



Stacy Ann Osmond

Associate

ADMITTED IN MINNESOTA AND ILLINOIS

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Stacy Osmond concentrates her practice in the areas of joint venture and real estate investment, leasing, real estate financing, acquisitions and dispositions, corporate real estate services, the real estate aspects of mergers and acquisitions, development and general real estate.

Stacy is a frequent speaker on commercial leasing and has extensive experience negotiating and drafting leases and related lease documentation on behalf of landlords and tenants of office (including medical office), co-working, retail and industrial space throughout the United States. She advises major corporations in their leasing and management of large property portfolios including the integration and management of new properties in connection with merger and acquisition activities.

Stacy regularly represents developers and investors in all aspects of real estate development and investment transactions, including advising on joint venture formation, transaction strategy, purchase agreements, due diligence and financing.

In addition, Stacy also represents borrowers, financial institutions and investors in general secured real estate financings.

- Real Estate

- Real Estate
- Consumer Goods, Food and Retail

RECENT TRANSACTIONS INCLUDE:

Financing:

- Representing a publicly traded REIT in connection with CMBS acquisition financing in excess of US\$400 million
- Representing an institutional owner of multifamily housing communities in Freddie Mac loans in excess of US\$180 million
- Representing an institutional owner of manufactured housing communities in a Fannie Mae facility in excess of US\$275 million
- Representing a charter school in various transactions including bond financing, school leases, mortgage financing and property acquisitions
- Representing a real estate investment fund in connection with a portfolio Fannie Mae transaction relating to more than twenty properties located throughout the United States

Acquisition/Disposition/Development:

- Representing the buyer/landlord in a four-mall portfolio in a sale/leaseback transaction
- Representing US based real estate investors and developers in the acquisition and sale of residential, mixed use, office, life sciences and retail properties around the United States
- Representing a developer in connection with the redevelopment of a historic, landmark building in Chicago, Illinois
- Representing a municipality in connection with the acquisition, sale and redevelopment of a closed enclosed mall

Real Estate Investment:

- Representing limited investors in negotiations of operating agreements and side letters with respect to single entity investments and fund investments
- Representing a Chicago-based developer in the acquisition and financing of a condominium building and related joint venture
- Representing multiple investment funds in negotiations of operating agreements, subscription agreements and side letters and analyzing related corporate and real property due diligence

Leasing:

- Representing a multi-billion dollar co-working company in negotiating new leases throughout the United States
- Representing a landlord in connection with the leasing of prime retail space in a landmark Chicago building
- Representing the landlords of multiple Chicago office buildings in negotiating new leases and amendments to existing leases
- Representing Fortune 500 companies in office lease negotiations
- Representing tenants in a full variety of leasing transactions around the United States, including office, retail, manufacturing and warehouse
- Advising tenants with respect to sublease arrangements

CREDENTIALS

Admissions

- Illinois
- Minnesota

Prior Experience

- Judicial Extern, Eighth Circuit Court of Appeals, Honorable Raymond W. Gruender

Recognitions

- 2019-2021 Super Lawyers Rising Star

Education

- J.D., Saint Louis University School of Law
summa cum laude
Valedictorian
Managing Editor, *Saint Louis University Law Journal*
- B.A., University of Missouri - St. Louis
summa cum laude

Memberships

- State Bar Association of Minnesota
- Illinois State Bar Association

INSIGHTS

Publications

Casual Conversations in Quarantine

8 September 2020

Stacy Osmond joined Benny Mathew of Orion3 Chicago to tackle some of the questions people have regarding what returning to work and the future of work will look like.

The CARES Act and related relief for the multifamily industry: Part III – Freddie Mac Forbearance Program

5 May 2020

A brief summary of the forbearance program for multifamily borrowers as currently offered by Freddie Mac.

The CARES Act and related relief for the multifamily industry: Part II – The Fannie Mae Forbearance Program

13 April 2020

Relief available for multifamily borrowers under the CARES Act.

Rent relief options for US commercial leases: approaches to making a deal for landlords and tenants

6 April 2020

Options to explore for both landlords and tenants.

The US CARES Act and related relief for the multifamily industry: Part I

31 March 2020

A look at the provisions of the CARES Act that offer relief to multifamily borrowers.

- Author, "Commercial Real Estate: Financing and Transactional Issues 2021 edition," *Illinois Institute for Continuing Legal Education*, August 2021

Events

Previous

Orion3 Virtual Panel: Return to the office in 2021

24 February 2021 | 5:30 - 7:30 EST
Webinar

Rent Relief Agreements for Commercial Leases

11 August 2020 | 1:00 - 2:30 EDT
Webinar

- Panelist, "Orion3 Virtual Panel: Return to the Office in 2021," February 24, 2021, Orion3
- Speaker, "Curbside Pickup: Revising Leases for Increased Common Area Use and Costs, Signage, Additional Insurance," January 14, 2021, Strafford CLE
- Panelist, "New and Important Lease Concepts and Clauses," August 27, 2020, The Office Space Podcast
- Speaker, "Rent Relief Agreements for Commercial Leases," August 11, 2020, Strafford CLE
- Speaker, "Botched! 6 Common Mistakes that Practitioners Make When Real Estate and Healthcare Intersect," Minnesota Real Estate Institute, November 2016
- Speaker, "Real Estate Transactions: Parties, Terms and Process," Minnesota New Lawyer Experience, January 2016