



OVERVIEW

Our attorneys handle all aspects and phases of real estate transactions and our record of success in providing sophisticated legal services and advocacy has made Hellmuth & Johnson a recognized authority in the industry. Whether it be a sale or purchase transaction, a complex development involving entitlements, financing and construction, or working with property owners to optimize and protect their investments, our clients rely on our help to achieve their goals.

Our wide range of real estate industry services include:

- **Purchases and Sales:** Our team effectively and efficiently helps clients to successfully purchase and sell real estate through drafting and negotiating purchase and sale agreements, reviewing title, participating in the due diligence process, assisting with financing, and ensuring that transactions close.
- **Land Use and Development:** We work with our clients to structure, negotiate and successfully complete real estate development projects for commercial, retail, office, mixed-use, industrial, multi-family, and residential developments. Our experience and connections allow us to build consensus among owners, architects, lenders, and government staff to obtain all manner of necessary land use approvals, permits, and agreements with various government entities. We effectively guide projects from start to finish.
- **Financing and Investors:** Having a robust banking and finance practice allows us to apply those skills for property owners and negotiate the best possible loan terms and documents. Our attorneys routinely guide clients through the financing process with banks, life insurance companies, HUD and other lenders. We also represent developers in creating investor funds for financing commercial and multi-family projects, including Opportunity Zone Funds.
- **Property Tax Appeals:** We actively contest real estate valuations and pursue ad valorem tax appeals. Experience in this niche area and knowing the process and rules are critical to obtaining great results in a cost efficient manner.
- **Construction:** Our extensive construction law practice representing contractors, suppliers and design professionals adds value to our client's real estate and development transactions. With vast experience drafting and negotiating all types of construction and design contracts our real estate

TEAM

Jeffrey A. Abrahamson
Amy M. Byrne
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Cole A. Hickman
Joel A. Hilgendorf
Phaedra J. Howard
Chad A. Johnson
Christopher R. Jones
Kylie E. Kaminski
J. Robert Keena
Brendan M. Kenny
Michael D. Klemm
Wendy A. Long
Michele R. Loughrey
Tschida
Ethan W. Malark
Myra A. Malmberg
Ailana T. McIntosh

clients benefit from our deep construction law experience.

- **Leasing and Landlord Law:** We represent owners and tenants in all market sectors, including retail, office, industrial, special-use and multi-family leasing. Our attorneys advise commercial and residential property managers and landlords and commercial tenants in a variety of real estate transactions and disputes. From drafting solid leasing documents to initiating eviction proceedings and enforcement judgment decrees, we partner with clients every step of the way to help safeguard their real estate assets.
- **Homeowner Associations:** Our practice in this area extends from the development and formation of homeowner associations to ongoing representation. In addition to working with associations directly, our attorneys represent and work with property managers, service providers, builders and developers of condominiums, townhomes, cooperatives and single-family community as the “go to” firm for homeowner association law, our developer clients enjoy a seamless integration between our association and real estate development groups.
- **Dispute Resolution:** We handle both real estate transaction and litigation. Our team of litigators has partners with our real estate and construction attorneys to handle complex real estate disputes regarding development, land use, financing, construction defects, contract claims, pre-suit engineering investigations and related issues.
- **Culture of Collaboration**
Our firm culture of collaboration provides our clients with unparalleled knowledge, free-flowing legal resources and the kind of responsiveness needed to seize-the-moment in the midst of development, financing, construction, and property optimization.

Terri D. Morgan
Blake R. Nelson
Brian N. Niemczyk
Wyatt S. Partridge
Nancy T. Polomis
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Christopher R. Sall
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Neven Selimovic
Jeremy C. Stier
Darbie A. Tamsett
Ryan M. Theis
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Paralegals

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