

Joshua (Josh) D. Brock

Partner

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Louisville, KY 40202

Industries

Finance

Commercial Real Estate Finance (CREF)

Practice Areas

Real Estate

CMBS Lending & Servicing Transactions

Bar Memberships

Kentucky

Illinois

Josh represents lenders, borrowers, developers, owners, loan servicers and investors in complex real estate financing transactions. He has represented lenders and borrowers in closing CMBS, balance sheet, life insurance company and mezzanine loans across all major commercial asset classes. His transactional experience includes loan originations and modifications, sale-leasebacks, DST borrower structures, ground leases, condominium regimes, mortgage/mezzanine transactions, assorted tax credit/PILOT arrangements, master lease transactions and New York and Florida assignments.

Josh also represents property owners on a large array of real estate transactions including acquisitions, dispositions and refinancings, with a focus on hotel properties. This experience includes publicly-traded hotel REITs, ground lease transactions, 1031 exchanges, mortgage and mezzanine loans, variable rate loans and mixed-use properties. He also represents both owners and tenants in connection with retail triple-net leasing and sale-leaseback transactions, including transactions with construction financing and seller financing components.

Josh received his juris doctorate from the University of Kentucky in 2014 and his bachelor's degree from the University of Kentucky in 2007. Prior to rejoining Frost Brown Todd, Josh worked on real estate finance and structured finance transactions based out of the Chicago office of an international AMLAW15 firm.

Other Info About Josh

Education

University of Kentucky College of Law, J.D., 2014, cum laude

University of Kentucky, B.S., Biology, 2007, magna cum laude

Recognition

The Best Lawyers in America: Ones to Watch®, Real Estate Law, 2024

Featured Articles

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CREF Roundup | Week 42, 2026

The Beyond Agency Series: What Should a Borrower Focus on When Negotiating Transfer Provisions in Private Capital and CMBS Loan Documents?

The Briefing | Commercial Development Industry

The Beyond Agency Series: What Should a Borrower Pay Attention to When Negotiating CMBS or Private Credit Cash Management Terms?

The Beyond Agency Series: A Guide to Private Credit and CMBS Lockbox and Cash Management Account Provisions

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The Beyond Agency Series: Multifamily Loans in a Higher for Longer World

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Balancing the Load: Negotiating Key Issues in Carry Guaranties (Part 2)

Bearing the Weight of Stabilization: An Introduction to Carry Guaranties (Part 1)

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Commercial Real Estate Distress: Practical Tax Considerations for Borrowers and Lenders in Debt-for-Equity Exchanges (Part 3)

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Letters of Credit: Financing Considerations and Terms for Negotiation

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Debt-for-Equity Exchanges: What to Consider When Your Lender Becomes Your Partner (Part 2)

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Commercial Real Estate Distress: An Introduction to Debt-for-Equity Exchanges (Part 1)

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Transfer Provisions and Emerging Trends in Commercial Real Estate Carveouts

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Cherryland Mall and the Limits of “Non-Recourse” Carveouts

Introducing the Carveout: A Commercial Real Estate Finance Blog

Sale-Leaseback Due Diligence Considerations

Interest Rate Environment Complicates Commercial Real Estate Maturities

Hotels Give the New Paycheck Protection Program 2 ½ Stars

The Current State of Hotel Owner Requests for Relief from Existing Lenders: Commercial Real Estate Finance COVID-19 Impact Series

Hotels and COVID-19

Considerations for Approvals of PPP and EIDL SBA Loans by Existing Commercial Real Estate Lenders

Coronavirus Impact on Hospitality Industry Loans

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