Katie J. LaKoma

SHAREHOLDER

Chicago, IL | 312.463.6339
klakoma@polsinelli.com

Katie LaKoma creates tax-efficient structures for U.S. real estate investments and advises on the tax aspects of complex real estate transactions. She represents real estate fund sponsors, investment advisors, REITs and institutional real estate investors, including taxable, tax-exempt and non-U.S. investors, such as sovereign wealth funds.

Highly regarded for her deep REIT tax experience, Katie advises clients on all aspects of REIT taxation. Her experience includes REIT formation and operations, acquisitions and dispositions of REITs, prohibited transaction planning, securities offerings, and mergers and acquisitions.

Katie has extensive experience advising on partnership taxation, real estate fund formation and structuring partnerships, limited liability companies and other tax-efficient real estate investment vehicles. She also represents REITs and other real estate owners in sophisticated joint venture transactions and regularly advises non-U.S. investors on structuring inbound investment into U.S. real estate, including FIRPTA planning and other cross-border tax considerations.

Capabilities

- Real Estate Tax
- Tax
- International Tax
- Real Estate Investment Trusts (REITs)
- Real Estate
- Investment Management & Funds
- Corporate & Transactional
- Real Estate Transactions

Education

- University of California, Los Angeles School of Law (J.D.)
- University of Michigan (B.A., *with distinction*)

Bar Admissions

- Illinois

Memberships

- National Association of Real Estate Investment Trusts (Nareit)
  - Member, Federal Tax Subcommittee
- National Association of Women Lawyers
  - Member, Real Estate Law Affinity Group
- The Real Estate Roundtable
- UCLA Law Women LEAD

Matters

- Represented numerous fund sponsors in all aspects of structuring and operating private investment funds, with a particular focus on REITs, real estate and real estate related assets.
- Represented a leading investment management firm with more than $56 billion in assets under management on tax matters pertaining to REIT formation, REIT operation, acquisition and disposition structuring, purchase agreement and joint venture negotiation.
- Represented Corum Asset Management, a Paris-based real estate investment company with more than €8 billion of assets under management, on the formation and operation of a private REIT by its Société Civile de Placement Immobilier (SCPI), a French fund structure similar to a REIT, in connection with its initial entry into the U.S. commercial real estate market.
- Represented Bardas Investment Group and its joint venture with Bain Capital Real Estate on REIT matters pertaining to the structuring and licensing of a new Hollywood studio valued at more than $600 million.
- Represented an institutional investment advisor in its acquisition of a REIT owning a 23-asset multifamily portfolio valued at over $2 billion.
- Advised numerous public, non-traded and private REITs in all U.S. federal income tax aspects of REIT formation, operation and compliance at both the property and REIT-level.
- Represented numerous taxable, tax-exempt and non-U.S. investors in structuring tax-efficient investments in real estate, private equity and hedge funds.
- Represented STORE Capital, an internally managed net lease real estate investment trust that invests in single tenant operational real estate, in its acquisition by GIC, a global institutional investor, in partnership with Oak Street, a division of Blue Owl and one of the largest investors in net lease real estate, an all-cash transaction valued at approximately $15 billion, including assumed debt.
- Represented BTIG, Jefferies, Piper Sandler and Roth Capital Partners (and certain of their affiliates), as the sales agents, forward sellers and forward purchasers, in the $500 million “at-the market” offering of common stock and preferred stock by Innovative Industrial Properties, Inc., the only NYSE-listed cannabis REIT.
- Represented JMP Securities, KeyBanc Capital Markets and Huntington Capital Markets, as the sales agents in the $200 million “at-the-market” offering of common stock by LTC Properties, Inc.

Publications

September 25, 2025
5 Real Estate Takeaways From Trump's Sweeping Tax Law
Co-Author, Law360

October 21, 2024

IRS approves new REIT with no initial income or assets
Co-Author, JD Supra