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## **Distressed Real Estate Update: Signs of the Next Bubble?**

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## Overview

- I. Current State of the Real Estate Industry
  
- II. Developing Legal Issues in Real Estate Workouts and Bankruptcy

# Part I: Current State of the Real Estate Industry

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## Key Talking Points

- The 2007 Financial Crisis
- Commercial sales drivers: Jobs and GDP
  - Expanding after some difficult years
  - Sales and prices increasing
  - Capital increasingly available?
- Foreign interest in U.S. Properties Continues
- New Construction
- Rental Growth Rate

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# Critical Events Related to The 2007-2008 Financial Crisis

- Below are a few critical events that occurred during the 2007-2008 Financial Crisis:

BEAR  
STEARNS

J.P.Morgan

- BearSterns Merger with JP Morgan – March 2008

LEHMAN BROTHERS

- Lehman Brothers Bankruptcy – September 2008

Goldman  
Sachs

- Warren Buffet Invests \$5B in Goldman Sachs – September 2008

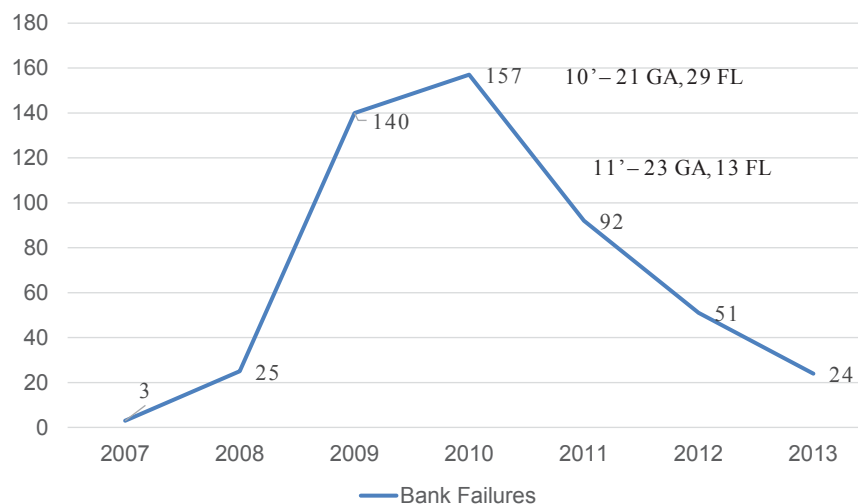
WACHOVIA

WELLS  
FARGO

- Wachovia merger with Wells Fargo – October 2008

# FDIC Bank Failures

Bank Failures per the FDIC



Source: <https://www.fdic.gov/bank/historical/bank/>

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