Real Estate

While many law firms focus primarily on the finance side of commercial real estate and others focus on the equity investment side, Katten's Real Estate team is known for its strengths in both. Our practice is comprised of the firm's Real Estate Investment and Finance practice group, along with its Affordable Housing and Community Development group. Our attorneys are trained to understand how the needs of both types of clients relate to each other — we regularly represent lenders, operators and investors. This balance in practice and experience enables Katten attorneys to identify opportunities and develop creative solutions to legal and business issues to achieve our clients' objectives. We make sure our clients understand the most critical concerns of counterparties in their transactions and come up with solutions that achieve our clients' goals and resolve the opposing parties' concerns. Our real estate attorneys have the experience and knowledge needed to cost-effectively represent our clients and find workable solutions to the often seemingly unbending positions of other parties.

Transactions on a national scale

Recognized by *U.S. News* as the 2022 "Law Firm of the Year" in Real Estate Law and the 2023 “Law Firm of the Year” in Litigation (Real Estate Law), our team has a national platform that allows us to understand and accommodate the many complex aspects of multi-jurisdictional opportunities. Our approximately 80 attorneys nationwide practice in most major US property markets and work seamlessly with colleagues throughout the country and abroad, sharing the experience, contacts and resources of each of our different offices and providing a broad, collective perspective on market trends, pitfalls and opportunities. At the same time, our "boots on the ground" approach in individual markets means we are attuned to the local business culture and alert to its opportunities and issues. We put the right people in the right places to execute timely, market-savvy transactions in even the most competitive environments. Our deep bench of real estate attorneys across the country allows us to handle not only sophisticated trophy properties but also large portfolio transactions on a time-sensitive basis.

Our attorneys structure transactions to help our clients achieve their business objectives in real estate, corporate and other areas. In addition to our real estate experience, Katten's sophisticated and innovative Transactional Tax Planning group is a critical part of the work we provide

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on real estate transactions and for real estate companies generally, and differentiates us from our competition. We also anticipate and resolve critical issues related to all real estate transactions, including workouts, insolvencies and bankruptcies (hand-in-hand with our nationally recognized Restructuring practice), commercial and real estate financings, and joint ventures.

Thinking long-term

We are fully involved in solving the problems and achieving the goals of our clients, including long-term goals that set up various programs for our clients and achieve their business objectives and immediate goals, such as closing the deal. We work to create long-term partnerships with our clients. To that end, our clients count on us to protect their interests as the deal is negotiated and help them preserve and extend their relationships with other parties to ensure long-term relationships are strengthened for future transactions.

We regularly help clients in all types of real estate transactions and matters, including:

- Acquisitions and dispositions
- Affordable housing development and finance
- Bond financings
- Construction and bridge lending
- Development and construction contracts
- Environmental issues
- Fund formation and administration
- Ground leases
- Leasing, including sale/leaseback and credit tenant transactions
- Loan and loan portfolio acquisitions and dispositions
- Mezzanine lending and preferred equity investments
- Private equity and joint ventures
- Real estate litigation
- Recapitalizations, workouts and restructurings, and insolvency and bankruptcy matters
- Repurchase agreements, warehouse lines and “loan-on-loan” financings
- Syndicated and CMBS lending
- Structured lending and securitizations
- Subscription lines and participations
- Tax credit financings and other tax matters

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Recognized for innovative financing

Our real estate attorneys are trusted advisors to start-ups, large and middle-market borrowers and lenders, and internationally renowned institutions. We counsel local, regional, national and international banks, investment banks, insurance companies, pension funds, mortgage REITS, debt funds, private equity funds, developers, owner/operators, managers, family enterprises and non-profit organizations. Our clients rely on us for the financing of office, residential retail, hospitality, mixed-use, industrial, stadiums, for-sale condominium projects and working capital needs.

We have extensive experience providing innovative financing for multifamily housing projects, including affordable housing, workforce housing, mixed-income housing, luxury housing and community development projects. Our work involves engaging in public-private partnerships and obtaining federal and state assistance of all kinds, including federal and state tax credits, taxable bonds, tax-exempt bonds and private equity. Our Affordable Housing and Community Development group works with federal, state and local entities to guide project owners and developers, equity investors, public and private lenders, and government agencies through the complex regulatory and financing requirements needed to close a new deal or restructure a troubled asset.

Skilled in leasing transactions

Katten keeps up with trends and issues facing landlords and tenants during complex lease negotiations under various market conditions. Our real estate attorneys advise landlords and tenants on leasing transactions related to all types of properties and lease structures, including space and complex ground leases, sale-leaseback transactions, build-to-suit leases, and credit- tenant and bondable lease financing structures. Working with our Litigation and Restructuring practices, we provide counsel on issues related to Americans with Disabilities Act (ADA) regulations, cannabis use, operating expense litigation, interpretation of force majeure and continuous operating clauses, general administrative amendments, and enforcement and workout coordination.

Making smart investments

Real estate owners, developers and investors of every kind value Katten's deep insight into geographically diverse real estate markets and our practical approach to transactions. We understand the complexities of investing in commercial real estate and bring a deep knowledge of financing to transactions in all market conditions. We have a keen understanding of different investor business models and structures, allowing us to structure complex investments that minimize risk and maximize returns for both developers and sponsors when it comes to joint ventures and equity investment vehicles. Our collaboration across offices and the national scope of our Real Estate practice allows us to provide

> ***"Katten's depth and diversity in terms of legal personnel, ranging from bright first-year associates to seasoned partners who are experts in their respective fields, enables the firm to expertly handle complex matters."***
>
> ***Chambers USA* 2023**
> **(New York, Real Estate) survey response**

our clients with knowledge and resources obtained from different geographic markets across the country. Practical and business-oriented, our clients value our ability to protect their interests and achieve their investment goals.

Recognitions

Recognized or listed in the following:

- *Best Law Firms*
  - Litigation – Real Estate
    - Law Firm of the Year, 2023
    - National, 2012–2027
    - Chicago, 2024
    - New York, 2012–2026
    - Washington, DC, 2012–2027
  - Real Estate Law
    - Law Firm of the Year, 2022
    - National, 2011–2027
    - Charlotte, 2011–2027
    - Chicago, 2011–2027
    - Los Angeles, 2011–2027
    - New York, 2011–2027
    - Washington, DC, 2011–2027
- *Chambers UK*
  - Real Estate: £10-50 million
    - London (Firms), 2016–2027
  - Hotels & Leisure
    - UK-wide, 2019–2027
- *Chambers USA*
  - Real Estate
    - Nationwide, 2012–2026
    - District of Columbia, 2016–2020, 2026
    - Illinois, 2006–2026
    - North Carolina, 2016–2018
  - Real Estate: Finance
    - North Carolina, 2012–2026

- Real Estate: Mainly Corporate & Finance
  - New York, 2016–2019, 2021-2025
- *The Legal 500 United Kingdom*
  - Hospitality and Leisure, 2012–2027
    Property Finance, 2015–2027
- *The Legal 500 United States*
  - Real Estate, 2016–2026