



Debra Morgan

Managing Director, Restructuring and Dispute Resolution Practice

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Debra Morgan is a managing director with CohnReznick's Restructuring and Dispute Resolution Practice. She has more than 25 years of experience in commercial real estate portfolio management, acquisitions, recapitalizations, and the restructure and disposition of distressed debt and over-leveraged real estate. Debra's areas of expertise include CMBS, bridge and mezzanine debt, bankruptcy and litigation management, and real estate economics.

Debra's experience and credentials include:

- Managing director and Credit Committee voting member at a top five special servicer.
- Asset managed and resolved over \$10 billion of distressed debt secured by multifamily and commercial real estate assets located throughout the US, Caribbean and Canada.
- Managed over 30 commercial real estate bankruptcies from 2011 - 2014 with successful resolution for the lender; no cram-downs.
- Underwrote \$450 million in B-piece investments for private hedge fund during 2016 through 2021.
- Managed receiverships governing 10,000+ multifamily units in multiple states covering varying asset classes and submarkets. Oversaw receiver's (property manager's) business plan and budget, including a \$10 million capital improvement plan during receivership.
- Assisted in the deployment of \$400 million in fund equity by identifying debt/equity investment opportunities or operating partners for the fund, valuing debt and real estate, and structuring solutions within the constraints of the underlying CMBS servicing agreements and loan documents.
- Sponsored and acquired over 350 multifamily units in multiple states using bridge and agency financing, along with equity through high-net worth investors.

Prior to joining CohnReznick, Debra was the founder of BlackEagle Real Estate Partners. Earlier in her career she served as managing director at C-III Asset Management (k/n/a/ Greystone) and as vice president at CLMG, a Beal Bank affiliate. Debra also previously served for two years as the co-chair of CREFC's High Yield, Distressed Realty Assets Forum.

Education

- The University of Texas at Dallas: Bachelor of Arts, Interdisciplinary Studies

Professional Affiliations

- Real Estate Sales License - Texas Real Estate Commission