

Douglas L. Noren

SHAREHOLDER

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Doug Noren's practice focuses on complex commercial real estate transactions, including:

- Finance
- Acquisitions and dispositions
- Office, commercial and retail leasing
- Joint ventures/partnerships
- Workouts of troubled assets
- Low-income housing tax credits

Doug represents lenders, investors and developers in the acquisition, financing, leasing and sale of commercial real estate properties. He has a strong focus in real estate finance matters, including representing lenders and borrowers in mortgage loans, revolving credit facilities, mezzanine loans and preferred equity investments. Doug has represented lenders and borrowers on numerous construction loans for large office, hotel, multifamily, industrial and campus developments. Doug also counsels lenders on low-income projects and low-income tax credit financings. He regularly represents investors in the acquisition and sale of office, multifamily and hotel properties and distressed debt. In addition, Doug has substantial office leasing experience.

Education

- Northwestern University School of Law (J.D., 1992)
- Washington University (B.A., *magna cum laude*; *Phi Beta Kappa*)
 - St. Louis, MO

Bar Admissions

- Illinois, 1992
- New York, 1998

Court Admissions

- U.S. District Court, Northern District of Illinois
- U.S. District Court, Southern District of New York

Capabilities

- Real Estate
- Real Estate Finance
- Health Care Finance
- Tax Credit Finance
- Delaware Statutory Trusts

Memberships

- Chicago Bar Association
- Chicago Mortgage Attorneys Association

Matters

Finance - General

- Representation of lender in \$100,000,000 Sharia compliant secured revolving credit facility to finance the acquisition of multiple industrial properties.
- Representation of lender in \$258,000,000 loan secured by portfolio of office, retail and self- storage properties located in eight states.
- Representation of lender in \$155,000,000 revolving credit facility secured by office and/or industrial single tenant properties.
- Representation of lender in \$127,000,000 loan secured by apartment complex in Dallas, Texas.
- Representation of lender in \$103,480,000 loan secured by apartment complex in San Diego, California.
- Representation of lender in \$101,502,000 loan secured by mixed use apartment complex in Los Angeles, California.
- Representation of lender in \$80,400,000 loan secured by portfolio of single-story office buildings in North Austin, Texas.
- Representation of lender in \$77,000,000 loan secured by apartment complex in Charleston, South Carolina.
- Representation of lender in \$76,250,000 loan secured by mixed use medical office and multifamily tower in Chicago, Illinois.
- Representation of lender in \$55,000,000 loan secured by shopping center in San Diego, California.
- Representation of lender in \$52,000,000 loan for acquisition of office building in Glendale, California.
- Representation of lender in \$39,745,000 loan secured by a 560 bed student housing community with 12,200 square feet of retail space in Boone, North Carolina.
- Representation of lender in \$39,600,000 loan secured by retail center in Yorba Linda, California.
- Representation of lender in \$37,450,000 loan secured by apartment complex in Ladson, South Carolina.
- Representation of lender in \$36,000,000 loan secured by land in Seattle, Washington.
- Representation of lender in \$34,000,000 mezzanine loan secured by interests in mixed use development land in Loudon County, Virginia.
- Representation of lender in \$32,500,000 loan secured by office building in San Francisco, California.
- Representation of lender in \$28,500,000 term loan secured by assisted living and memory care facility in Wilton, Connecticut.
- Representation of lender in \$24,710,000 loan secured by life sciences building in Philadelphia, Pennsylvania.
- Representation of lender in \$21,840,000 loan secured by assisted living facility, Escondido, California.
- Representation of lender in \$21,100,000 loan secured by multistate portfolio of student housing properties.

- Representation of lender in \$15,000,000 loan to finance solar farm in Suffolk County, New York.
- Representation of lender in \$14,500,000 loan secured by assisted living facility, Escondido, California.
- Representation of lender in \$14,500,000 loan secured by assisted living facility, Winston-Salem, North Carolina.

Finance - Medical Office

- Representation of lender in \$175,605,000 loan secured by 37 medical office buildings in thirteen states.
- Representation of lender in \$196,200,000 loan secured by 32 medical office buildings in multiple states.
- Representation of lender in \$122,655,000 loan secured by 15 medical office buildings in multiple states.
- Representation of lender in \$78,600,000 loan secured by 12 medical office buildings in multiple states.
- Representation of lender in \$76,027,000 loan secured by 8 medical office buildings in multiple states.
- Representation of lender in \$21,400,000 loan secured by a portfolio of 4 medical office buildings in Utah.

Finance - Construction: Industrial, Multifamily, Hotel, Assisted Living and Memory Care

- Representation of lender in \$121,140,000 construction loan for the construction of a modern bulk distribution facility in Douglas, Massachusetts.
- Representation of lender in \$70,653,000 construction loan for the construction of a 19 story student housing apartment project in College Station, Texas.
- Representation of lender in \$67,108,000 construction loan for the construction of a 21 story apartment project containing 314 residential units in Portland, Oregon.
- Representation of lender in \$67,700,000 construction loan for the construction of a 21 story apartment project containing 370 residential units in Worcester, Massachusetts.
- Representation of lender in \$64,000,000 construction loan for construction of a 204 "Class A" unit apartment project in Mountain View, California.
- Representation of lender in \$60,000,000 construction loan for construction of 196 unit apartment and retail project in Oakland, California.
- Representation of lender in \$58,300,000 construction loan for construction of 311 unit apartment project in Las Vegas, Nevada.
- Representation of lender in \$58,250,000 construction loan for construction of 310 unit apartment project in Ft. Lauderdale, Florida.
- Representation of lender in \$57,150,000 construction loan for the construction of a 500,000 square foot distribution center in Duncan, South Carolina.
- Representation of lender in \$54,177,000 construction loan for the construction of an office and warehouse complex in Cedar Hill, Texas.
- Representation of lender in \$50,780,000 construction loan for the construction of an office and warehouse complex in Simi Valley, California.
- Representation of lender in \$49,550,000 construction loan for the construction of 5 story apartment project containing 291 units in Atlanta, Georgia.
- Representation of lender in \$47,000,000 construction loan secured by luxury hotel in Scottsdale, Arizona.
- Representation of lender in \$45,000,000 construction loan for construction and renovation of luxury hotel, Paradise Valley, Arizona.
- Representation of lender in \$43,500,000 construction loan for the construction of 7 story apartment project containing 190 units in San Diego, California.

- Representation of lender in \$40,487,000 construction loan for construction of hospital outpatient and medical office complex, Jackson, Tennessee.
- Representation of lender in \$36,000,000 construction loan for construction of 236 unit apartment project in Des Plaines, Illinois.
- Representation of lender in \$35,000,000 construction loan for construction of a 1,001,000 square foot bulk distribution facility in Savannah, Georgia.
- Representation of lender in \$32,050,000 construction loan for construction of townhomes and related amenities in Woodbury, New York.
- Representation of lender in \$24,400,000 construction loan for construction of a 376,000 square foot bulk distribution facility in Fontana, California.
- Representation of lender in \$23,400,000 construction loan and \$16,560,000 construction loan for construction of bulk distribution facilities in Duncan, South Carolina.
- Representation of lender in \$22,000,000 construction loan to national developer for construction of a 830,000 square foot bulk distribution facility in Savannah, Georgia.
- Representation of lender in \$19,500,000 construction loan for construction of an assisted living and memory care facility, Bellevue, Washington.

Borrower Representations

- Representation of borrower and guarantors in \$97,000,000 construction loan for construction of office building in Chicago, Illinois.
- Representation of borrower and guarantors in \$80,000,000 loan secured by hotel and timeshare units in Chicago, Illinois.
- Representation of borrower and guarantors in \$60,000,000 loan secured by student housing project in Chicago, Illinois.
- Representation of borrower and guarantors in \$39,630,000 construction loan for construction of co-living residential buildings in Los Angeles, California.
- Representation of borrower and guarantors in \$39,000,000 construction loan for construction of student housing project in Sacramento, California.
- Representation of borrower in \$30,000,000 revolving credit facility secured by fund subscription obligations.

Acquisitions and Dispositions

- Representation of client in the acquisition of \$300,000,000 distressed loan portfolio.
- Representation of client in sale of \$320,000,000 distressed loan portfolio.
- Representation of seller in \$120,000,000 sale of Intercontinental O'Hare Hotel, Chicago, Illinois.
- Representation of purchaser of approximately 900,000 acres of timberlands and related debt and equity capitalization, and subsequent disposition of the venture in excess of \$900,000,000 with assumption of debt of \$800,000,000.
- Representation of seller in \$80,000,000 sale of Class A office building in Atlanta, Georgia.
- Representation of seller in \$40,000,000 sale of Class A office building in Miami, Florida.
- Representation of purchaser of office buildings in San Diego, California.
- Representation of client in connection with the acquisition and financing of Block 37 development, Chicago, Illinois.
- Representation of purchaser in acquisition of distressed debt secured by property in Dana Point, California.
- Representation of seller of B-Note secured by luxury hotel in Miami, Florida.
- Representation of purchaser in \$14,000,000 acquisition of apartment project in Atlanta, Georgia.
- Representation of seller in \$21,500,000 sale of office building in San Diego,

California.

- Representation of seller in \$10,700,000 sale of office building in San Diego, California.
- Representation of seller of numerous single tenant properties in multiple states.
- Representation of purchaser of numerous multifamily properties in Atlanta, Georgia and Birmingham, Alabama.

Leasing

- Representation of landlord in 150,000 square foot office lease to national healthcare tenant.
- Representation of landlord in 70,000 square foot office lease to national accounting firm.
- Representation of landlord in 90,000 square foot office lease with construction of 13,000 square foot adjoining showroom building.
- Representation of landlord in all leasing matters relating to office buildings in Detroit, Atlanta and Miami.