

Daniel W. Graves

SHAREHOLDER

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Daniel Graves is a real estate finance lawyer with a special focus on property assessed clean energy (PACE) financings. He has closed hundreds of transactions across the United States involving virtually every type of property, and he uses this experience to anticipate problems, analyze risk and generate creative solutions. Daniel regularly represents lenders in originating and servicing loans, including mortgage and mezzanine financing, commercial mortgage-backed securitization programs, PACE programs (including representing lenders simultaneously making mortgage loans and PACE financings), balance sheet loans, workouts and restructurings. His representation extends beyond closing transactions, and Daniel frequently assists clients with preparation of loan documents, template agreements and memos for how to handle less common deal structures.

Daniel has a keen understanding of the various state and local regulatory requirements needed to participate in PACE financing and works to ensure his clients comply with all rules concerning disclosures and reporting. Staying abreast of regulations governing the PACE program, Daniel is able to mitigate risk and protect his client's interests while helping them diversify their loan portfolio.

Clients trust Daniel to represent them in their largest and most complex real estate finance transactions because they know he will act with their best interests in mind.

Education

- University of Missouri-Columbia School of Law (J.D., *magna cum laude*, 2012)
 - Missouri Law Review, Lead Articles Editor; Order of the Barristers; Order of the Coif
- Southeast Missouri State University (B.S., *cum laude*, 2001)

Bar Admissions

- Missouri, 2012

Recognition

Capabilities

- Finance
- Real Estate Finance
- Real Estate

- Named one of *Best Lawyers: Ones to Watch®* in America in Real Estate Law, 2022-2025

Matters

- Represented a lender in a \$195,000,000 acquisition of seventy-six fuel station properties in California.
- Closed a loan for an acquisition of twenty-six industrial properties in Texas for use in a mortgage-backed security.
- Originated nearly 100 PACE financings for a total of over \$700,000,000 ranging in size from \$1,000,000 to \$150,000,000, including the largest PACE financing to date in the state of Florida.
- Assisted clients in securitizing over \$500,000,000 in PACE financings.
- Advised a client in originating a PACE financing of over \$100,000,000 divided into five tranches over the two-year construction period of a hotel.
- Originated a nearly \$30,000,000 PACE financing for an esoteric stadium asset in the northeast.
- Represented a capital provider in the origination of the first PACE financing in the jurisdiction.
- Closed a loan used to refinance bad debt covering six distressed mixed-use properties in Minnesota following acquisition of a defaulted note.
- Represented the lender in a refinance of the corporate headquarters of a regional realtor in the southern United States.
- Closed a loan for the refinance of a multifamily portfolio consisting of twenty-four individual properties in Pennsylvania.
- Represented the lender in a \$35,700,000 loan for a self-storage property portfolio spanning seven States.
- Closed a dual mortgage and mezzanine loan for the refinance of a ten-property mobile home park portfolio in Kansas.