

Deborah Cussen

Partner

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Los Angeles

Deborah A. Cussen is a partner in the Los Angeles office of Gibson, Dunn & Crutcher, where she is a member of the firm's Real Estate Practice Group. She also currently serves as a member of the firm's Compensation Committee.

Ms. Cussen has broad experience advising lenders, borrowers, developers, real estate private equity funds and institutional and non-institutional investors in all aspects of real estate, including undeveloped land, office buildings, apartment buildings, hotels, shopping centers, multi-family and mixed-use projects and other commercial properties. Her experience includes advising both lenders and borrowers regarding loans for acquisition and development, construction, mezzanine and permanent financing, as well as advising on the acquisition, sale and financing of loans and loan portfolios. In addition, Ms. Cussen has experience representing lenders and borrowers in distressed situations, including debt restructurings, extensions, workouts, forbearance agreements, foreclosures and other enforcement actions. She has represented clients in the formation of general and limited partnerships, limited liability companies and other joint ventures, as well as experience with fund formation and private equity work, including resolution of joint venture issues and disputes.

Highlights of Ms. Cussen's recent experience includes advising:

- AECOM Capital in connection with the negotiation of the co-GP and LP agreements and then construction financing, development and sale of the Four Seasons branded hotel and condominium project in Nashville, Tennessee.
- AECOM Capital as borrower on its \$174 million mortgage construction loan and \$71.8 million mezzanine loan.
- Cain Hoy Enterprises, a real estate investment firm, as lender on a \$136.9 million acquisition and construction loan for a student housing development in Minnesota.
- Welltower in a strategic partnership with Related Companies and Atria Senior Living to develop two world class senior living communities in Silicon Valley, one in Santa Clara and the other in Cupertino.
- Welltower in its mezzanine construction financing to Related California for the development of 191 luxury senior residences and 509 luxury residences in Santa Clara, California.
- Monarch Alternative Capital LP in the \$400 million-plus formation of a joint venture with American House Senior Living Communities for the acquisition, development and management of senior housing properties across the United States.

Additional information about Ms. Cussen includes:

- Ms. Cussen has been recognized by *Chambers USA* as a leading real estate lawyer in California.



Capabilities

Real Estate
Finance

Credentials

Education

University of California - Davis - 1993 Juris Doctor

Brigham Young University - 1986 Bachelor of Arts

Admissions

California Bar
New York Bar
District of Columbia Bar

- Ms. Cussen is a member of the Los Angeles chapter of the Commercial Real Estate Women (CREW) Network.
- Ms. Cussen received her Juris Doctor from the University of California at Davis in 1993, where she was a member of the Order of the Coif and Senior Research Editor of the *U.C. Davis Law Review*. She received her Bachelor of Arts degree in English, with a minor in International Relations, from Brigham Young University in 1986.
- Ms. Cussen is admitted to practice in California, New York and Washington, D.C.

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