



## Simone Wilson-Brito

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Real Estate | Real Estate Finance | Real Estate Acquisitions & Development | Leasing | Financial Institutions

**Simone helps clients cut through challenges to close on complex commercial real estate transactions.**

Co-chair of the firm's Real Estate Practice Group, Simone Wilson-Brito represents clients in all aspects of commercial real estate financing, leasing, acquisitions, and sales. Simone represents landlords and tenants in drafting and negotiating office leases, lenders and borrowers in commercial loan transactions—including helping lenders finance non-traditional loans involving the construction of hydroponic green houses and the refinancing of loans involving taxi-medallions as collateral—and purchasers and sellers in acquiring and disposing of commercial real estate.

Prior to rejoining McCarter & English, Simone was real estate counsel for The Rockefeller Group Development Corporation, where she gained valuable experience in understanding the business considerations that fuel real estate transactions. Simone negotiated construction-related agreements and worked closely with construction professionals to oversee the administration of construction contracts involving the delivery of build-to-suit warehouses. During her tenure with the company, she negotiated leases, building contracts, licenses and other transaction documents supporting the company's development, management, and ownership operations in New York, Florida, South Carolina, and New Jersey.

Simone is co-chair of McCarter's Women's Initiative. She is also a member of McCarter's Culture & Inclusion Committee. Her involvement in the Newark community includes serving as a member of the Board of Trustees of the YMCA of Newark and Vicinity.

### Representative Matters

#### Special servicer—Loan workouts

Represented the special servicer in negotiating and documenting loan workouts involving a portfolio of properties totaling approximately \$173 million in defaulted loans. The workout involved the negotiation of maturity extension terms, restricting the use of excess cash flow for each property, and trapping excess funds as security for the repayment of all the loans. The loans were secured by 17 properties.

#### Special servicer—Deed in lieu transaction

Represented the primary/special servicer in a five-property deed-in-lieu transaction for defaulted loans in the approximate amount of \$10.3 million, secured by properties located in the tri-state area. The transaction included negotiating the deed in lieu agreements, drafting conveyance documents, and conducting property due diligence to ensure the seamless transfer of the properties and property operations to the holder of the respective loans.

#### Housing Authority of the City of New Haven—Land acquisition

Closed on a \$1.4 million acquisition of approximately two acres of partially developed land located along the Quinnipiac River waterfront, which is planned to be developed into a mixed-use, multifamily residential and commercial/retail development that includes approximately 50 units of a mix of affordable and market rate housing.

#### National bank—Multifamily project loans

Represented a national bank in negotiating financing for multifamily housing projects, including (1) a \$30 million construction and term loan for a project in Connecticut, (2) a \$75 million syndicated loan for a multifamily and retail property in Massachusetts, and (3) a \$120 million combined loan increase and conversion of a construction loan to a term loan for a project in New Jersey.

#### National bank—Line of credit for transit center

Represented a national bank in negotiating a \$25 million line of credit to construction the first phase of a transit center development in New Jersey.

#### Shared office space company—Leases

Negotiated several leases for a shared workspace leasing company of more than 100,000 aggregate square feet for purposes of subleasing to mid-sized company tenants in the New York office space marketplace.

#### Major national real estate developer—Land acquisition

Represented a major national real estate developer in acquiring a 30-acre parcel of land in New Jersey to be developed as a single-user industrial park.

#### National bank—Loan modifications

Represented a national bank in negotiating the modification of several loans with approximately 38 related borrowers secured by New York and Chicago taxi medallions and New York commercial property mortgages. Also represented the bank in negotiating the modification of a five-year, \$74 million loan, which was secured by two New York properties and taxi medallions.

#### Major national real estate developer—Industrial building sale

Represented a major national real estate developer in its sale of a build-to-suit, 197,000-square-foot building occupied by a global transport and logistics company to a property trust company for nearly \$38 million.

#### Property management company—Sales, Acquisitions

Represented a property management company in like-kind exchange acquisitions of 5 restaurants and retail stores in Ohio, Oklahoma, South Carolina, and Texas.

#### Major national real estate developer—Industrial building leases, sales, financing

Represented a major national real estate developer in negotiating leases of two built-to-suit industrial buildings within a planned 2.1 million-square-foot industrial park in New Jersey, which included a 725,000-square-foot distribution center leased to a major national electronics retailer, and in handling the later sales of the buildings. Secured a construction loan for the construction of the distribution center.

#### Eurofins Discovery—Acquisition

Represented Eurofins Discovery on its acquisition of DiscoveryBioMed.

#### GE Appliances, a Haier Company—Transaction

Represented GE Appliances on a transaction with Midwest Sales and Service.

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## Education

Vanderbilt Law School, JD, 2003

Vanderbilt University, BS, 2000

## Bar Admissions

New Jersey

New York

## Memberships and Certifications

American Bar Association

Commercial Real Estate Women of New Jersey

McCarter & English Women's Initiative Steering Committee  
Member

McCarter & English Diversity Committee  
Member

New Jersey State Bar Association

YMCA of Newark and Vicinity  
Board Trustee

## Recognitions\*

*The Best Lawyers in America*, Real Estate Law, New Jersey, 2024 and 2025

New Jersey Rising Star, *Super Lawyers*, 2016–2018

\* No aspect of this or any advertisement has been approved by the Supreme Court of New Jersey. For ranking methodologies, please see [here](#).

## Alerts

Several Northeast, Mid-Atlantic States Address Commercial Evictions During COVID-19 Pandemic, Coronavirus Legal Advisory , 4.28.2020

Commercial Real Estate Closings Move Forward During COVID-19 Pandemic, Coronavirus Legal Advisory, 4.15.2020

## Speaking Engagements

Simone Wilson-Brito is Featured Speaker at Women of Substance Ceremony, Seton Hall Law School, 4.3.2024

Women's History Month 2024: Women Who Advocate for Diversity, Equity and Inclusion, Union Country Board of County Commissioners, 3.20.2024

Trends in Commercial and Residential Real Estate, Garden State Bar Association, 5.5.2023

Documentary Screening of Abacus: Small Enough to Jail, 5.22.2019

Trends in Commercial and Regional Real Estate, Garden State Bar Association, 4.18.2019

Asian American Bar Association of New York's 2018 Fall Conference, Asian American Bar Association of New York, 9.22.2018

### **Webinars**

Achieving Racial Equity in Healthcare: Solutions to Maternal Health Disparities, McCarter's Social Justice Project, 5.2.2022

Racism Uncovered: America's Achilles Heel, McCarter's Social Justice Project, 8.3.2020

### **Quoted**

Women in Law Empowerment Forum (WILEF) 2015, 06.22.2015