

Timothy E. Davis

Managing Partner and Chair of the Executive Committee

Philadelphia, PA
t: 215.864.6829
f: 215.789.7569



Tim has over 25 years of experience representing investment funds, insurance companies and banks in a wide array of real estate finance transactions.

OVERVIEW

Tim Davis is the Managing Partner and Chair of the Executive Committee. He is an experienced real estate finance lawyer and previously served as Chair of the Business Department and Co-Chair of the firm's Real Estate and Institutional Finance Practice Group. He has over 25 years of experience representing investment funds, insurance companies and banks in a wide array of real estate finance transactions, including the origination, acquisition and restructuring of mortgage loans, mezzanine loans, "B" notes and preferred equity investments. Tim has deep experience structuring and negotiating intercreditor, co-lender, recognition and participation agreements. He also regularly represents institutional clients in the acquisition and disposition of performing and non-performing loans and commercial properties. Tim also has extensive experience in the restructuring, enforcement and resolution of defaulted loans, including deed-in-lieu of foreclosure transactions. In addition, Tim has deep experience structuring, documenting and negotiating land banking transactions for institutional investors.

Tim is a frequent moderator and panelist at real estate finance industry conferences.

RECOGNITION AND INVOLVEMENT

Since 2021, Tim has been recognized by Chambers USA (Tier 1) as a leading lawyer in Real Estate Finance in Pennsylvania. As part of the Chambers USA 2025 results, one reference commented, "Tim Davis, who leads the group, is always knowledgeable about individual deals. His team is knowledgeable and diligent. Tim's client service, general level of service, level of sophistication and commercial vision are all very strong. I consider Tim to be a leader in the industry. He does an amazing job with his team." Another reviewer said, "I'm a big fan."

PRACTICES

Finance
Real Estate

BAR AND COURT ADMISSIONS

Pennsylvania

EDUCATION

University of Pennsylvania Law School, JD, 1989

University of Pennsylvania, MA, 1986

University of Pennsylvania, BA, 1985, *magna cum laude*

MEMBERSHIPS

American College of Mortgage Attorneys,
Fellow

CRE Finance Council

Since 2016, Tim has been recognized by *The Best Lawyers in America*® in the area of Real Estate Law.

He is also AV® Preeminent rated by the Martindale-Hubbell peer review rating system.

In 2017, Tim was elected by his peers as a Fellow in the American College of Mortgage Attorneys, a prestigious national invitation-only organization formed to establish an integrated group of lawyers in each state who are highly skilled in real estate lending and related practices.

REPRESENTATIVE MATTERS

Cal Net Technology Merges With NexusTek
8.7.18

Representation of investment fund in origination of \$68 million mortgage loan relating to large multi-building apartment complex

Representation of insurance company and its investment advisor in origination of \$85 million mortgage loan relating to 254-unit luxury apartment complex

Representation of insurance company and its investment advisor in origination of \$35 million mortgage loan relating to large luxury apartment complex

Representation of investment fund in origination of \$160 million mortgage loan relating to branded hotel and resort

Representation of investment fund in origination of \$60 million mortgage loan relating to expansive multi-family complex with unique real estate complexities

Representation of life insurance company in origination of \$48 million mortgage loan relating to luxury multi-family complex, inclusive of intercreditor negotiations with German pension fund

Representation of investment fund in origination of \$22 million mortgage loan relating to acquisition and rebranding of resort hotel

Representation of investment fund in origination of \$35 million mortgage loan and \$10 million mezzanine loan financing of multi-state hotel portfolio

Representation of investment fund in co-origination of \$41 million construction financing of luxury multi-family project, inclusive of complicated senior-subordinate (A/B) co-lender negotiations

Representation of investment fund in acquisition of \$25 million mezzanine loan relating to major urban hotel, inclusive of negotiation of bespoke intercreditor agreement with senior lender and implementation of risk mitigation deal features to address complex real estate issues

Representation of investment fund in origination of \$11 million preferred equity investment in luxury multi-family construction project, inclusive of drafting and negotiating customized recognition agreements with mortgage lender and ground lessor

Representation of investment fund in origination of \$4.4 million preferred equity investment in luxury student housing complex, including negotiating customized recognition agreement with mortgage lender

Representation of investment fund in origination of \$6.4 million mezzanine construction loan for luxury multi-family complex, inclusive of extensive intercreditor negotiations with senior lender

Representation of investment fund in origination of \$10 million mezzanine loan relating to luxury apartment building involving multiple layers of debt and equity

Representation of investment fund in origination of \$15 million mezzanine loan relating to conversion of historic office building into residential and retail uses involving multiple layers of debt, equity and historic tax credits

Representation of life insurance company in origination of \$38 million mezzanine loan relating to Class A office building

Representation of life insurance company in origination of \$30 million mortgage loan financing of class A office building

Representation of life insurance company in origination of \$63 million mortgage loan financing of portfolio of retail centers

Representation of financial institution in origination and syndication of \$175 million mortgage loan relating to class A office building

Representation of financial institution in origination of \$22 million construction to permanent mortgage loan for medical facility building

Representations of investment funds and life insurance companies in numerous acquisitions and dispositions of mortgage loans, "B" notes and mezzanine loans across the capital stack

Numerous representations of clients with respect to mortgage loan restructurings, mezzanine loan restructurings, deed in lieu of foreclosure transactions and enforcement proceedings

Representation of real estate company with respect to numerous land banking transactions with public and private homebuilders

IN THE NEWS

Best Lawyers® Recognizes 40 White and Williams Lawyers
8.21.25

White And Williams Celebrates Chambers USA Guide 2025 Rankings
Chambers USA Guide 2025, 6.9.25

Best Lawyers® Recognizes 49 White and Williams Attorneys
8.15.24

White and Williams Celebrates Chambers 2024 Rankings
Chambers USA Rankings 2024, 6.10.24

White and Williams Announces New Managing Partner
1.3.24

Best Lawyers® Recognizes 45 White and Williams Lawyers
Firm News, 8.18.23

White and Williams recognized with Multiple Honorees in the Chambers 2023 USA Guide
6.9.23

Best Lawyers® Recognizes 40 White And Williams Lawyers
Firm News, 8.18.22

Chambers USA 2022 Ranks White and Williams as a Leading Law Firm
6.1.22

Best Lawyers® Recognizes 38 White and Williams Lawyers
8.19.21

Chambers USA 2021 Ranks White and Williams as a Leading Law Firm
5.20.21

Tim Davis Accepted as Fellow into the American College of Mortgage Attorneys
2.24.17

EVENTS

Mezzanine Financing & High Yield Debt Origination Trends
IMN Real Estate Mezzanine Financing & High Yield Debt Forum (New York, NY), 6.2.25

Mezzanine Financing & High Yield Debt Origination Trends
IMN Real Estate Mezzanine Financing & High-Yield Debt Forum (New York, NY), 5.15.24

Intercreditor and Subordination Agreements, Workouts and Associated Documentation
IMN Real Estate Mezzanine Financing & High-Yield Debt Forum (New York, NY), 5.16.23

Distressed Debt Opportunities and Loan Foreclosure Strategies
Mortgage Bankers Association of New York Breakfast (New York, NY), 4.19.23

Borrowers' Perspective: Sourcing Debt in Today's Crowded Market
iGlobal Forum 12th Real Estate Mezzanine Financing Summit, 5.4.22

The 3 R's of Mezzanine and Subordinate Financing: Risks, Rewards and Remedies
American College of Mortgage Attorneys 2019 Annual Meeting (Monterey, California), 9.6.19

Real Estate Fundamentals: The Current State of the Property and Capital Markets
iGlobal Forum 9th Real Estate Mezzanine Financing Summit (New York, NY), 5.7.19

Mezzanine Lending and Preferred Equity Panel
Mortgage Bankers Association of New York Breakfast Program (New York, NY), 3.5.19

Debt Fund 2.0: New Players and Evolving Roles Changing the Face of Mezz
iGlobal Forum 8th Real Estate Mezzanine Financing Summit (New York, NY), 6.7.18

IMN Real Estate Mezzanine Financing & High Yield Debt Forum: Bridge Loans Panel
IMN Real Estate Mezzanine Financing & High Yield Debt Forum (New York, NY), 11.8.17

IMN Borrower & Investor Forum: Mezzanine Originator Panel
IMN Borrower & Investor Forum (New York, NY), 11.1.16

The Changing Landscape of Commercial Loan Documents
Philadelphia, PA, 4.7.16

Bridge Loans: What Opportunities Does this Market Hold for Lenders/Borrowers in 2016?
IMN Borrower & Investor Forum (New York, NY), 11.10.15

Finance Forum: Intercreditor and Subordination Agreements in Real Estate & Commercial Finance
Philadelphia, PA, 4.23.15

PUBLICATIONS

Court Denies Injunction in Battle of Titans of New York Real Estate and Allows UCC Sale of Pledged Equity Interests to Proceed
Real Estate Alert, 1.29.26

New York Lawmakers Re-introduce Legislation to Impose Recording Tax on Mezzanine Loans and Preferred Equity Investments
Real Estate Alert, 2.1.23

Selling and Purchasing Performing and Non-Performing Loans: Threshold Issues to Consider
Real Estate Alert, 3.26.20

COVID-19: Loan Enforcement and Foreclosure-Related Actions
Real Estate Alert, 3.25.20

Checklist for Lenders in Turbulent Times: Reviewing Your Portfolio
Real Estate Alert, 3.24.20

Philadelphia Enacts Commercial Property Assessed Clean Energy (C-PACE) Program
Real Estate Alert, 8.14.19

Philadelphia Enacts Commercial Property Assessed Clean Energy (C-PACE) Program
Real Estate Alert, 6.28.19

Key Issues for Preferred Equity Investors in Real Estate Transactions
Real Estate Alert, 4.22.19

PACE Loan Considerations for Commercial Real Estate Lenders
Real Estate Alert, 2.5.19

Mortgage and Pledge of Equity — Clogging the Equity of Redemption?
Real Estate Alert, 8.7.18

Key Provisions to Focus on When Negotiating Senior/Subordinate Co-Lender Agreements
Real Estate Finance Journal, Spring 2018

Key Provisions to Focus on when Negotiating Intercreditor Agreements
Finance Alert, 10.5.17

Ten Considerations for Financing Medical Office Buildings
An Intersection of Real Estate and Healthcare
Real Estate Alert, 9.21.17

Assigning Loan Documents: Practical Reminders
Real Estate Alert, 4.28.17

"Bad Boy" Guarantees Reviewed by the IRS
Tax and Finance Alert, 3.22.16