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## Experience

- 2020 – present**      **Muchmore Capital, New York, NY**  
**Founder and Principal**
- 2000 – 2020**      **Greystone & Co., Inc., New York, NY**  
**Executive Managing Director / Special Projects**
- 2014 to 2020 – Launched and ran Greystone’s bridge-to-HUD platform for large turnaround healthcare deals. Underwrote, syndicated and closed \$2.7 billion of bridge loans which have been or are about to be refinanced by HUD. Loan size \$1.5 million to \$150 million, averaging \$46 million. Most deals had LTC of 90% including mezz and were syndicated to two to five banks. Built strong relationships with banks, REITs and mezz lenders.
- 2011 to 2013 – Raised equity to support Greystone’s healthcare and multifamily bridge-to-HUD platform that funded small, stabilized properties. Sourced, underwrote and closed acquisitions of distressed multi-family properties for Greystone’s own portfolio.
- 2006-2010 – Structured carry-over-basis tax advantaged acquisition of 2.3 million sq. ft. of bankrupt, shuttered TV tube factories. Acted as general contractor removing assembly lines and converting to warehouse and flex space. Won \$15 million of state grants for environmental clean-up, renovations and fixturing costs for new tenants.
- 2000-2005 – Underwrote and negotiated joint venture to complete distressed, 175-unit ground-up condo project in Madison. Purchased, financed and operated distressed receivables company in Dallas. Asset manager for distressed 2,500-unit, low income apartment complex in Brooklyn.
- 1995 – 1999**      **Li Ka-Shing (Cheung Kong Holdings), Hong Kong**  
**Vice-President**
- Left bankrupt Olympia & York to work for Cheung Kong Holdings who foreclosed on O&Y’s vacant, 1,050,000 sq. ft., asbestos-ridden 60 Broad Street at a time when the financial district had a 25% vacancy rate and 14 vacant buildings. Successfully pursued strategy of targeting tenants who required large blocks of space and signed a 450,000 sq. ft. lease with New York State in August, 1996 which was the

largest lease signed in the Financial District for the past five years, and followed up with a 300,000 sq. ft. lease in 2000. Negotiated the sale of 60 Broad to Pioneer Holdings and recovered Cheung Kong Holdings investment.

**1987 - 1994**

**Olympia & York, New York, NY**  
**Vice President**

Marketed and negotiated leases for Olympia & York, the largest office building developer in the world and largest landlord in Manhattan, owning 25 million feet of office space. Signed \$1 billion of leases, including with complex side agreements to circumvent restrictive covenants in securitized mortgages. Partnered with New York City Economic Development Department to retain businesses.

**1979 - 1986**

**Trizec Properties, Detroit, MI**  
**Construction Manager and Senior Leasing Representative**

Managed the design and construction of office and retail space in three landmark buildings in downtown Detroit. Despite no net absorption, took the 950,000 sq. ft. First National Building from 70% to 100% occupancy and sold the property for a profit.

**1975 - 1978**

**McKinley Properties, Ann Arbor, MI**  
**Property Manager**

Managed 11 student apartment buildings in Ann Arbor and Ypsilanti. Within 18 months, turned-around 3 distressed properties in Ypsilanti with 70% occupancy and 30% delinquency rate to 100% occupancy and 100% collection rate.

## **Education**

University of Michigan  
B.A. in History, 1974  
MBA, 1986