



Patrick C. Sargent

Partner

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Related Services

Finance ■ Commercial Real Estate Lending ■ Structured & Warehouse Finance ■ Commercial Real Estate Master & Special Servicing ■ Real Estate ■ Single-Family Rental (SFR) Financing ■ Data Centers

Capital market participants have trusted Pat for more than 30 years to handle their structured finance, corporate securities, and business transactions. Pat's insight and practical approach guide clients through the complexity and regulatory maze of structured finance and capital market transactions.

Pat Sargent focuses on structured finance and capital markets transactions, including extensive experience in commercial real estate finance and securitization, collateralized mortgage obligations, mortgage repo facilities, and structured financings of other diverse asset types such as trade receivables, auto loans, single-family rental loans, and equipment leases. He represents a national credit rating agency in commercial mortgage securitizations and CRE CLO transactions, and also represents issuers, loan sellers, underwriters, investors, and servicers in public and private structured finance transactions and other debt and equity transactions.

Pat has served as past president and on the board of the Commercial Real Estate Finance Council (CREFC), and on the boards of the Structured Finance Association and the Mortgage Bankers Association. He also received the CREFC Founders Award for leadership and contributions to CREFC and the industry. He has written extensively on structured finance issues, including as contributing author to the CREFC CMBS E-Primer, and is a frequent speaker at industry conferences. Pat is listed in *Chambers USA* and *Chambers Global* for Capital Markets: Securitization CMBS and has been recognized regularly in *The Best Lawyers in America*® for Securitization and Structured Finance Law and Banking and Finance Law, and in *Texas Super Lawyers*.

Representative Experience

- Represented a public insurance holding company in its first issuance of commercial mortgage-backed securities (CMBS) backed by commercial mortgage loans originated by eight subsidiaries in a private placement consisting of 10 classes of securities.
- Representing a nationally recognized statistical rating organization (NRSRO) in its review and rating of CMBS transactions, including CRE CLOs, conduits, and SASB deals.
- Represented a first time B-Piece buyer in two SASB hotel portfolio securitizations structured to satisfy U.S. Credit Risk Retention requirements.
- Representing bank/buyers and borrower/sellers in commercial mortgage repurchase facilities.
- Representing corporate manufacturers in connection with off-balance sheet trade receivables purchase and sale facilities.
- Represented a subprime auto lender in the securitization of residuals from multiple term securitizations structured to comply with risk retention regulations using a majority-owned affiliate.

- Represented a Fortune 100 company in the commercial mortgage lease-backed securitization of its corporate headquarters.
- Structured the first cross-border credit tenant lease securitization based on Mexican credit.
- Represented the issuer in a consumer receivable master trust combined term and revolving credit facility securitization.
- Represented the acquirer in a combined merger and structured finance purchase of multiple restaurant chains.
- Represented a public company in a \$1.9 billion term and revolver financing in the acquisition of a publicly traded independent refiner and marketer.

Publications & Presentations

Publications

- Finance: New SEC Rule 192: Prohibition Against Conflicts of Interest in Certain Securitizations
- “Bankruptcy Remote Structures: Recent Nonconsolidation Opinion Concerns,” *CRE and Multifamily Finance In the Spotlight*, February 2024.
- “What Can Be Expected in Structured Finance and Securitization for 2018?” *Bloomberg BNA Banking Report*, February 2, 2018.
- “The Current CMBS Experience – And a Path Forward,” *Real Estate Finance Journal*, Summer 2017.
- “The Dawn of CMBS 4.0: Changes and Challenges in a New Regulatory Regime,” *Real Estate Finance Journal*, Fall/Winter 2017.
- “The Dawn of CMBS 4.0: Changes and Challenges in a New Regulatory Regime,” *Alston & Bird Finance*, October 3, 2016.

Presentations

- “SFVegas 2023,” Structured Finance Association, Las Vegas, NV, February 26-March 1, 2023.

Professional & Community Engagement

- Commercial Real Estate Finance Council, board of governors, president (June 2009–June 2010)
- Structured Finance Association, board of directors (2017–2021)
- American Bar Association, Section of Business Law, Committee on Developments in Business Financing, Subcommittee on Securitization of Assets
- Chartered Realty Investor Society, board of governors
- Texas Bar Foundation, fellow
- Alston & Bird Practice Group Diversity Partner

Education

- Southern Methodist University (J.D., 1982)
- Kansas State University (B.S., 1979)

Languages

- Spanish

Admitted to Practice

- Texas