



**WILLIAM A. HORN**

**EXPERIENCE:**

**BlackRock, London & New York**

September 2015 – Present

*Director (Global Real Estate Debt)*

- Responsible for the evaluation and structuring of over \$1.5 billion of high-yield CRE investments across Europe and US, including originating new deals, underwriting property level cash flows, performing detailed market research, reviewing due diligence, deal execution as well as presenting final recommendations to the global investment committee
- Interface with local borrowers, banks and brokers on a regularly basis to maintain strong business relationships and robust investment pipelines
- Supported the initial strategy creation and fundraising of the firm's first dedicated European real estate debt fund, securing over €180 million in capital commitments from institutional investors across the US, Europe, and APAC for the first close in 2019
- In prior role with US Equity's Capital Markets function, contributed to sourcing the group's \$1.4 billion of first mortgage debt and derivatives transactions in 2015-2016, through expanding banking relationships, modeling proforma cashflows, providing submarket research, sourcing quotes as well as reviewing and negotiating loan documents in conjunction with outside counsel

**Moody's Investor Service, New York**

September 2012 – September 2015

*Associate (Commercial Real Estate Finance)*

- Analyzed all credit aspects of new issuance CMBS transactions totaling \$12.7 billion, including underwriting property cash flows, securitization deal-level financial modeling, as well as the formulation and substantiation of credit opinions
- Underwrote over \$3.8 billion in new issuance CRE loans across all major commercial property types; analysis included in-depth cash flow forecasts, market research, legal, tax and loan structure reviews
- Co-authored 12 Pre-Sale Reports on each deal to Moody's CMBS research subscribers, fully detailing the ten largest assets, Moody's credit opinions, structural review and deal performance

**Federal Reserve Bank of New York, New York**

June 2009 – August 2012

*Portfolio Manager, Sr. Analyst (Special Investment Management)*

- Held multiple portfolio management positions within the New York Fed's Investment Support Office, a special situations division which oversaw and managed all matters related to the Maiden Lane LLC, Maiden Lane II and Maiden Lane III portfolios, managing \$60 billion in real estate positions and securities at their inception
- Assisted in the timely disposition of the \$1.2 billion whole loan trust within Maiden Lane LLC facility, acquired from Bear Stearns in 2008, with various roles centered around investment strategy and portfolio management
- Prepared and participated in quarterly investment committee meetings, providing recommendations on strategy to managers and senior management based on portfolio performance

**EDUCATION:**

**Syracuse University, Syracuse, New York**

**Whitman School of Management**

**Maxwell School of Citizenship and Public Affairs**

2009

*Bachelor of Science & Bachelor of Arts*

- Majors: Finance & Economics

**The International Institute, Madrid, Spain**

*Syracuse University Madrid Study Abroad Program, Honors*

Spring 2008

**MAWNEY Partners**



**Delta Kappa Epsilon Fraternity**  
*Phi Gamma Chapter President*

2008 - 2009

**PROFESSIONAL DEVELOPMENT:**

**GRI Club (GRI)**  
*Active Member*

December 2022 – Present

**Urban Land Institute (ULI)**  
*Active Member*

November 2021 – Present

**Association of Property Lenders (APL)**  
*Active Member*

January 2020 – Present

**New York Private Equity Network – Real Estate (NYPEN)**  
*Active Member*

January 2016 – Present

**Commercial Real Estate Finance Council (CREFC)**  
*Active Member*

September 2012 – Present

**SKILLS:**

- Advanced comprehension of Excel for financial modeling, analysis and data aggregation
- Proficient in Bloomberg Professional software, MS Office and Argus Valuation software

**RELEVANT DEAL EXPERIENCE**

Year	Structure	Investment Amount	Currency	Spread	Country	Property Type	Area	Unit Type	Leverage
2023	Whole Loan	113.6m	EUR	5.25%	IE	PRS	307	Units	0.0% - 75.0%
2023	B-Note	68.8m	EUR	7.75%	DE	PRS	5,327	Units	54.0% - 71.0%
2023	Mezzanine	18.6m	EUR	6.50%	IE	PRS	216	Units	59.0% - 75.0%
2023	Mezzanine	94.9m	GBP	6.25%	UK	Logistics	6,690,066	SF	57.5% - 68.7%
2022	Mezzanine	9.3m	EUR	6.50%	IE	PRS	142	Units	62.5% - 75.0%
2022	Whole Loan	897m (85m)	SEK (EUR)	5.25%	SE	Life Science	39,000	SQM	0.0% - 70.0%
2022	Whole Loan	695m (90m)	DKK (EUR)	5.65%	DK	Industrial	138,270	SQM	0.0% - 75.0%
2022	Mezzanine	41.5m	EUR	6.25%	IT	Logistics	341,323	SQM	59.0% - 75.0%
2022	Mezzanine	18.3m	EUR	6.25%	IT	Logistics	166,340	SQM	59.0% - 75.0%
2021	Mezzanine	23.0m	EUR	6.50%	FR	Office	11,091	SQM	55.0% - 70.0%
2021	Mezzanine	28.7m	GBP	6.25%	UK	Logistics	3,259,021	SF	65.0% - 75.0%
2021	Mezzanine	13.6m	EUR	7.50%	Pan-Euro	Logistics	227,619	SQM	58.0% - 68.5%
2021	Mezzanine	24.3m	EUR	6.00%	Pan-Euro	Logistics	267,000	SQM	62.0% - 73.0%
2021	Mezzanine	37.4m	EUR	6.00%	Pan-Euro	Logistics	366,000	SQM	62.0% - 75.0%