

Spotlight on Haynes Boone Real Estate Finance Partner David Hengstler

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PRACTICES Real Estate Finance

Meet [David Hengstler](#), a seasoned partner in Haynes Boone's Real Estate Finance Practice Group based in the Orange County office. With more than two decades of experience, David is known for his deep expertise in structuring complex financing transactions, including syndicated credit facilities, joint ventures and distressed asset workouts. His strategic insight and collaborative approach have made him a trusted advisor to lender clients navigating high-stakes deals.

In this Q&A spotlight, David shares his perspective on the evolving real estate finance landscape, what drives his passion for the work and the lessons he's learned along the way.

Q: Can you describe the nature of your practice?

I am primarily a real estate and finance attorney, with a heavy focus on representing institutional lenders in various financial transactions, including commercial banking facilities, commercial real estate facilities, subscription facilities, and bilateral and syndicated facilities (both secured and unsecured). I also have extensive workout and restructuring experience.

Q: What trends are you currently seeing in the real estate market?

There have been some significant CEQA-related reforms in California enacted at the end of June 2025 that are meant to help expedite the development process for some housing and infrastructure development. While it is too early to tell how effective these reforms will be in accelerating housing and other applicable real estate developments, they at least have the potential to materially affect the timing and cost relating to such developments. Additionally, on the finance side, there has been a significant increase in new financing opportunities starting at the end of the first quarter of 2025 that seem to be continuing as we now enter the third quarter of the year, primarily with respect to multi-family, industrial and retail projects. On the other hand, there are almost no new office projects under construction and existing office properties (and the leasing of same) generally continue to be stressed.

Q: What about Haynes Boone drew you to the Orange County office?

I wanted to continue to practice in Orange County, and Haynes Boone's Orange County office presented an excellent opportunity to expand with a great group of people.

Q: What has it been like working in the California real estate market, and how does it differ from other regions like Texas or New York?

California has unique challenges both in real estate development and real estate finance that can make every deal challenging. From difficult land use and entitlement issues to California's (mostly) unique borrower side protections (e.g., one-action and anti-deficiency laws), any deal involving California real estate needs to have competent California counsel.

Our [Real Estate Finance Practice Group](#) assists national and international banks, financial institutions, and owners in structuring and documenting credit facilities and capital market transactions, covering a wide range of financing types including mortgage, mezzanine and construction finance.

For questions regarding the contents of this feature or learn more about our [Real Estate Finance](#) practice, please contact [David Hengstler](#) or another member of the Real Estate Finance team.