

Joseph F. Esposito

SHAREHOLDER

he / him / his

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Joe Esposito is a shareholder in the Corporate and Transactional practice group. His practice focuses on opportunistic joint venture and private equity transactions with an emphasis on real estate development and core/value-add projects. These projects include multifamily, SFR/BTR, student, industrial, hospitality & lodging, office, retail and data centers located throughout the United States. He also has extensive experience with commercial real estate transactions and has represented clients in the acquisition, disposition, leasing, financing and development of all types of real estate.

Prior to joining the firm, Joe served in-house as corporate counsel to a real estate acquisition and development company specializing in senior living residences for independent living, assisted living and memory care communities across the United States. This experience contributed to his business-minded approach to the practice of law and helped him understand the practical, bottom-line realities that are important to clients.

Education

- Southern Methodist University Dedman School of Law (J.D., *with honors, cum laude*, 2012)
- University of New Orleans (B.S., *Dean's List*, 2009)
 - Finance

Bar Admissions

- Texas, 2012

Memberships

- Dallas Bar Association, Member
- Dallas Bar Association Home Project, Volunteer
- Dallas Association of Young Lawyers, Member
- Legal Aid of Northwest Texas, Housing Crisis Centers Landlord-Tenant Workshop, Pro-bono attorney and volunteer
- Dallas Volunteer Attorney Program, Pro-bono attorney and volunteer

Capabilities

- Investment Management & Funds
- Real Estate
- Corporate & Transactional
- Joint Ventures & Strategic Alliances
- Mergers, Acquisitions & Divestitures
- Private Equity - Mergers & Acquisitions
- Private Equity

- Human Rights Initiative, Pro-bono attorney and volunteer

Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in:
 - Corporate Law, 2024-2025
 - Real Estate Law, 2021-2025

Matters

- Formed special-purpose joint ventures (using limited liability companies and limited partnerships) to acquire strategic, real-estate related assets targeted by fund managers, family offices, and high net worth individuals.
- Represented a real estate developer sponsor in the formation of multiple qualified opportunity funds and the related capital raises for the funds, and the subsequent formation of opportunity zone joint ventures with capital partners.
- Represented owner/developer in connection with the acquisition, financing and development of food service distribution centers in Texas, Missouri and Kansas.
- Represented a national quick-service restaurant operator in the acquisition, disposition, ground leasing and development of quick-service restaurants throughout Texas.
- Represented a developer in the acquisition, financing and development of a \$60 million in-patient hospital in Sacramento, California.
- Represented owner/developer that specializes in assisted living facilities nationwide for people with Alzheimer's disease and other forms of memory impairment in connection with the acquisition, development and financing of new independent and assisted living facilities.
- Assisted a national financial institution in the negotiation of retail leases in New York, Illinois and Florida.
- Assisted regional property management company in the drafting and negotiating of office leases in a large office tower in Raleigh, North Carolina.
- Assisted open-source technology company in a variety of real estate matters, including headquarters and office leasing and subleasing across the southeastern United States.

Publications

June 6, 2024

Is preferred equity the answer to the challenges borrowers are facing during The Great Reset?

Co-Author, Reuters