

David D. Wald Selected Receivership Experience

David Wald - Biography

David Wald is the President of Wald Realty Advisors, Inc., which he founded in 1990. Since that time, the firm has gone on to complete assignments for more than 200 clients, including more than 60 lenders.

The Firm's experience encompasses most property types including office buildings, condominiums, tract homes, apartments, industrial, retail, senior care, hotel, motel, recreational facilities and historic properties along with highly specialized niche properties such as golf courses, public schools, oil and gas fields, gas stations, car washes, marina and marine industrial facilities, ranch land and mixed-use specialty entertainment retail.

Mr. Wald is a member of the Board of Directors of the California Receiver's Forum (LA/OC Chapter); a licensed California real estate broker; a licensed California general contractor; a Certified Shopping Center Manager (CSM) as designated by the International Council of Shopping Centers (ICSC); has been a speaker at the USC Crocker Symposium, ICSC, the California Receiver's Forum, the California Bankers Association and various distressed asset conferences; has written published articles on various aspects of the real estate industry and writes the commercial real estate blog, As We See It. Mr. Wald has taught programs for law firms on receivership and related workout and OREO issues, and was on the California Receiver's Forum Loyola III Receivership Law and Practice Seminar panel on the Completion and Sale of Housing Projects in Receivership, and the Loyola II Receivership Law and Practice Seminar panel on Operational Issues in Receivership.

Mr. Wald has been appointed receiver for the Superior Courts of Los Angeles County, Orange County, Santa Barbara County, Ventura County, San Luis Obispo County, San Bernardino County, Riverside County, Imperial County, San Diego County, Monterey County and Santa Clara County, as well as the United States District Court Los Angeles Division; and has acted as a rents, issues and profits receiver, an equity receiver and as a referee.

Representative Plaintiffs

Citicorp	Bank of America	Wachovia
Wells Fargo	Situs Special Servicing	Sanwa Bank
Guaranty Bank	Bank of the West	Rabobank
iStar Financial	Vineyard Bank	Cathay Bank
Bay View FMAC	Colony Advisors	East West Bank
Chinatrust	Prudential Realty Group	Ford Motor Credit
Safeco Life Insurance	Union Bank of California	First Bank & Trust
Glendale Federal Bank	National Bank of Canada	Franklin Life Insurance

Representative Receiverships

2600 Olive Media Tower – Burbank, California (Situs w/ Brian Cave)

- ❖ Ten story, 151,000 square foot office tower involving significant leasing activity.

500 North Central Office Tower – Glendale, California (Ford Motor Credit w/ Severson & Werson)

- ❖ 150,000 square foot office building in Federal Court receivership.

The 2500 Wilshire Office Building – Los Angeles, California (Prudential Realty w/ Frandzel & Share)

- ❖ 220,600 square foot office building requiring significant document reconstruction.

Redlands Spectrum Office Park – Redlands, California (Cathay Bank w/ Locke Lord)

- ❖ 14 building, 105,000 SF office condo business park involving marketing and project sale.

Woodland Park Apartments Portfolio – East Palo Alto, California (Wachovia w/ Gibson, Dunn)

- ❖ 101 building / 1,850 unit apartment portfolio involving resolution of complex property litigation.

Cypress Park Condominiums – Monterrey, California (iStar Financial w/ Holland & Knight)

- ❖ 2 story, 128 unit condominium with construction and complex HOA issues.

Spring Mountain Ranch – Riverside, California (iStar Financial w/ Kattan)

- ❖ 785 acre housing subdivision planned for 1,458 homes, with complex land management issues.

Hilltop Colony Condominiums – Los Angeles, CA (City of LA & Wells Fargo Bank w/ Pillsbury)

- ❖ 155 unit condominium project, including project completion, marketing and unit sales.

Town Square West – Palmdale, California (Union Bank w/ Pillsbury)

- ❖ 53,000 square foot shopping center requiring resolution of lease and construction issues.

Sherman Place Condominiums – West Hills, California (Bank of America w/ Croudace & Dietrich)

- ❖ 9 building, 39 unit town home development requiring project completion.

Estancia Lucero Condominiums – Santa Barbara, California (Builder's Bank w/ Holland & Knight)

- ❖ 2 story, 13 unit upscale condominium development with construction completed in receivership.

750 S. Garland Apartments – Downtown Los Angeles, California (Chinatrust w/ Jeffer Mangels)

- ❖ 206 unit apartment building and restaurant.

Ambrose Villas Condominiums – Los Feliz, California (Bank of the West w/ Pillsbury)

- ❖ 3 story, 17 unit condominium, including unit sales and resolution of construction issues.

Fuller Lofts Condominiums – Downtown Los Angeles, California (Citicorp w/ Paul Hastings)

- ❖ 6 story, 109 unit partially completed adaptive reuse development.

1400 Page Mill Office Park – Palo Alto, California (Union Bank of California w/ Jeffer Mangels)

- ❖ 102,000 square foot, 3 building office park renovated and re-leased in receivership.

Gallery Heights – Riverside, California (Guaranty Bank w/ Nossaman)

- ❖ 25 acre, 23 lot housing subdivision, including completion of significant storm drain construction.

Sherman Falls Condominiums – Sherman Oaks, California (Builder's Bank w/ Holland and Knight)

- ❖ 2 story, 22 unit condominium, including unit sales and resolution of construction issues.

Manhattan Place Condominiums – Los Angeles, California (Bank of the West w/ Miller Starr)

- ❖ 6 story, 30 unit condominium requiring re-marketing and unit sales.

Santa Maria Apartments – Santa Maria, California (State Street Bank with Frandzel & Share)

- ❖ 153 units with extensive deferred maintenance and tenant retention issues.

Photo Club Building – Los Angeles, California (Wells Fargo Bank w/ Pillsbury)

- ❖ 70,750 square foot industrial building requiring receiver to conduct judicial foreclosure sale.

The Marketplace Condominiums – Simi, California (Rabobank w/ Horgan Rosen)

- ❖ 55 unit partially completed mixed-use retail and residential condominium development.

Storage Club – Gardena, California (Republic Bank)

- ❖ 50,000 square foot mini-storage facility requiring receiver to conduct judicial foreclosure sale.

Fullerton Golf Training Center – Fullerton, California (First Bank & Trust)

- ❖ 5.5-acre mini-golf course, driving range and pro shop.