Benesch

PRACTICE

Real Estate

Benesch's Real Estate Practice Group is recognized for leading some of the largest and most complex acquisition, disposition, financing, joint venture, leasing and development projects and matters in the country and around the globe.

Who We **Serve**

- Distressed real estate funds
- Landlords
- Owners
- Private equity funds
- Public companies
- Regional developments
- REITs
- Tenants

Core Asset **Classes**

- Hospitality
- Industrial
- Multifamily
- Office
- Retail and mixed use

What We **Do**

- **Acquisitions/dispositions**
- **Capital transactions**
  - Debt financing: senior financing, construction financing, mezzanine financing
  - Structure financing: equity financing, joint ventures, preferred equity
- **Development & construction**
- **Leasing**
- **Specialty**
  - Sale-leaseback
  - Powered land & data centers
  - Senior living/healthcare
  - Distressed real estate
  - Tax-based structures and real estate tax

Industry **Recognition**

Ranked Nationally
by Best Law Firms®

Recognized
by Chambers

By the **Numbers**

60+

Attorneys and paralegals in our group—one of the largest true Real Estate practice groups in the United States

400+

Leases negotiated nationwide by our Retail Leasing Team over the past year, spanning office, industrial, retail and other commercial transactions

350

Lease-related transactions negotiated over the past year, including amendments, extensions, assignments, terminations and other related agreements

80%

of our real estate transactions occur in jurisdictions where we do not have a physical office, reflecting a **truly national practice** with experience across the U.S.—without geographic limitation

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Partners who are members of the American College of Real Estate Lawyers (ACREL)

Environmental Regulatory Counseling

We advise clients on federal environmental regulations and their state law equivalents, including matters involving brownfield redevelopment and interactions with state environmental protection agencies and the U.S. EPA.

Our experience spans regulatory requirements under the:

- Clean Air Act
- Clean Water Act
- CERCLA
- TSCA
- RCRA
- FIFRA

Representative **Matters**

- Represented a prominent REIT with a significant national footprint in a transformational financing transaction, enabling the spin-off of a newly created public company. This included negotiating a $1.1 billion binding lending commitment, followed by a $530 million portfolio loan secured by 23 shopping centers across the U.S.

- Represented a private real estate investment firm in the restructuring of a $300 million debt & equity facility to fund the acquisition of large shopping centers and redeveloping them into mixed-use projects.

- Represented a REIT in the negotiation of a new $100 million revolving credit facility for the acquisition of NNN retail properties.

- Currently serve as national disposition counsel for a REIT renowned for redeveloping former retail sites into high-value assets, representing them in all phases of their nationwide disposition program. This includes developing and updating form transaction documents, negotiating brokerage listing agreements, and handling dozens of sale transactions. In the past year, Benesch assisted in selling 20 properties across 15 states, totaling over $155 million.

- Ongoing representation of a NYSE-listed REIT in connection with the acquisition and disposition of numerous multifamily properties in California and Washington, with an aggregate transaction value exceeding $1.4 billion.

- Currently serve as one of the primary law firms for a NYSE-listed REIT with over 1,000 properties. Benesch assisted with acquisitions and dispositions in 11 states, managing five to 10 ongoing transactions at any given time, often involving portfolios across states. These assets are typically net-leased single-tenant properties, including restaurants, auto-parts stores and other retailers. Benesch also handles the leasing work.

- Served as acquisition counsel for a leading alternative asset management firm on multistate portfolios covering over 300 sites in 37 states, with a total transaction value exceeding $850 million. Notable acquisitions include portfolios of 13 properties in California, 30 properties across 18 states, 45 properties in three states, 60 properties in eight states, and 27 properties across four states.