



Real Estate Finance

Our global real estate finance team has a proven track record of advising both lenders and borrowers in finance transactions throughout the real estate industry. Clients know they can rely on us at all stages of their real estate transactions, from the term sheet and structuring stage, through closing, tranching, syndication and securitization, administration, servicing and, if required, restructuring.

In recent years investors and lenders have increasingly combined traditional financing tools and created alternative finance structures, and we have developed a broad approach to meet the changing needs of the market.

RELATED SERVICES

- Finance
- Real Estate
- Real Estate Funds and Private Equity
- Real Estate Investment Trusts

CAPABILITES

- Internationally recognized for our representation lenders and borrowers in complex structured finance transactions
- Providing a cross border service through our global network of offices
- Representing lenders and investors in all financing elements relating to the acquisition, sale, and development, classes of real estate including commercial, industrial, retail, hotel, residential, care facilities and student accommodation.
- Fund representation includes all real estate investment strategies in terms of both business strategy and asset type, including core, value-added and opportunity funds, as well as property sector-specific funds, mezzanine loan funds, real estate securities hedge funds and funds that focus on structured finance products
- One of the preeminent law firms in the REIT and real estate securities industry. Our tax practitioners are familiar with all aspects of REIT taxation, including the use of operating partnerships in UPREIT structures, long-term incentive plans (LTIPs) and the pension-held REIT rules

Publications

ASTM E1527 to clarify PFAS risks for commercial real estate purchasers and lenders

5 October 2021

Considered the gold standard for environmental due diligence, ASTM E1527 is relied on by prospective purchasers of real property who are seeking protection from CERCLA liability for pre-existing contamination.

Chicago City Council approves 2021 Affordable Requirements Ordinance with changes

21 April 2021

The ARO expands Chicago's affordable housing requirements for developers of market-rate residential projects.

Lightfoot administration unveils updated affordable housing ordinance

24 March 2021

[CHICAGO LAND USE NEWS SERIES](#)

The ARO would expand Chicago's affordable housing requirements for developers of market-rate residential projects.

Supporting the health of your health system

4 January 2021

Helping you tend to healthcare system wellness throughout the business life cycle.

Breaking New Ground

9 November 2020

[BREAKING NEW GROUND](#)

Commercial real estate perspectives, trends and analysis.

PACTA for Banks brings climate scenario analysis to financial institutions

7 October 2020

PACTA for Banks is a toolkit for financial institutions to measure the alignment of their corporate lending portfolios with climate scenarios across a set of key climate-relevant sectors and technologies.

The Fed's plan to aid struggling borrowers with preferred equity

14 July 2020

Preferred equity investment will likely prove an important component as the current commercial real estate crisis brought on by the COVID-19 pandemic is unlikely to be solved with debt alone.

The place of private equity in a 401(k) plan's investment lineup

12 June 2020

The Letter offers a potential framework for private equity fund sponsors and defined contribution plan fiduciaries seeking to meet the diversified investment needs of plan participants.

COVID-19: Pre-negotiation letters as a critical tool for real estate workouts

29 May 2020

There is no standard PNL; a well-drafted agreement will address the specific circumstances of the parties and the project.

Launching a Real Estate Fund: Key Strategies, Structures and Terms (Part One) and Important Tax, Regulatory and Securities Law Considerations (Part Two)

29 May 2020

Key features of real estate funds and considerations for fund managers considering pursuing the strategy anew.

Structured real estate finance: The basics of tranching real estate debt

12 May 2020

Understanding the interplay of multiple creditors exercising different rights under different financial structures.

Guidance on Green Loan Principles and Guidance on Sustainability Linked Loan Principles

8 May 2020

These guidelines and standards portend an increase in sustainable finance documents and projects in the near future.

eNotes use surges – insights for lenders looking to close mortgage loans electronically

30 April 2020

Some key considerations for lenders looking to close loans electronically, either in person or remotely.

Loan modifications and forbearance during the COVID-19 crisis

28 April 2020

Both states and the federal government have implemented changes to real estate policy.

Australian Government Real Estate Measures for Commercial Tenancies (as at 2 April 2020)

3 April 2020

The Australian Federal and State Governments have been actively examining the commercial and residential leasing markets in light of the effect that COVID-19 is having on landlords and tenants. The developments in these areas, and the Government responses are fast moving and will change, but the current approach is outlined.

CFIUS's new role in real estate transactions

20 February 2020

An outline of CFIUS's new authority to review foreign investment in US real estate and its impact on real estate investors who have not previously dealt with CFIUS risk.

Impact of AASB 16 on Facility Agreements

11 February 2020

AASB 16 *Leases*, being the Australian equivalent of IFRS 16 *Leases*, is effective for periods beginning on or after 1 January 2019. The new standard requires a lessee to recognise most types of operating leases on its balance sheet.

Chicago City Council expedites timing of Part II review fees

23 January 2020

This change will have significant implications on the strategy and timing for filing planned development application.

The real estate market in 2019 and what the future may hold: The view from Los Angeles

10 January 2020

Reflecting on the real estate trends and market developments seen over the last 12 months.

Supporting the health of your health system

6 January 2020

Guidance to help tend to healthcare system wellness throughout the business life cycle.

Public-Private Partnerships in Puerto Rico

21 MAR 2017

For those considering participating in P3s in Puerto Rico, this handbook summarizes the applicable legal framework and discusses why Puerto Rico is a favorable jurisdiction for entering into P3s.

Chicago City Council introduces draft affordable housing ordinance amendment

16 DEC 2014

CHICAGO LAND USE NEWS SERIES

Key provisions of Chicago's proposed 2015 affordable housing ordinance amendment

Events

Previous

Webinar: Skyscrapers for the masses: Real Estate Tokenisation and the future of STOs

25 March 2020
Webinar

NEWS

DLA Piper's 2021 Annual Global Real Estate *State of the Market Survey*: Resiliency is the new normal for the CRE market

5 May 2021

Commercial real estate (CRE) experts' outlook on the CRE market has returned to optimism, according to DLA Piper's 2021 Global Real Estate Annual *State of the Market Survey*.

DLA Piper partner Guy Flynn named to *Baltimore Business Journal's Who's Who in Law 2020* list

3 December 2020

DLA Piper is pleased to announce that Guy Flynn has been named to the Baltimore Business Journal's Who's Who in Law 2020 list of attorneys and other legal practitioners "who have made their mark on Baltimore, and Maryland more broadly, in their careers."

DLA Piper named Law Firm of the Year for Real Estate and Insurance at the JUVE Awards

30 October 2020

DLA Piper has been named Law Firm of the Year for Real Estate and Insurance at the JUVE Awards, in a ceremony which took place on Thursday 29 October.

DLA Piper advises The Carlyle Group on the acquisition of prime French and German distribution logistics assets

29 October 2020

DLA Piper has advised global investment firm The Carlyle Group (NASDAQ: CG) on its acquisition of a portfolio of 27 distribution logistics assets in France and Germany. The transaction is structured as a sale-and-leaseback.

DLA Piper advises Green Courte Partners in its acquisition of four manufactured housing communities

4 June 2020

DLA Piper represented Green Courte Partners, LLC and its affiliates in the acquisition and financing of a portfolio of four manufactured housing communities located in the greater Rochester, New York, area.

DLA Piper advises Phil Ruffin in closure of US\$825 million acquisition of Circus Circus

24 December 2019

DLA Piper represented real estate investor and Treasure Island owner Phil Ruffin in the recent closure of a US\$825 million acquisition of MGM Resorts International's Circus Circus hotel and casino property located on the Las Vegas Strip.
