Jodi E. Schwimmer

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Overview

Jodi Schwimmer is a nationally recognized structured finance and real estate finance attorney with more than 25 years of experience helping lenders, debt funds, investors and capital markets participants structure and execute sophisticated financing transactions. Known for her ability to create bespoke financing solutions and guide complex transactions to successful execution, Jodi advises clients across the full financing lifecycle, from loan origination and capital formation through securitization and capital markets execution.

Jodi's practice focuses on commercial real estate finance, structured finance, securitization and asset-based finance. She has personally closed hundreds of billions of dollars in commercial mortgage-backed securities (CMBS) and related debt transactions and is widely recognized for her ability to structure and execute complex financings in evolving and highly specialized markets.

Clients describe Jodi as a lawyer who "knows how to get deals done," praising her ability to anticipate issues, overcome obstacles and guide complex transactions to successful completion. She is particularly valued for her practical judgment, commercial mindset and ability to bring diverse stakeholders together to execute sophisticated transactions efficiently.

Jodi is particularly known for structuring complex and bespoke financing arrangements involving layered debt capital stacks, capital markets participants and specialized financing vehicles. She regularly develops innovative structures that help clients access capital, navigate complicated debt capital stacks and achieve strategic business objectives in evolving markets.

Jodi represents a broad range of market participants, including banks, specialty lenders, private credit providers, special strategy debt funds, warehouse lenders, agency investors, real estate investors and secondary market participants. Her experience spans CMBS transactions, CRE CLOs, warehouse and repurchase facilities, bridge-to-securitization structures, preferred equity investments, debt issuances, privately placed securities and other sophisticated financing arrangements.

Beyond individual transactions, Jodi serves as a strategic adviser to lenders, debt funds, banks and emerging market participants. She is particularly known for helping new issuers, sponsors and lending platforms enter the market, develop financing and capital deployment strategies, and execute long-term capital markets plans.

Jodi regularly counsels clients on the development of new lending platforms, structured finance products and capital deployment strategies. She has extensive experience structuring public and private commercial mortgage securitizations, including transactions involving single-family rental (SFR), nonperforming loan (NPL) and other commercial real estate assets, as well as re-securitizations, CRE CLOs and other structured products.

Her practice also includes advising clients on complex partnership and joint venture arrangements, preferred equity structures, mezzanine financing, junior debt investments and secondary market transactions involving commercial and multifamily mortgage loans and other structured real estate debt instruments. She frequently represents clients in the acquisition, disposition, restructuring, workout and modification of debt held through securitization and other secondary-market vehicles.

In addition, Jodi advises clients on federal securities laws and regulatory requirements affecting securitization and structured finance transactions, including Regulation AB, Regulation AB II, risk retention requirements and Dodd-Frank compliance matters.

Jodi is recognized nationally for her work in structured finance and securitization. She is ranked in *Chambers USA* for Nationwide Capital Markets: Securitisation: CMBS and has been recognized by *IFLR1000* for Structured Finance and Securitization.

Representative Matters

- Represented several separate private debt funds in executing over $4 billion of bespoke and novel CRE CLO variable note funding securitizations.*
- Represented Mesirow Financial, as issuer’s counsel, in approximately $600 million of SASB transactions.*
- Represented Cantor Fitzgerald, as issuer’s counsel, in approximately $375 million of securitization transactions involving commercial real estate.*
- Represented Ares in a bespoke rated C-PACE securitization of up to $150 million.*

Credentials

EDUCATION

- New York Law School, 2001, J.D., *cum laude*
  - Recipient of the Albert Kalter Award for Excellence in Tax
- University of Massachusetts, 1998, B.A.

BAR & COURT ADMISSIONS

- New York
- Florida

Awards & Recognition

- Ranked, *Chambers USA*, Nationwide Capital Markets: Securitization: CMBS, 2026
- Recognized, *IFLR1000*, Highly Regarded in Structured Finance and Securitization for United States, Florida Capital Markets, 2022-2025
- Named, *Globe St. Real Estate Forum*, Rainmaker in CRE Debt, Equity and Finance

News & Insights

- Commercial Mortgage Alert Highlights Benesch's Continued Growth with Addition of Reed Smith Real Estate Finance Team
  August 14, 2026 | Media Mentions
- The Real Deal Highlights Benesch's Miami Expansion and Addition of 20-Lawyer Real Estate Finance Team
  August 10, 2026 | Media Mentions
- Law360 Highlights Benesch's Addition of 20-Lawyer Real Estate Finance Team and Expansion into Miami
  August 5, 2026 | Media Mentions
- Crain's Cleveland Business Covers Benesch's Expansion to Miami and Addition of 20-Attorney Team
  August 4, 2026 | Media Mentions
- Asset Securitization Report Spotlights Benesch's Real Estate and Structured Finance Expansion
  August 4, 2026 | Media Mentions
- Law.com Features Benesch's Addition of 21-Lawyer Real Estate Finance Team and Miami Expansion
  August 3, 2026 | Media Mentions

- Benesch Adds 20-Lawyer Real Estate Finance and Structured Finance Team from Reed Smith
  August 3, 2026 | Press Releases
- Commercial Mortgage Alert Highlights Benesch's Addition of 20-Attorney Reed Smith Team and Miami Expansion
  July 31, 2026 | Media Mentions