston & Strawn Attorneys Recognized in *The Best Lawyers in America*® 2022

AUGUST 19, 2021

IN THE MEDIA

Daily Journal Highlights Winston's Los Angeles Expansion and Post-Pandemic Positioning

MARCH 8, 2021

IN THE MEDIA

Featured in the *Daily Journal*: Winston Announces Expansion in Los Angeles

FEBRUARY 18, 2021

PRESS RELEASE

Winston & Strawn Expands Los Angeles Office with Addition of 18 Attorneys

FEBRUARY 16, 2021

IN THE MEDIA

Winston & Strawn's West Coast Expansion Featured in *The American Lawyer*

FEBRUARY 16, 2021

Capabilities

Transactions

Finance

Real Estate

Financial Services

