

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

ONH AFC CS INVESTORS, LLC, *et al.*,¹

Debtors.

Chapter 11 (Subchapter V)

Case No. 23-10931 (CTG)

(Jointly Administered)

ANNA PHILLIPS, in her capacity as the
Liquidating Trustee of the ONH Liquidating Trust,

Plaintiff,

Adv. Proc. No. XX-XXXX

v.

ELI STEINMETZ, LEVI COHEN, and ZALMAN
SKOBLO, individuals,

Defendants.

**COMPLAINT TO AVOID AND RECOVER TRANSFERS UNDER
11 U.S.C. §§ 544, 548, 550 OF THE BANKRUPTCY CODE AND
APPLICABLE STATE LAW, AND OTHER RELATED OR ALTERNATIVE RELIEF**

Anna Phillips, in her capacity as the Liquidating Trustee (the “Trustee”) of the ONH Liquidating Trust, commences this adversary proceeding against Eli Steinmetz, Levi Cohen, and Zalman Skoblo (the “Defendants”), for the relief requested below, based upon the following set of facts:

NATURE OF THE PROCEEDING

1. The Trustee seeks entry of a judgment against the Defendants: (i) avoiding Fraudulent Transfers (as defined herein) pursuant to Sections 544(b) and 548(a) of the Bankruptcy Code and applicable state law, and related subsequent transfers under Section 550 of the

¹ The last four digits of the Debtors’ federal tax identification numbers are 1199 (ONH AFC CS Investors LLC) and 6326 (ONH 1601 CS Investors LLC). The Debtors’ mailing address is 3445 Peachtree Road, Suite 1225 Atlanta, GA 30326.

Bankruptcy Code; (ii) directing the Defendants and/or any other defendant determined to be an initial, subsequent or mediate transferee, or party for whose benefit the avoided transfers were made, to pay the Trustee an amount to be determined that is not less than the amount of the Fraudulent Transfers, plus interest and costs, pursuant to Section 550(a) of the Bankruptcy Code; and (iii) as alternative relief to the fraudulent transfer claims, awarding the Trustee damages for the Defendants' unjust enrichment.

JURISDICTION AND VENUE

2. This adversary proceeding relates to the Chapter 11 cases of ONH AFC CS Investors, LLC ("ONH AFC CS") and ONH 1601 CS Investors, LLC ("ONH 1601 CS") and collectively with ONH AFC CS, the "Debtors"), which cases are pending post-confirmation before the United States Bankruptcy Court for the District of Delaware (the "Court") and are being jointly administered under Case No. 23-10931 (collectively, the "Bankruptcy Cases"). The Court confirmed the Debtors' Joint Plan of Liquidation on December 14, 2023 (Doc. No. 214 in the Bankruptcy Cases).

3. This Court has jurisdiction over this adversary proceeding under 28 U.S.C. § 1334(b).

4. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A), (H), and (O).

5. Venue in this district is proper under 28 U.S.C. §§ 1408 and 1409.

6. The Trustee consents to entry of final orders and judgments by the Court in this adversary proceeding, regardless of whether it is determined that the Court, absent consent of the parties, cannot enter final orders or judgments consistent with Article III of the United States Constitution.

PROCEDURAL BACKGROUND

7. On July 14, 2023, (the “Petition Date”), the Debtors filed voluntary petitions for relief pursuant to chapter 11 of the Bankruptcy Code and elected to proceed under Subchapter V of the Bankruptcy Code (Doc. No. 1 in the Bankruptcy Cases).

8. Additional factual background relating to the Debtors’ businesses and the commencement of the Bankruptcy Cases is set forth in detail in the *Declaration of Eric Lee in Support of Chapter 11 Petitions and First Day Motions* (Doc. No. 2 in the Bankruptcy Cases). Factual background more specific to this complaint is set forth below.

9. This adversary proceeding is part of the Trustee’s continuing obligation to recover assets for the benefit of the Debtors’ respective bankruptcy estates.

10. Specifically, this adversary proceeding relates to ONH AFC CS’s bankruptcy estate.

PARTIES

11. ONH AFC CS was a Delaware limited liability company. At the time of the Fraudulent Transfers (defined below), ONH AFC CS’s principal place of business was 1430 Broadway, Suite 1605, New York, New York 10018.

12. At the time of the Fraudulent Transfers (defined below), One Night Holdings LLC’s (“One Night Holdings”) principal place of business was 1430 Broadway, Suite 1605, New York, New York 10018. One Night Holdings was a limited liability company formed in Delaware.

13. Anna Phillips is the Liquidating Trustee (“Trustee”) of the ONH Liquidating Trust (“ONH Trust”).

14. The ONH Trust is the successor in interest to ONH AFC CS’s claims and causes of action under the *Amended Small Business Debtors’ Plan of Liquidation* (Doc. No. 202-1 in the

Bankruptcy Cases) (the “Plan”) confirmed by the Bankruptcy Court by an order entered December 14, 2023 (Doc. No. 214 in the Bankruptcy Cases) (the “Confirmation Order”). Under the Plan and Confirmation Order, certain investors assigned to the ONH Trust their claims and causes of action related to the Debtors.

15. Upon information and belief, Eli Steinmetz (“Mr. Steinmetz”) is an individual having an address in Union City, New Jersey.

16. Upon information and belief, Levi Cohen (“Mr. Cohen”) is an individual having an address in Elizabeth, New Jersey.

17. Upon information and belief, Zalman Skoblo (“Mr. Skoblo”) is an individual having an address in Brooklyn, New York.

18. Upon information and belief, Nussbaum Lowinger LLP is a New York limited liability partnership having an address of 225 Broadway, 36th Floor, New York, New York 10007. The Trustee has not included Nussbaum Lowinger as a defendant in this adversary proceeding because, upon information and belief, Nussbaum Lowinger was a conduit for the Defendants, but reserves all rights with respect thereto.²

**FACTUAL BACKGROUND RELATED
TO ONH AFC CS AND THE BANKRUPTCY CASES**

19. ONH AFC CS was formed to raise equity from third parties by representing that the money was for the purposes of investing indirectly in property holding companies that would own commercial real estate in Atlanta, Georgia.

² If the Trustee’s discovery and investigation reveals any facts to the contrary, the Trustee reserves the right to include Nussbaum Lowinger as a defendant.

20. ONH AFC CS's limited liability company agreement (the "ONH AFC CS Operating Agreement") provided for the governance of ONH AFC CS's affairs, the conduct of its business, and the relations among its members.³

21. Mr. Elchonon (also known as "Elie") Schwartz formed ONH AFC CS in 2022. Before and concurrent with the events described herein, Mr. Schwartz formed and operated several companies (collectively, the "Nightingale Group") that invested in commercial real estate and were organized under either One Night Holdings or The Nightingale Group, LLC together with One Night Holdings and their affiliates, collectively, "Nightingale").

22. ONH AFC CS was created to raise equity from investors to fund, in part, the purchase of the Atlanta Financial Center, a large commercial real estate complex in Atlanta, Georgia, located at 3333 Peachtree Road NE, 3343 Peachtree Road NE, and 3353 Peachtree Road NE (the "Atlanta Financial Center"). Based on documents provided to investors, Mr. Schwartz stated that he intended that ONH AFC CS would enter into a series of transactions that, together with other entities, would establish a capital structure for an anticipated transaction involving the purchase of the Atlanta Financial Center.⁴ Mr. Schwartz stated that these transactions were to occur when all of the capital providers and entities raised their portion of capital for the overall transaction.

23. Mr. Schwartz, through the Debtors and other affiliates, informed potential investors that ONH AFC LLC ("Prop. Co."), a similarly named legal entity, planned to purchase and renovate the Atlanta Financial Center using money raised from the following sources: (1) equity

³ Section 12.3(a) of the ONH AFC CS Operating Agreement also stated: "The Manager shall have fiduciary responsibility for the safekeeping and use of all funds and assets of the Company, whether or not in their immediate possession or control. The Company's funds shall not be commingled with the funds of any other Person and the Manager shall not use, or permit use of, the Company's funds in any manner except for the benefit of the Company."

⁴ The anticipated capital structure provided to investors will be explained in greater detail below.

from investors whom ONH AFC CS solicited through a capital raising platform owned and operated CrowdStreet, Inc. (“CrowdStreet”); (2) equity from other investors; (3) equity from Nightingale entities; and (4) senior secured indebtedness.

24. At the time of the Offerings (defined below), ONH AFC CS’s manager was One Night Holdings.

25. Upon information and belief, One Night Holdings’ manager was Mr. Schwartz.

26. ONH AFC CS planned to raise funds from accredited investors solicited using the CrowdStreet investor platform, which qualified as a private placement under Regulation D of the Securities Act of 1933.

A. The CrowdStreet Platform Arrangement

27. To begin raising equity for the Offerings (defined below), a Nightingale entity signed a marketplace services agreement with CrowdStreet (the “MSA”) to access its community of accredited investors who invest using CrowdStreet’s services.

28. Pursuant to the MSA, Nightingale entities would then execute additional term sheets related to specific project offerings—such as for the Atlanta Financial Center (the “CrowdStreet Term Sheet”).

29. The CrowdStreet Term Sheet referred to the project offering as being categorized under “Specific Project Offerings,” which limited the use of proceeds to only certain pre-identified and selected properties which were readily identifiable. CrowdStreet Term Sheet, n. 1.

30. The MSA required that all funds raised from investors be held in a segregated account until the closing of the Atlanta Financial Center project. Section 5.3 of the MSA provides:

[Nightingale] agree[s] to establish a separate bank account or escrow account for each Project Offering and to provide funding instructions to investors through the Management Console. [Nightingale] shall deposit all User contributions, funds, or

subscriptions into the bank account or escrow account you establish and hold it or have it held in trust until the closing of each Project Offering. If a Project Offering fails to close for any reason, [Nightingale] agree[s] to return investor contributions in full and promptly but no later than thirty (30) calendar days following failure of the Project Offering to close.

MSA, § 5.3.

B. The Subscription Process for ONH AFC CS

31. Nightingale proceeded to obtain third-party investments through an offering for ONH AFC CS (the “AFC Offering”) placed on CrowdStreet’s website, which is known as the CrowdStreet Marketplace.

32. Upon information and belief, on or about April 25, 2022, Mr. Schwartz caused ONH AFC CS to be formed in Delaware.

33. Nightingale launched the AFC Offering on the CrowdStreet Marketplace on or about May 26, 2022.

34. Accredited investors could then review AFC Offering materials, learn more about the Atlanta Financial Center, and complete their investment documents through the CrowdStreet Marketplace.

35. In connection with the AFC Offering, a private placement memorandum (the “Atlanta Financial Center PPM” or “PPM”) outlined the terms of the investment and conditioned the use of the funds raised only upon closing the purchase of the property.

36. Specifically, the Atlanta Financial Center PPM stated: “The proceeds from this Offering will be used to purchase, lease, reposition, and extensively renovate [the Atlanta Financial Center].” PPM, p.8.

37. The PPM also stated that: “If the Manager elects not to close on the Property for any reason by September 11, 2022, subscription funds from potential Investors will be returned.” PPM, p. 8.

38. Accredited investors who opted to invest in response to the AFC Offering were required to execute subscription agreements (the “Subscription Agreement”) governing their investments to fund the purchase, leasing, reposition, and renovation of the Atlanta Financial Center.

39. Furthermore, the Subscription Agreement provided: “The Company will use any proceeds from this Offering, net of any organizational and offering expenses, to fund through its direct or indirect subsidiaries” the Atlanta Financial Center “Managed by One Night Holdings LLC.” Subscription Agreement, p. 1.

40. The Subscription Agreement, PPM, and MSA each made clear that investors’ subscription money would only be used on or after the closing of the purchase of the Atlanta Financial Center and, if not so utilized, returned to investors.

41. The Subscription Agreement directed investments of capital to be deposited into ONH AFC CS’s bank account, which was controlled by Mr. Schwartz on behalf of ONH AFC CS.

42. ONH AFC CS raised approximately \$44 million (net of refunds) through the AFC Offering from 654 investors for the Atlanta Financial Center project.

43. The ONH AFC CS Operating Agreement required that ONH AFC CS only use the funds for its own “benefit” and not for the benefit of others. Specifically, Section 12.3 of the Operating Agreement provided: “[t]he Manager shall have fiduciary responsibility for the safekeeping and use of all funds and assets of the Company, whether or not in their immediate possession or control. The Company’s funds shall not be commingled with the funds of any other

Person and the Manager shall not use, or permit use of, the Company's funds in any manner except for the benefit of the Company."

C. The AFC Proposed Transaction

44. On May 3, 2022, Prop. Co. entered into a purchase agreement with USPO Atlanta LLC for the acquisition of the Atlanta Financial Center (the "AFC Sale Contract").

45. Upon information and belief, Mr. Schwartz intended that Prop. Co. would arrange senior secured debt financing in connection with that purchase. Atlanta Financial Center PPM, p. 8.

46. Upon information and belief, upon the closing of the AFC Sale Contract, Mr. Schwartz intended that ONH AFC CS would enter into certain transactions and use the solicited funds to acquire an interest as one of two members of an entity called ONH AFC CS Mezz, LLC, a Delaware limited liability company ("AFC Mezz"), and AFC Mezz would acquire the interest in Prop. Co. Atlanta Financial Center. PPM, pp. 7-8.

47. But, at no time did ONH AFC CS execute any contract that contained, or otherwise obtain, a legal right to any interest in any property (including the Atlanta Financial Center or otherwise).

48. And, at no time did ONH AFC CS acquire any of the membership interests (or right to them) as provided in the equity raise documents or contemplated deal structure.

49. From the start of the subscription process until just before the Bankruptcy Cases, Nightingale Group published notes to investors through CrowdStreet Marketplace providing updates on the Atlanta Financial Center project, including issues and difficulties encountered in closing the purchase of the property.

50. Despite never executing contracts for the purchase of assets and despite the project never closing, the Debtors caused certain Fraudulent Transfers (defined below) to be made from the funds deposited by investors.

51. After several communications to investors regarding the status of the Atlanta Financial Center transaction, on May 31, 2023, investors received an update from CrowdStreet detailing further developments on the Atlanta Financial Center, and requesting investor action to appoint a new, independent manager for ONH AFC CS.

52. Upon information and belief, ONH AFC CS and Mr. Schwartz made untrue statements of fact and/or omitted statements of materials facts to investors in connection with the AFC Offering, including, without limitation, facts concerning Nightingale's financial wherewithal, Mr. Schwartz's intended use of the funds from the Offering, and his assignment of the AFC Sale Contract to a third party in order to finance the downpayment, among many other things.

D. Independent Manager

53. Ms. Anna Phillips was appointed by an overwhelming majority of the investors as independent manager of ONH AFC CS, effective June 7, 2023 (in this capacity, the "Independent Manager"). At the same time, Mr. Schwartz (as manager of One Night Holdings) resigned as manager of ONH AFC CS.

54. Ms. Phillips immediately began an independent investigation into the location and use of ONH AFC CS's assets and the funds raised through the CrowdStreet Marketplace.

55. Ms. Phillips learned that almost all of ONH AFC CS's funds had been withdrawn from bank accounts in the name of ONH AFC CS and dissipated prior to her appointment as Independent Manager.

56. Several weeks later, on July 14, 2023, the Debtors filed the Bankruptcy Cases.

57. After the appointment of the Independent Manager and during the Bankruptcy Cases, the Debtors investigated how the Debtors' funds were dissipated; conducted diligence; and negotiated settlements and other resolutions with Mr. Schwartz, other entities held closely by Mr. Schwartz, and the Nightingale Group.

58. Through the Bankruptcy Cases, the Debtors confirmed the Plan, and the ONH Trust was formed to pursue claims and causes of action on behalf of the Debtors.

59. On October 12, 2023, the Independent Manager filed a Notice of Settlement attaching a Settlement and Conditional Release Agreement documenting the terms of a settlement reached between the Debtors, Mr. Schwartz, and entities and trusts related to Mr. Schwartz (Doc. No. 148 in the Bankruptcy Cases) (the "Schwartz Nightingale Settlement"). Among the claims settled in the Schwartz Nightingale Settlement were the Debtor's potential claims against Mr. Schwartz and the Schwartz Nightingale Parties "under section 544 of the Bankruptcy Code or otherwise."

60. On May 7, 2024, following numerous breaches of the Schwartz Nightingale Settlement, the Court entered final judgments for the Debtors (Doc. No. 271) (the "Final Judgments").

FACTUAL BACKGROUND RELATED TO THE FRAUDULENT TRANSFERS

61. Upon information and belief, before the Bankruptcy Cases, Mr. Schwartz, Mr. Cohen, Mr. Steinmetz, and Mr. Skoblo were involved in two separate business transactions, both unrelated to the Debtors, involving property located in New Jersey and New York.

62. Upon information and belief, in or around December 2022, Mr. Schwartz, Mr. Cohen, and Mr. Skoblo were negotiating a joint venture investment pledge (the “Pledge”) related to commercial real estate in Brooklyn, New York (the “Brooklyn Property”).

63. Upon information and belief, another entity related to Mr. Schwartz, unrelated to the Debtors, owned or partially owned The Brooklyn Property (the “Brooklyn PropCo”).

64. Upon information and belief, pursuant to the Pledge, Mr. Cohen and Mr. Skoblo would invest in the Brooklyn Property and were required to make certain deposits.

65. Upon information and belief, around the same time Mr. Schwartz, Mr. Cohen, and Mr. Skoblo were negotiating the Pledge, Mr. Cohen and Mr. Steinmetz were negotiating a separate Membership Interest Sale Agreement (“MISA”) under which Mr. Cohen would sell his membership interests in two entities, both unrelated to the Debtors, to Mr. Steinmetz. These entities owned property in Linden, New Jersey, and Elizabeth, New Jersey, respectively.

66. Upon information and belief, Mr. Steinmetz was required to make a \$10 million deposit to Mr. Cohen under the MISA.

67. Upon information and belief, because Mr. Steinmetz owed a deposit to Mr. Cohen under the MISA, and Mr. Cohen owed a deposit to Mr. Schwartz under the Pledge, Mr. Cohen directed Mr. Steinmetz to pay the deposit required under the MISA to Mr. Schwartz. Three payments were made by Mr. Steinmetz (specifically, entities believed to be controlled by Mr. Steinmetz) totaling \$7 million, as follows:

Transferor	Amount	Transferee	Date of Transfer
Entity believed to be controlled by Mr. Steinmetz	\$3,000,000	Brooklyn PropCo	December 19, 2022
Entity believed to be controlled by Mr. Steinmetz	\$1,000,000	One Night Holdings	January 4, 2023
Entity believed to be controlled by Mr. Steinmetz	\$3,000,000	One Night Holdings	January 4, 2023
TOTAL:	\$7,000,000		

68. Upon information and belief, the only document evidencing the transfers described above is a promissory note between Mr. Schwartz, Mr. Cohen, and Mr. Skoblo (the “Promissory Note”). The Promissory Note is for \$3 million and is believed to be in support of the December 19, 2022, transfer from an entity controlled by Mr. Steinmetz to the Brooklyn PropCo.

69. Mr. Schwartz executed the Promissory Note as a maker on behalf of himself.

70. Upon information and belief, the funds deposited to the Brooklyn PropCo and One Night Holdings’ bank accounts were expended before the Fraudulent Transfers (defined below).

71. Based upon the Independent Manager’s investigation carried out after her appointment and during the Bankruptcy Cases, the Debtors’ books and records reflect that ONH AFC CS transferred money to or for the benefit of the Defendants, which transfers are listed below and referred to as the “Fraudulent Transfers”:

Transferor	Amount	Transferees	Date of Transfer
ONH AFC CS	\$7,000,000	One Night Holdings	February 22, 2023
One Night Holdings	\$7,000,000	To or for the benefit of Levi Cohen, Zalman Skoblo, and Eli Steinmetz (through Nussbaum Lowinger as escrow agent)	February 22, 2023 (subsequently transferred from the conduit to or for the benefit of the individual Defendants on or after March 1, 2023)
TOTAL:	\$7,000,000		

72. Upon information and belief, after One Night Holdings transferred \$7 million to Nussbaum Lowinger on February 22, 2023, Nussbaum Lowinger then transferred the funds to or for the benefit of Mr. Cohen, Mr. Skoblo, and Mr. Steinmetz on or after March 1, 2023.

73. Upon information and belief, Mr. Schwartz directed ONH AFC CS and One Night Holdings to make the Fraudulent Transfers to the Defendants to return the deposits made by Mr. Steinmetz under the MISA to satisfy Mr. Cohen’s and Mr. Skoblo’s obligations under the Pledge,

but ONH AFC CS and One Night Holdings had no responsibility or obligation to pay those funds. Those were the obligations of Mr. Schwartz or other related entities.

74. Upon information and belief, One Night Holdings and ONH AFC CS had no responsibility or obligation to return any deposit made by Mr. Steinmetz under the MISA to satisfy Mr. Cohen's and Mr. Skoblo's obligations under the Pledge.

75. ONH AFC CS and One Night Holdings received no benefit from making the Fraudulent Transfers.

76. Upon information and belief, Mr. Schwartz caused ONH AFC CS and One Night Holdings to make the Fraudulent Transfers to the Defendants to pay his personal obligations or obligations of other related entities.

77. Upon information and belief, ONH AFC CS and One Night Holdings were not and were never party to the Pledge, MISA, or Promissory Note.

78. Upon information and belief, ONH AFC CS and One Night Holdings never received invoices or demands for payment for amounts due under or related to the Pledge, MISA, or Promissory Notes.

79. Upon information and belief, ONH AFC CS was not and was never party to any agreement with the Defendants.

80. Upon information and belief, ONH AFC CS has no relationship and never had a relationship with or to the Defendants.

81. Upon information and belief, ONH AFC CS was never party to any agreement with the Brooklyn PropCo.

82. Upon information and belief, ONH AFC CS has no interest and never had an interest in the Brooklyn PropCo.

83. Upon information and belief, and as an alternative theory, One Night Holdings was merely a conduit of funds from ONH AFC CS to the Defendant.

84. Upon information and belief, the Fraudulent Transfers were also made when the Nightingale entities were facing default on loans that financed various real estate projects and when the Nightingale entities were threatened with foreclosure in connection therewith.

CLAIMS FOR RELIEF

COUNT I

(Avoidance of Fraudulent Transfers from ONH AFC CS to Defendants and through One Night Holdings Pursuant to 11 U.S.C. § 548(a)(1)(A))

85. The Trustee repeats and realleges all allegations contained in paragraphs 1 through 84 above as if fully set forth herein.

86. Each of the Fraudulent Transfers constitute a transfer of an interest of ONH AFC CS in property made to or for the benefit of the Defendants, or subsequent transfers thereof.

87. The Fraudulent Transfers were made with the knowledge that they would hinder, delay and/or defraud creditors, and thus with the actual intent to hinder, delay and/or defraud creditors.

88. The Fraudulent Transfers were made to satisfy obligations of Mr. Schwartz, who was an insider of and controlled ONH AFC CS.

89. ONH AFC CS was insolvent at the time the Fraudulent Transfers were made or became insolvent as a result of the Fraudulent Transfers.

90. The Fraudulent Transfers were not disclosed to third parties.

91. The Fraudulent Transfers, or certain of them, were made while ONH AFC CS attempted to keep investors satisfied through overly optimistic updates sent through CrowdStreet's online platform, which induced investors to refrain from requesting refunds of their investments.

92. The Fraudulent Transfers were made to maintain other assets and to delay and hinder other creditors with partial payments on outstanding obligations to those creditors.

93. ONH AFC CS transferred and dissipated almost all of its funds prior to the appointment of the Independent Manager.

94. The Fraudulent Transfers were made when the Nightingale entities were facing default on loans that financed various real estate projects and when the Nightingale entities were threatened with foreclosure in connection therewith.

95. The Fraudulent Transfers were made for Mr. Schwartz's personal benefit and for the benefit of entities which he controlled (and would continue to control).

96. The Fraudulent Transfers are avoidable, and the Trustee is entitled to an order and judgment against the Defendants avoiding the Fraudulent Transfers.

WHEREFORE, the Trustee respectfully requests this Court enter a judgment against the Defendants: (i) finding that the Fraudulent Transfers are actually fraudulent and therefore avoidable pursuant to 11 U.S.C. § 548(a)(1)(A); (ii) avoiding the Fraudulent Transfers; and (iii) granting any other and further relief as the Court determines is just and appropriate under the circumstances.

COUNT II

(Avoidance of Fraudulent Transfers from ONH AFC CS to Defendants and through One Night Holdings Pursuant to 11 U.S.C. § 548(a)(1)(B))

97. The Trustee repeats and realleges all allegations contained in paragraphs 1 through 96 above as if fully set forth herein.

98. Each of the Fraudulent Transfers constitute a transfer of an interest of ONH AFC CS in property made to or for the benefit of the Defendants, or a subsequent transfer thereof.

99. Upon information and belief, ONH AFC CS was never legally obligated to pay amounts to any of the Defendants, and ONH AFC CS had no relationship whatsoever with the Defendants. Thus, the Defendants were not creditors of ONH AFC CS.

100. The Defendants did not provide goods, services, or value of any type to ONH AFC CS or One Night Holdings in exchange for the Fraudulent Transfers.

101. The Defendants did not provide ONH AFC CS or One Night Holdings with reasonably equivalent value in exchange for any of the Fraudulent Transfers.

102. ONH AFC CS was insolvent at the time the Fraudulent Transfers were made or became insolvent as a result of the Fraudulent Transfers.

103. At the time the Fraudulent Transfers were made, ONH AFC CS was engaged in business or a transaction, or was about to engage in business or a transaction, for which any property remaining constituted unreasonably small capital.

104. The Defendants were the initial transferees of the Fraudulent Transfers, or parties for the benefit of whom such Fraudulent Transfers were made.

105. The Fraudulent Transfers are avoidable, and the Trustee is entitled to an order and judgment against the Defendants avoiding the Fraudulent Transfers.

WHEREFORE, the Trustee respectfully requests this Court enter a judgment against the Defendants: (i) finding that the Fraudulent Transfers are constructively fraudulent transfers and therefore avoidable pursuant to 11 U.S.C. § 548(a)(1)(B); (ii) avoiding the Fraudulent Transfers; and (iii) granting any other and further relief as the Court determines is just and appropriate under the circumstances.

COUNT III

(Avoidance of Fraudulent Transfers from ONH AFC CS to Defendants and through One Night Holdings Pursuant to 11 U.S.C. § 544(b)(1) and NY Debt. & Cred. Law §§ 270 *et. seq* (270-281-A))⁵

106. The Trustee repeats and realleges all allegations contained in paragraphs 1 through 105 above as if fully set forth herein.

107. Each of the Fraudulent Transfers constitute a transfer of an interest of ONH AFC CS in property made to or for the benefit of the Defendants, or a subsequent transfer thereof.

108. The Fraudulent Transfers were made with the knowledge that they would hinder, delay and/or defraud creditors, and thus with the actual intent to hinder, delay and/or defraud creditors.

109. The Fraudulent Transfers were made to satisfy obligations of Mr. Schwartz or his related entities, who was an insider of and controlled ONH AFC CS.

110. ONH AFC CS was insolvent at the time the Fraudulent Transfers were made or became insolvent as a result of the Fraudulent Transfers.

111. The Fraudulent Transfers were not disclosed to third parties.

112. The Fraudulent Transfers, or certain of them, were made while ONH AFC CS attempted to keep investors satisfied through overly optimistic updates sent through CrowdStreet's online platform, which induced investors to refrain from requesting refunds of their investments.

113. The Fraudulent Transfers were made to maintain other assets and to delay and hinder other creditors with partial payments on outstanding obligations to those creditors.

114. The Fraudulent Transfers were made for Mr. Schwartz's personal benefit and to benefit those entities which he controlled and would continue to control.

⁵ The Trustee is asserting state law claims under New York law rather than New Jersey law in accordance with choice of law principles. However, the Trustee asserts that the claims under New Jersey and New York law are identical.

115. ONH AFC CS transferred and dissipated almost all of its funds prior to the appointment of the Independent Manager.

116. The Fraudulent Transfers were made when the Nightingale entities were facing default on loans that financed various real estate projects and when the Nightingale entities were threatened with foreclosure in connection therewith.

117. The Fraudulent Transfers are avoidable, and the Trustee is entitled to an order and judgment against the Defendants avoiding the Fraudulent Transfers.

WHEREFORE, the Trustee respectfully requests this Court enter a judgment against the Defendants: (i) finding that the Fraudulent Transfers are actually fraudulent transfers and therefore avoidable pursuant to state law and 544(b)(1) of the Bankruptcy Code; (ii) avoiding the Fraudulent Transfers; and (iii) granting any other and further relief as the Court determines is just and appropriate under the circumstances.

COUNT IV

(Avoidance of Fraudulent Transfers from ONH AFC CS to Defendants and through One Night Holdings Pursuant to 11 U.S.C. § 544(b)(1) and NY Debt. & Cred. Law §§ 270 *et. seq* (270-281-A))

118. The Trustee repeats and realleges all allegations contained in paragraphs 1 through 117 above as if fully set forth herein.

119. Each of the Fraudulent Transfers constitute a transfer of an interest of ONH AFC CS in property made to or for the benefit of the Defendants, or a subsequent transfer thereof.

120. The Fraudulent Transfers were made with the knowledge that they would hinder, delay and/or defraud creditors, and thus with the actual intent to hinder, delay and/or defraud creditors.

121. Upon information and belief, ONH AFC CS was never legally obligated to pay any amounts to the Defendants and ONH AFC CS had no relationship whatsoever with any of the Defendants. Thus, the Defendants were not creditors of ONH AFC CS.

122. The Defendants did not provide goods, services, or value of any type to ONH AFC CS in exchange for the Fraudulent Transfers.

123. The Defendants did not provide ONH AFC CS with reasonably equivalent value in exchange for any of the Fraudulent Transfers.

124. ONH AFC CS was insolvent at the time the Fraudulent Transfers were made or became insolvent as a result of the Fraudulent Transfers.

125. At the time the Fraudulent Transfers were made, ONH AFC CS was engaged in business or a transaction, or each was about to engage in business or a transaction, for which any property remaining constituted unreasonably small capital.

126. The Defendants were the initial transferees of the Fraudulent Transfers, or parties for the benefit of whom such Fraudulent Transfers were made.

127. The Fraudulent Transfers are avoidable, and the Trustee is entitled to an order and judgment against the Defendants avoiding the Fraudulent Transfers.

WHEREFORE, the Trustee respectfully requests this Court enter a judgment against the Defendants: (i) finding that the Fraudulent Transfers are constructively fraudulent transfers and therefore avoidable pursuant to state law and 544(b)(1) of the Bankruptcy Code; (ii) avoiding the Fraudulent Transfers; and (iii) granting any other and further relief as the Court determines is just and appropriate under the circumstances.

COUNT V
(Recovery of Avoided Transfers Pursuant to 11 U.S.C. § 550(a))

128. The Trustee repeats and realleges all allegations contained in paragraphs 1 through 127 above as if fully set forth herein.

129. The Trustee is entitled to avoid the Fraudulent Transfers pursuant to Section 548 of the Bankruptcy Code and applicable state law.

130. Defendants were the initial transferees or subsequent transferees of the Fraudulent Transfers, or the person(s) for whose benefit the Fraudulent Transfers were made.

131. Pursuant to Section 550(a) of the Bankruptcy Code and applicable state law, the Trustee is entitled to recover from Defendants an amount to be determined at trial that is no less than **\$7,000,000**, plus interest thereon to the date of payment.

WHEREFORE, the Trustee respectfully requests this Court enter a judgment against the Defendants: (i) allowing the Trustee to avoid and recover for the benefit of ONH AFC CS's bankruptcy estate the Fraudulent Transfers from the initial transferees, any subsequent transferee, and any party for whose benefit the Fraudulent Transfers were made; (ii) awarding pre-judgment and post-judgment interest on any of the avoided transfers at the maximum legal rate; and (iii) granting any other and further relief as the Court determines is just and appropriate under the circumstances.

COUNT VI
(Unjust Enrichment)

132. The Trustee repeats and realleges all allegations contained in paragraphs 1 through 131 as though fully set forth herein.

133. ONH AFC CS conferred substantial benefits on the Defendants who received a substantial amount of funds through the Fraudulent Transfers from ONH AFC CS.

134. The Fraudulent Transfers were transferred from ONH AFC CS directly to the Defendants or indirectly for the Defendants' benefit.

135. The benefits conferred on and unjustly retained by the Defendants are in the amount of **\$7,000,000**.

136. To the extent Defendants retain any of the Fraudulent Transfers, it would be unjust and against equity and good conscience to permit Defendants to keep ONH AFC CS's funds that were wrongly transferred to the Defendants.

WHEREFORE, the Trustee respectfully requests this Court enter a judgment against the Defendants: (i) finding in the Trustee's favor on her claim for unjust enrichment in the amount of **\$7,000,000**; and (ii) granting any other and further relief as the Court determines is just and appropriate under the circumstances.

RESERVATION OF RIGHTS

137. The Trustee reserves the right to bring all other claims or causes of action that the Debtors may have against Defendants, on any and all grounds, as allowed under the Bankruptcy Code, or applicable law, or in equity.

138. This Complaint is not intended to be, nor should it be construed as, a waiver of the Debtors' rights to object to any Claims or Proofs of Interest for any reason.

139. The Trustee reserves the right to amend this Complaint as new information becomes known to the Trustee at any time during the adversary proceeding, through formal discovery or otherwise, to include such information and/or assertions with respect to the Fraudulent Transfers made to the Defendants; revise Defendants' names; add additional defendants and/or additional causes of action including, but not limited to, those pursuant to 11

U.S.C. §§ 542, 544, 547, 548 and 550, (collectively, the “Amendments”), and that any and all such Amendments relate back to the date of this Complaint.

WHEREFORE, the Trustee respectfully requests that the Court enter judgment against Defendants:

- (a) Avoiding and recovering the Fraudulent Transfers for the benefit of ONH AFC CS’s bankruptcy estate pursuant to 11 U.S.C. §§ 544, 548, and 550 of the Bankruptcy Code and applicable state law;
- (b) Granting judgment in favor of the Trustee and directing the Defendants, and/or any other party determined to be an initial transferee, a subsequent or mediate transferee, or a party for whose benefit the Fraudulent Transfers were made, to pay ONH AFC CS’s bankruptcy estate an amount to be determined at trial that is no less than **\$7,000,000**, plus interest, pursuant to 11 U.S.C. § 550 and applicable state law;
- (c) As alternative relief to the fraudulent transfer claims, finding the Trustee is entitled to judgment for her claim for unjust enrichment in the amount of **\$7,000,000**;
- (d) Awarding pre-judgment and post-judgment interest at the maximum legal rate; and
- (e) Granting any other and further relief that is appropriate under the circumstances.

[Signature Page Follows]

Dated this 27th day of June, 2024.

LANDIS RATH & COBB LLP

/s/ Matthew R. Pierce

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