



Heidi J. Azulay

Partner

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Heidi Azulay concentrates her practice on transactional real estate and finance law.

Heidi represents real estate investment trusts, emerging growth companies, and institutional, commercial and developer clients in acquisitions, dispositions, financings, joint ventures, restructuring, development and leasing of various property types. Her practice also includes representing a wide variety of borrowers in secured and unsecured REIT and corporate credit facilities, agency financings, construction financings, and in commercial and personal finance transactions, including the acquisition of senior and junior debt. Heidi is well-versed in the local, national and global technology sector.

Heidi is also experienced in handling complex transactions related to sports stadium and arena projects, including negotiation of project ground leases and development documents, facility use agreements, and financings throughout the lifespan of such projects.

Heidi is the U.S. Co-Leader of DLA Piper's Global Proptech Practice.

- Real Estate
- Real Estate Finance
- Finance

- Real Estate

HEIDI HAS REPRESENTED:

- A public REIT in connection with a multifaceted transaction that involved a borrow-up of US\$3.87 million, addition financing of US\$356 million secured by 17 properties around the country, unwinding of a SWAP, two separate portfolio defeasances each with a value of over US\$200 million, and the payoff and release of a third portfolio
- A Fund in connection with a US\$415 million CMBS Financing of a South San Francisco Portfolio and the single borrower securitization
- A public REIT in connection with US\$495 million Fannie Mae Credit Facility secured by multiple properties around the country
- A Real estate development company in connection with a US\$300 million construction financing comprised of senior and mezzanine debt
- Purchasers, sellers and developers of all types of assets (including office, multi-family, manufactured home communities, retail and other types)
- A joint venture comprised of two large real estate companies in the sale of an office building with a purchase price of approximately

US\$165 million to a to be formed Singapore REIT to be listed on the Singapore exchange - which sale required creative structuring to satisfy the Singapore regulations

- Landlords and tenants in connection with national and international leasing matters and property management matters
- Real Estate companies in connection with their real estate licensing requirements and brokerage agreements
- Various types of borrowers in connection with restructurings and workouts of their existing debt
- Various sports teams, such as Los Angeles Football Club, Texas Rangers, Los Angeles Chargers and Nashville Soccer Club, in connection with their financings, project ground leases and facility use agreements

VITA

- Illinois

Empfehlung

In 2009, Heidi was named to the Real Estate Forum's Next Generation: Tomorrow's Newsmakers list, a profile of 35 rising stars in the industry under the age of 35. She has been named an Illinois Rising Star by Super Lawyers, as the result of a research project conducted jointly by *Chicago* and *Law & Politics* magazines. In 2008, Georgetown Law School's CLE Advanced Commercial League Institute named her a Rising Star 2008, a national-level accolade. In 2003, *Real Estate Chicago* named Heidi to its list of "40 Under 40" names to remember in Chicago real estate.

Ausbildung

- J.D., Chicago-Kent College of Law, Illinois Institute of Technology 2000
with honors
- B.A., University of Wisconsin-Madison 1997
with honors

Mitgliedschaften

- American Bar Association
- Commercial Real Estate Executive Women (CREW)
- Urban Land Institute (ULI)
- Board Member of the American Lung Association Local Leadership Board