



Jennifer L. Eiteljorg

Partner

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Industries

Finance

Commercial Real Estate
Finance (CREF)

Multifamily Housing

Practice Areas

Real Estate

CMBS Lending & Servicing
Transactions

Commercial Real Estate
Finance

Bar Memberships

Colorado

National in scope, Jen's practice is focused on real estate finance as she advises institutional lenders, debt funds and banks on commercial real estate loan origination, including bridge and construction loans. She structures and negotiates balance sheet and syndicated fixed and floating rate loans backed by all asset types, including multifamily, office, healthcare, hospitality, self-storage and manufactured home portfolios. Jen has comprehensive experience negotiating and working out non-performing loans, and advises clients with respect to forbearance, deed in lieu, and discounted payoff agreements and disposition of REO property.

Jen also represents owners and investors on acquisitions, financing, development and disposition of all asset classes, including properties leased to the General Services Administration.

Jen's Relevant Experience

Lending

- Represented life company lender on single property and portfolio loans ranging from \$40 to \$100 million and secured by properties across the United States.
- Represented national banking association in loans secured by manufactured housing communities in Indiana, Ohio, and Michigan.
- Represented national bank in a \$241.5 million loan secured by an apartment complex in Greenbelt, MD. The transaction included mezzanine debt and a construction holdback for renovation and restoration of damaged portions of the

apartment complex. Also represented this lender on a \$72 million construction loan secured by portions of a condominium tower constructed atop a public parking structure owned by a BID.

- Represented the borrower with refinancing of mixed-use and office properties at 16th and Blake in Denver, CO. The transaction involved a loan made by a life insurance company lender.
- Represented the borrower on construction financing of a multi-family rental project (market and affordable rate units) in Boulder, Colorado
- Represented owner of the Downtown Grand (former Lady Luck Casino and Hotel) in connection with issuance of an EB-5 loan and subsequent senior financing for construction of additional hotel tower at the project

Real Estate

- Represented Denver property owner in acquisition of land near Civic Center Park, acquisition of transferrable development rights, and construction financing for the development of Populus, a Studio Gang designed hotel featuring 265 guest rooms, a rooftop restaurant and bar, and retail and event space.
- Represented a portfolio asset of Starwood Capital in the development and sale of residential lots in a large, master planned community acquired after the original developer defaulted on its loan.
- Lead real estate diligence efforts in support of litigation to the open Torcido Creek road to access the Taylor Ranch property for beneficiaries of Colorado Supreme Court decree under *Lobato v. Taylor*, 70 P. 3d 1152 (Colo. 2003), which confirmed access rights of descendants of Mexican settlers to ranch land under Spanish land grant of 1884 and the Treaty of Guadalupe Hidalgo.
- Represented a developer client in the negotiation, acquisition, closing and construction financing for land acquisition and

subsequent development of an apartment complex located near Union Station in Denver, CO.

- Led real estate diligence for a \$568 million acquisition by a portfolio company of another manufacturer and supplier. The target manufactured and supplied customized blow molded plastic containers for branded food and beverage, household, personal care/specialty and automotive lubricant product categories, with leased and owned real property in multiple states.
- Represented the owner of a GSA leased building with acquisition and permanent financing of the site, lease extension with the GSA, and eventual sale of building with assumption of the existing loan by a REIT purchaser.
- Represented a private investment company in due diligence, contract negotiation, acquisition, and financing of several California shopping centers valued at over \$300 million.
- Represented a Texas based developer in the acquisition of a vacant hotel in Denver, CO, entitlements for redevelopment of the site as a mixed-use transit-oriented development; resolution of title matters; construction financing; leasing of retail space and eventual sale of the project.

Other Info About Jen

Education

Temple University Beasley School of Law, J.D.

Emory University, B.A.

Recognition

The Best Lawyers in America® – Real Estate, 2023–2026

Legal 500 US City Elite – Denver, Real Estate, 2026

Professional Affiliations

Colorado Bar Association

Civic Activities

Denver Metro Chamber Leadership Foundation, Past Board Member

Project Angel Heart, Past Board Member

Leadership Denver, Class of 2013

Denver Children's Advocacy Center, Past Board Member

Firm Committees

Opinion Committee, Member

Presentations

Moderator, Private Capital Investment and Leader Conference,
Colorado Real Estate Journal, October 24, 2023

Featured Articles

[Legislative Roundup Part II: Examining Colorado's Response to the Affordable Housing Crisis](#)

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