

Real Estate Transactions

Jenner & Block's market leading Real Estate Transactions team partners with clients across every facet of real estate transactions, including highly complex and sophisticated deals, and those crossing jurisdictions and borders.

With experience sitting on both sides of the table—representing borrowers and lenders, buyers and sellers, developers and investors, and landlords and tenants—our attorneys have helped clients weather numerous real estate boom and bust cycles. We also have extensive experience structuring and closing acquisitions and dispositions, finance and private equity transactions, corporate and institutional real estate transactions, and real estate securities transactions.

Focused on your Business

We are intently focused on helping you achieve your business objectives. We are skilled at counseling clients throughout the transaction lifecycle, including partnering with them to assemble the right team to achieve their goals. We integrate seamlessly and collaboratively with in-house teams, as well as with their partners, consultants, project managers, municipalities and state agencies, and others. In the international context, we are experienced at successfully selecting and supervising local counsel.

Supporting Every Facet of Real Estate Transactions

Our partners and senior associates are highly trained to handle all facets of a real estate transaction, which means we can offer more efficient, creative, and adaptable client service. From lending and leasing to development and land use, there is very little we don't do. Our broad platform allows us to understand the big picture—as well as the detail—and craft a forward-thinking approach that sets our clients up for sustainable success.

Experienced Counsel through Challenging Times

We are committed to our clients in both good times and bad. We provide confident, experienced counsel to clients navigating real estate downturns and other complex challenges. We have extensive experience handling troubled loan workouts and restructuring, construction and ground up development, complex lease transactions, including synthetic lease transactions and ground lease transactions associated with development and redevelopment of all types of commercial real estate.

Recognized Leaders in Real Estate Transactions

Our leading Real Estate Transactions lawyers continue to be recognized by *Chambers USA* for their skills across complex real estate deals.

Experience

- Represented Gulfstream Aerospace Corporation in connection with two synthetic lease transactions, which are both ground lease and development deals with third party financing: one is occurring at the Phoenix-Mesa Gateway Airport and the other at the Savannah/Hilton Head International Airport.
- Represented Wolf Point Hotel Company in connection with navigating various COVID-19 related issues, negotiating and closing a loan modification and the ultimate sale of the Holiday Inn Mart Plaza located in downtown Chicago. The matters involved various complex issues, including, restructuring a ground lease and addressing union related issues as the loan matured.
- Negotiated the purchase agreement and handled the sale of an industrial facility and land in New Jersey, with a history of environmental issues. We provided environmental and FDA due diligence, negotiated deed restrictions and other covenants, negotiated the stock purchase agreement, and provided guidance on ISRA compliance.
- Represented InvenTrust Properties Corp. in its headquarters relocation and lease negotiation, and in on-going leasing, acquisition, and disposition matters across the country. InvenTrust is the owner and manager of 66 retail properties across the United States, with an asset value of \$3 billion.
- Represented Cantor Fitzgerald in connection with the acquisition and financing of a newly constructed one million square foot warehouse in Livonia, Michigan, which was simultaneously leased to Amazon.
- Represented the developer in the redevelopment and sale of four hotels and adjacent commercial property valued at approximately \$200 million in Key West, Florida.
- Represented the Chicago Hard Rock Hotel in a complex refinancing involving a tax credit ownership structure and Tax Increment Financing on behalf of the owner.
- Represented the seller of the Paramount Hotel in Manhattan, Times Square for \$189 million.
- Represented Equity Residential in connection with the development of a mixed-use high-rise project in New York City involving multi-family, condominium, and retail components, including the negotiation of a complex joint development agreement with the condominium developer.

- Represented the University of Illinois in connection with its development of a science institute at The 78, a mixed used development in Chicago that will include a new CTA stop.
- Represented a special servicer for non-performing CMBS loans, including, one secured by a portfolio of 10 hotel properties located in the Midwest, one secured by a shopping center in Cleveland, Ohio and one secured by a corporate campus in New York.
- Represented Fifth Third Bank in the negotiation and documentation of a \$21.4 million loan for the construction of a medical office building and related improvements in Texas; in the negotiation and documentation of a \$20.35 million construction loan secured by a leasehold mortgage for the construction of a medical office building and related improvements in South Carolina; and in the negotiation and documentation of a \$10 million loan for the construction of a medical office building in South Carolina.
- Represented Tishman Speyer in connection with the development of an office building located in the Fulton Market area in Chicago, IL.

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