

REITs

Overview

Munsch Hardt's Real Estate team offers clients a cohesive group of attorneys who represent Real Estate Investment Trusts (REITs) across the country. This concentration has led our attorneys to play a substantial role in advising publicly and privately held REITs, as well as real estate operating and finance companies.

We regularly shepherd clients through the complex issues involved in undertaking successful real estate acquisitions and dispositions and address complex financing, construction, development, leasing and environmental issues. At any given time, our attorneys are actively buying or selling high-profile real estate properties of all asset classes. These commercial properties are often associated with the health care, hospitality, multifamily, industrial, office and retail sectors.

Furthermore, Munsch Hardt's REIT practice offers a strong bench of attorneys with extensive experience in the areas of capital markets, M&A, tax, real estate financing, investment management and corporate governance. Whether it is the formation of an entity, a complicated tax issue or a transformational M&A transaction, our multidisciplinary team collaborates across practices to seamlessly deliver a full spectrum of legal services to help our clients achieve their business objectives. Our capabilities and competitive strengths include:

- REIT financings
- Mergers, acquisitions and other strategic transactions
- Real estate joint ventures
- Real estate leasing
- Land use and development
- General corporate matters, including corporate governance, securities counseling and compliance
- Like-kind exchanges
- REIT workouts and restructurings

Our experience, hard work and efficiency are core principles that our REIT attorneys live by, but we know that is often not enough. In today's increasingly complicated business environment, clients rightfully demand attorneys who understand the unique issues facing their businesses and who will endeavor to find creative solutions, not just mitigate risk. We build enduring relationships with our REIT clients and work collaboratively to find innovative, pragmatic solutions to address our clients' legal and real estate needs, guiding them through the lifecycle of their business.

Experience

Hotels Disposition

Represented a hospitality REIT in the sales of approximately thirty hotels in multiple states as part of an on-going disposition and repositioning plan. The Firm's work included negotiating and drafting the purchase and sale agreements and conveyance documentation for each hotel, as well as resolving issues with the various hospitality brands with respect to their franchise or management agreements.

Retail Disposition

Represented a Real Estate Investment Trust (REIT) in sales of shopping centers in Florida, California, Colorado, Kentucky, Missouri, Louisiana, South Carolina and Texas.

Industrial Leasing

Represented a real estate investment trust (REIT) in the lease to a single tenant of approximately 462,779 rentable square feet in a Flower Mound, Texas industrial building.

Joint Venture

Represented a Dallas-based family office in the formation of a joint venture with one of the nation's largest retail REITs to develop a large luxury outlet center in Connecticut.

Historic Tax Credits

Represented a full-service, private real estate development company in negotiating the financing for the redevelopment of a former high school building in downtown Dallas, Texas. The project utilized a combination of federal and state historic tax credits, tax increment financing, financing from a real estate investment trust and a construction loan. Munsch Hardt's Real Estate team handled all negotiations with the capital providers and other key partners in the transaction in a very complicated master lease structure.

Construction Litigation

Successfully obtained a jury verdict for a multi-billion dollar real estate investment trust on a foundation defect case related to a hotel property.

Related People

Will Bell
Mark Biskamp
William Cavanaugh
Ian Fairchild
Jana Lambro
Glenn Valentine
James Wilson

Related Practices

Real Estate
Acquisition & Disposition
Condemnation & Eminent Domain
Condominiums
Industrial Projects
Leasing & Management
Multifamily
Public-Private Partnerships
Real Estate Finance
Retail Centers
Senior Housing
Zoning & Land Use

Related Industries

Financial Services
Construction
Energy
Health Care
Hospitality
Insurance
Retail