

Joseph A. Bealmear

SHAREHOLDER

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Joseph Bealmear is a proactive transactional attorney representing buyers, sellers, landlords, tenants and in the acquisition, financing, development, leasing and disposition of office, retail, multifamily, medical and industrial properties. He also represents clients in condominium development, land acquisition and assemblage, subdivision development, tax-deferred exchanges, and other real estate and business matters.

Joseph serves as outside general counsel to multiple real estate development companies, and as outside real estate counsel to national retailers, medical services providers, and participants in the SFR space. His experience includes being the sole real estate attorney for a medical services company operating leased locations in 28 states and the District of Columbia, handling all of the company's real estate-related matters and representing a national retailer in the disposition of 1,000 retail and industrial properties.

In addition to being a licensed attorney, Joseph is a licensed real estate broker in Missouri and has substantial experience with agency, licensing and other legal issues facing brokers, agents, and property management companies, having established brokerage and property-management companies in more than 20 different states, and having significant experience with respect to the multi-jurisdictional practice of real estate brokerage.

Joseph was selected for inclusion in *Best Lawyers in America*[®] for his work in Real Estate Law (2020-2024), Project Finance Law (2023-2024), and Land Use and Zoning Law (2023-2024), and is recognized by *Chambers USA* for his work in Real Estate.

Education

- University of Missouri (J.D., 2003)
- University of Missouri (B.A., 2000)

Bar Admissions

- Missouri, 2003
- Illinois, 2004

Capabilities

- Real Estate Development
- Real Estate
- Real Estate Transactions
- Senior Housing & Long Term Care
- Zoning & Land Use
- Opportunity Zones

Memberships

- The Missouri Bar
- Bar Association of Metropolitan St. Louis
- American Bar Association
- American Health Lawyers Association
- Building Owners and Managers Association
- Volunteer Lawyers Program

Recognition

- Selected for inclusion in *Best Lawyers in America*® for:
 - Project Finance Law, 2023-2026
 - Land Use and Zoning Law, 2023-2026
 - Real Estate Law, 2020-2026
- Ranked in *Chambers USA: America's Leading Lawyers for Business*, Real Estate, Missouri: St. Louis & Surrounds, 2020-2025
- Named to *Small Business Monthly* "Best Attorneys in St. Louis" list, 2019-2021
- Selected for inclusion in *Missouri & Kansas Super Lawyers*, "Rising Stars", 2013-2018
- Licensed real-estate broker, Missouri
- Washington University School of Law Negotiating Competition, Judge

Matters

- Represented an international private equity company in the acquisition of a multi-state healthcare and behavioral services company with 441 locations (including 162 owned locations, 154 leased locations, and various forms of licensed and managed facilities) in a \$280,000,000.00 transaction, including the securitization of the loan for such transaction against all of the company's assets across multiple states.
- Represented one of the largest and most well-known retailers in the world in the disposition of hundreds of properties across the county, including the sale of over more than 600 locations in a single transaction.
- Represented a developer in the acquisition of a leasehold estate and development of a 160,000 square-foot biotech office building, including the negotiation of the ground lease, financing documents, documents establishing the equity participation among the joint venture participants, leases to the end users, coordination with local governmental officials on the governmental incentives and financing structure applicable to the development.
- Served as outside counsel to a real-estate development company that has developed apartment buildings, retail centers, office buildings and charter schools in the St. Louis metropolitan area. These projects often involve conventional construction financing, alternative financing (including PACE financing), as well as governmental incentives (such as federal New Markets Tax Credits, federal and state historic tax credits, state neighborhood preservation tax credits, and local tax abatement).
- Represented a publicly-traded health care company with more than 100 pharmacy, retail and warehouse locations spread across 22 states, in all matters associated with the company's owned or leased real estate, including the negotiation and documentation of leases, lease amendments, SNDAs, estoppels, licenses, subleases, easements, and construction contracts.
- Served as counsel on a \$900,000,000 loan secured by 77 separate real-estate assets, including 22 located in Kansas and Missouri, providing advice on state-

specific requirements for the same, including licensure thereof.

- Represented a private equity company that owns senior living facilities across the country with the sale (including seller financing), and leasing of skilled nursing facilities and assisted living facilities in 4 states.
- Represented an international company in the disposition of more than 150 retail properties throughout the United States.
- Represented the purchaser in the acquisition of a 400-plus-unit residential development.
- Represented condominium developers and condominium associations in more than 40 residential, commercial, and mixed-use condominium developments.
- Represented local and national real estate brokerage companies and trade organizations with respect to compliance with state-specific brokerage regulations and requirements.