

Real Estate & Financing **OVERVIEW**



About Kegler Brown's Real Estate & Financing Practice Area

Complex real estate transactions require creative, yet practical solutions. Inevitably, obstacles will arise, and it is the experienced attorney who can protect the client's interests without losing sight of the ultimate goal — closing the deal.

Kegler, Brown, Hill & Ritter regularly represents buyers, sellers, developers, pension funds, banks, insurance companies and business owners in all facets of real estate transactions. These transactions include office, retail, commercial, industrial and residential real estate acquisitions, sales, leasing, development, construction and financing. Our real estate attorneys possess the broad-based legal skills necessary to advise clients in the negotiation and closing of such transactions, in the preparation of all required documents and in the formation of ownership/acquisition entities, including limited liability companies, partnerships and joint ventures.

Our attorneys advise clients in virtually all facets of real estate practice, including tax incentives, valuations, exemptions and abatements, Section 1031 tax-deferred exchanges, zoning matters, real estate investment trusts, condominium projects, mortgage foreclosures, construction contracts, mechanic's liens, and oil and gas. The firm has provided highly-sophisticated legal services to local, regional and national clients in connection with major real estate properties and transactions throughout the United States. A number of our attorneys are actively involved in the International Council of Shopping Centers (ICSC) and the National Association of Industrial Office Properties (NAIOP).

Our experience has enabled our attorneys to successfully:

- Facilitate the development and acquisition of Class A office, hotel and parking facilities in Columbus, Cleveland, Chicago, Charlotte, New York and other major metropolitan areas
- Provide transactional documentation to numerous lenders, buyers, sellers, landlords and tenants
- Provide counsel on the development, purchase, sale and financing of more than 100 regional shopping malls and neighborhood shopping centers
- Assist a number of companies in relocating to the Rickenbacker Port Authority Foreign Trade Zone
- Support a major national retailer in the development and construction of a regional distribution facility
- Aid a national telecommunications company in zoning, leasing and determining locations for tower facilities

The firm maintains strong working relationships with many local and national lending institutions. Our attorneys work closely with our real estate clients in the structuring, negotiation and documentation of all forms of real estate-related financing transactions, including traditional mortgage and construction loans, bond transactions, letters of credit, securitized debt facilities, sale and lease-back transactions, synthetic leasing and other non-traditional, creative forms of financing.

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What We Do

Kegler, Brown, Hill & Ritter's real estate & financing practice provides experience in:

- Purchase and Sale Commercial Real Estate Transactions
- Construction and Real Estate Financing
- Leasing
 - Office
 - Retail
 - Commercial
 - Industrial
- Economic Development Incentives
 - Tax Increment Financing (TIF)
 - Tax Abatement Programs
 - Community Reinvestment Areas (CRA)
 - Enterprise Zone Programs
 - Foreign Trade Zones
 - Real Property Tax Exemptions
- Environmental
 - Site Assessments and Remediation
 - Underground Storage Tanks (USTs)
 - Brownfield Redevelopment
 - Wetlands
 - Zoning and Land Use
- Uniform Commercial Code
- Real Estate Tax Appeals
- Title Insurance

Our Team

Practice Area Chair: Allen L. Handlan, *Director*

- Mary F. Brenning, *Director*
- Kenneth Cookson, *Director*
- Kacie Davis, *Associate*
- Ted M. McKinniss, *Of Counsel*
- Jeff Roberts, *Director*
- Jeffrey W. Stiltner, *Director*
- Kevin L. Sykes, *Director*
- Stephanie P. Union, *Director*
- Nick Wilkes, *Director*
- Michael E. Zatezalo, *Director*
- Jean Boster-Zatezalo, *Paralegal*
- Kristine Madzia, *Paralegal*