

HUSCH BLACKWELL

Real Estate Investment

Husch Blackwell real estate investment lawyers and attorneys advise public and private investors and real estate companies in acquisitions, dispositions, formation, tax, and operation issues for transactions throughout the United States. We advise clients on the formation and operation of public and non-registered real estate investment trusts (REITs), real estate funds and joint ventures. Our multidisciplinary team spans a variety of legal disciplines relevant to REITs and real estate funds, including single asset and portfolio acquisitions and dispositions, mergers and acquisitions, securities compliance, tax, equity and debt financing, bankruptcy and commercial litigation.

Our real estate investment lawyers and attorneys are well-versed in the many state and federal laws and regulations that govern the formation, taxation and operation of real estate investment funds, including the Investment Company Act of 1940, Investment Advisors Act of 1940 and the Securities Exchange Act of 1934. Whether the deal involves hospitality, housing, industrial, office buildings, retail or self storage, single site or multi-state portfolio, our creative strategies result in deals that benefit investment real estate stakeholders.

Our real estate investment team provides strategies across all asset classes including:

-  Condominiums
-  Office buildings
-  Hotel and resort developments
-  Residential subdivisions
-  Industrial plants
-  Retail real estate
-  Infrastructure and energy
-  Self storage facilities
-  Multifamily projects
-  Showroom/warehouse facilities

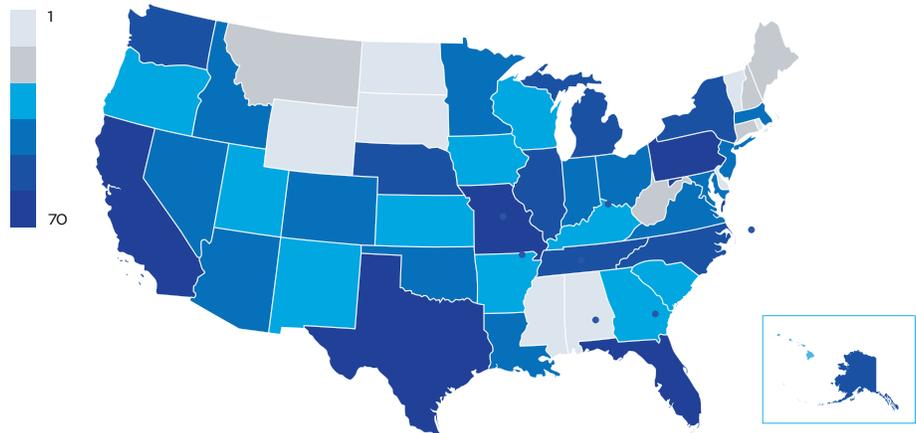


Husch Blackwell earned a National Tier 1 ranking in Real Estate Law in the 2021 edition of *Best Law Firms*.



The 2021 edition of the IFLR 1000 U.S., a leading directory of transactional lawyers, ranked 15 Husch Blackwell lawyers, including five focused primarily on real estate.

Real Estate Transactions Closed Since 2016



Client Success

DEAL CAPSULE

Client: Platform Ventures and U.S. Beef

Target: Plaza Vista Office Building

Deal Value: \$118,000,000

Location: Plaza District, Kansas City, MO

Square Footage: 253,754

When a real estate investment firm and a financial partner sought to acquire a signature property in Kansas City's Plaza District, it turned to Husch Blackwell to handle what proved to be a complex deal. The target property had a very complicated structure due to property-tax abatements in place and consisted of office condos that were subject to long-term ground leases with the City of Kansas City, as well as related industrial revenue bonds. Further complicating matters, a portion of one condo also sat partially in a 100-year flood plain.

We worked with the client to develop the structure and strategy for an asset purchase through a 1031 exchange. The exchange required a tenants-in-common (TIC) structure to acquire the property—a condition sometimes frowned upon by servicers of commercial mortgage-backed securities—and also contributed to the difficulty in closing the assumption of existing financing on the property. This also meant that the deal needed to close within the exchange period, which added to the urgency to get things exactly right on a tight timeframe. Our team provided key advice at every stage of the deal—from analyzing the underlying tax incentives and abatements in order to assume the existing financing—enabling the client to close the \$118 million deal on time.

Representative Experience

- Represented self storage industry REIT in its acquisition of 112-property portfolio for \$1.2 billion
- Represented renewable energy developer in lease and easement negotiation, real estate due diligence, project development and construction issues involved with 350 MW wind project in Floyd County, Texas
- Represented client with ownership and leasing issues related to portfolio of office buildings in the St. Louis metro area, including drafting new leases, modifying existing leases and advising on refinancing transactions
- Represented asset manager in leasing and management of multiple office, retail and industrial properties owned in the “tenant in common” (TIC) structure
- Advised subsidiary of \$2 billion private equity capital group on providing predevelopment loans and related equity investments for developed and undeveloped real estate projects in multiple states
- Negotiated design, development and operating agreements and off-balance sheet financing for numerous transactions, including an environmental test chamber facility and a water treatment plant

Relentless client focus.

At Husch Blackwell, we have built our law firm around one idea: to guide our clients from where they are to where they want to be. Our industry-centric approach gives us a deep understanding of what our clients face every day. But more than that, it creates a shared vision that moves our clients forward.