



Hill Ward Henderson Recent Real Estate Joint Venture Transactions

Hill Ward Henderson's Corporate & Tax Group has recently advised on a number of high profile and complicated real estate joint ventures. Our attorneys represent real estate developers, fund sponsors, property owners, institutional and individual investors and property managers in structuring ownership of real estate and real estate investments, advising and negotiating related documents, and advising on tax implications for real estate properties throughout the United States. We also assist clients in securities laws applicable to capital raising activities for real estate joint ventures and fund formations.

We have represented clients in forming joint ventures and tenancy-in-common arrangements for office buildings, retail centers, industrial facilities, mixed-use buildings, residential developments, land development, and assisted living and memory care facilities.

Hill Ward Henderson advised clients in the following selected real estate joint ventures. We deeply appreciate our clients' confidence in entrusting us to handle these important transactions. We know that we are in business because of this support and confidence from our clients.

Residential



Mirrorton

Lakeland, Florida

A 305-unit apartment complex located in a qualified opportunity zone

Napier

Daytona Beach, Florida

A 260-unit apartment complex

Oaks Edge

Memphis, Tennessee

A 220-unit senior living development located in the Oaks Edge Office Campus

Raindance

Winter Haven, Florida

An 80,724 square foot apartment complex

WaterView

St. Petersburg, Florida

An approximately 275-unit luxury rental apartment community with first floor retail

Office Buildings



Florence, Alabama

A 46,000 square foot cancer treatment facility known as the Alliance Cancer Center

Savannah, Georgia

A commercial building anchored by CVS Pharmacy

Mixed Use



Atlanta, Georgia

A mixed use office, hotel, multi-family, and retail complex, including an office tower having approximately 625,000 square feet of office space

Charlotte, North Carolina

Over 280,000 square foot mixed use complex, including office and retail

Memphis, Tennessee

Union Row - The Walk - A mixed use office, hotel, multi-family and retail development located in a qualified opportunity zone

Nashville, Tennessee

A 230,000 square foot office and retail complex

Redmond, Washington

Redmond Town Center - A mixed use development and shopping center with more than 110 shops, restaurants, lodging, and entertainment venues

Sacramento, California

Promenade at Sacramento Gateway
An over 500,000 square foot regional open-air retail center

Salt Lake City, Utah

A full-service convention center hotel with over 60,000 square feet of meeting space located in a qualified opportunity zone

Qualified Opportunity Zone Investments

Since enactment of the new Qualified Opportunity Zone program as part of the Tax Cuts and Jobs Act of 2017, Hill Ward Henderson has represented clients in transactions and developments that when completed will represent over half a billion dollars (> \$500,000,000) in real estate and business investments throughout Florida and the United States, including:

- Representing family offices with respect to several Opportunity Zone transactions, including an investment in an Opportunity Fund that is developing and will operate a hospitality-anchored mixed use project in the Rocky Mountain region of the United States.
- Representing numerous private individual investors with respect to the acquisition and development of properties located in Opportunity Zones, including advising on appropriate deal structures to qualify for the tax incentives of the Opportunity Zone program.
- Representing a Florida-based real estate developer and sponsor in connection with creating an Opportunity Fund for the development of a large, multi-family project in Central Florida, including drafting and negotiating joint venture documents, subscription agreements, and disclosure statements with its various investors.
- Representing a family office with respect to qualifying a new business venture for the tax incentives of the Opportunity Zone program.

If you would like additional information on our Real Estate Joint Ventures practice, please contact a member of our team below.



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