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## Real Estate & Finance

LP's Real Estate Group is made up of more than just intelligent and experienced lawyers. Our success is the result of the hard work, dedication and insight that comes from taking on the issues facing our clients as if they were our own. We pride ourselves on being thoughtful business advisors and efficient deal managers, and we believe those qualities separate the good lawyers from the great ones.

The Real Estate Group has earned recognition by Chambers & Partners (the leading reference for the best law firms) for being client-focused, cost effective and experienced. We are especially proud that those rankings are based primarily on client interviews, because our clients' experiences are the true gauge of our achievement. LP's Real Estate Group also has been named the number one real estate practice in the Midwest on two occasions by *Midwest Real Estate News*.

We have extensive experience in all major types of real estate transactions and property types. In particular, we handle all of the following types of matters:

### Acquisitions and Dispositions

- deals from \$1 million to \$1 billion
- distressed situations, including purchases out of bankruptcy
- note purchases

### Leasing

- office, retail, industrial and ground leases
- landlord and tenant representation

### Debt Financing

- lender and borrower representation
- construction financing, perm loans, conduit loans, mezz and hybrid debt
- Fannie Mae and Freddie Mac loans
- workouts, restructuring, foreclosures and bankruptcy

### Equity Financing and Investing

- joint ventures - representing sponsors and money partners
- private placements

### Primary Contact

[Brian K. Kozminski](#), Chair  
312.476.7530

### Related Service Groups

[Banking & Finance](#)

[Community Associations Service Group](#)

[Environmental](#)

[Like-Kind Exchange Services](#)

[Restructuring & Insolvency](#)

[Risk Management & Insurance](#)



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- complex structuring

### **Development**

- including vertically divided and mixed use projects

### **Real Estate Tax Structuring**

- development structuring
- complex real estate entity tax advice and structuring
- 1031 exchanges and reverse exchanges
- TIC (tenancy in common) structures

### **Other Real Estate Experience**

- construction contracts - representing owners, contractors and subs
- hospitality transactions (hotels)
- manufactured housing communities
- condominium development, and formation of condo associations and HOAs
- environmental law issues

### **Representative Matters**

- Assisted in the approximately \$140 million sale of a 19-property office park in Indianapolis
- Assisted in two conduit mortgage loan transactions with 16 TIC's for a Louisiana shopping center totalling approximately \$17 million
- Assisted in the \$60 million acquisition of an 800+ unit apartment project in Arizona, including a 1031 exchange and multiple financings
- Assisted in the acquisition of master lease interests and options to purchase three multi-family properties in south Florida, worth approximately \$200 million
- Represented ownership of an office portfolio in a \$70 million Islamic lease recapitalization with CMBS debt
- Represented a publicly traded REIT in structuring a \$600 million commercial property like-kind exchange
- Represented a syndicator of tenancy-in-common interests in the refinancing of a Chicago Loop parking garage with a \$42.5 million conduit mortgage



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loan