

Emily A. Hippen

SHAREHOLDER

Denver, CO | 303.583.8206

ehippen@polsinelli.com



Emily Hippen advises clients on the acquisition, disposition, development and financing of commercial real estate projects across the United States. She guides transactions from land acquisition through disposition, combining deep transactional experience with close coordination across practice areas and local markets. Highly responsive and deadline-driven, Emily works efficiently within tight time frames while staying focused on client priorities.

Emily has particular experience in real estate finance, regularly representing both lenders and owners in construction, bridge and term financings. Having represented both lenders and owners in loan transactions, she understands the commercial objectives driving each party and quickly identifies the core issues needed to move deals forward. Before joining the firm, Emily was an associate at an international law firm, where she focused her practice on modifications of performing and distressed loans ranging from several million to several hundred million dollars. Her work included significant experience with U.S. commercial mortgage-backed securities collateralized by multifamily, retail, hospitality, industrial and office properties.

Earlier in her career, Emily worked for a globally diversified asset management organization, where she supported all aspects of a multibillion-dollar portfolio of securitized commercial mortgage-backed loans. She collaborated closely with master and special servicers and operating advisors on complex real estate transactions and served as a voting member of the organization's servicing investment committee.

Education

- Drake University Law School (J.D., *high honors*, 2009)
 - Order of the Coif
- Iowa State University (B.S., *with distinction*, 2002)
 - Finance

Bar Admissions

- Colorado
- Georgia

Capabilities

- Real Estate
- Real Estate Finance

Memberships

- American Bar Association
- Colorado Bar Association
- Denver Bar Association

Recognition

- Selected for inclusion in *Best Lawyers in America*® for Real Estate Law, 2023-2026

Matters

- Frequently represented multiple national multifamily developers in their Fannie Mae and Freddie Mac financing needs, with loans ranging in size from \$15 million to \$600+ million.
- Represented a national multifamily developer in acquiring land for projects located in Colorado, Oregon, Florida, Arizona and California.
- Completed the sale of a large, newly developed multifamily housing project to a global buyer in just three weeks.
- Represented an international resort developer in complex development financing for projects located in the Caribbean.
- Represented a developer of a for-sale condominium project in connection with several construction loans.
- Represented a multifamily owner in connection with the engagement of a national property management company for a 40-property portfolio.
- Represented a national bank in connection with construction loans for high-rise hotels in New York, San Francisco and Seattle.
- Represented a developer of a mixed-use project located in Northern California with land and pre-development financing.
- Represented an owner of multibillion-dollar real estate portfolio in sale of substantial ownership interests in that portfolio to an international investor.
- Represented an international bank in the origination of 20 syndicated, cross-collateralized and cross-defaulted construction loans.
- Represented a lender in the origination and ongoing modification of a 30-property portfolio loan.