

Stacia A. Wells

SHAREHOLDER

Miami, FL | 305.921.1807

swells@polsinelli.com



While experienced in a multitude of financial structures and industries, Stacia Wells focuses her primary practice on real estate capital markets. She regularly assists her clients in financing or investing in real estate ventures, representing developers, limited partners, funds, REITS, lenders, and purchasers. Her experience spans a variety of industries, including student housing, senior housing, multi-family residential housing, medical office, hospitality, office, industrial, retail and mixed-use. The projects she works on are located throughout the United States, as well as Europe and Latin America.

Stacia's practical, results-oriented approach creates a level of trust and confidence with her clients that is highly valued in today's legal and real estate markets. She has carefully cultivated this approach over her more than fifteen years of legal experience. She is well known for creating tailored, yet practical legal solutions that readily adjust to changing capital markets and the unique aspects of every transaction.

In addition to her real estate finance experience, Stacia Wells represents clients across the commercial finance spectrum, from structuring and documenting complex financings on behalf of lenders and borrowers to representing creditors and equity holders in bankruptcy and out-of-court restructurings. She has extensive experience representing institutional lenders, private equity funds, hedge funds, mortgage originators, alternative lenders, and borrowers across a wide spectrum of industries. She regularly represents clients in debt capital market transactions, joint ventures and other secured and unsecured senior, mezzanine and subordinate financings, securitizations, project financings and acquisition financings. She also represents clients in aviation and maritime finance transactions.

Education

- Stanford Law School (J.D., 2004)
- Tufts University (B.A., *summa cum laude*, 2001)

Bar Admissions

- Florida, 2011
- District of Columbia, 2010

Capabilities

- Real Estate Finance
- Real Estate
- Commercial Lending

- California, 2004

Court Admissions

- U.S. District Court, Southern District of Florida
- U.S. District Court, Northern District of California
- U.S. District Court, Central District of California

Memberships

- Ellevate Network
 - Executive Council Member, Miami Chapter
- Miami Finance Forum
- CREW Miami
- CREW Network
 - Committee Member, Industry Research Committee

Recognition

- Selected for inclusion in *Best Lawyers in America*® for Real Estate Law, 2023-2026
- *Recognized Practitioner*, Chambers USA, Banking & Finance, 2019
- *Florida Super Lawyers*, Florida Rising Stars, 2013-present
- *Real Estate Forum*, Annual Deals & Dealmakers, 2015

Matters

- Representation of various joint ventures with projects across the country in the negotiation and closing of syndicated construction loan facilities with an aggregate value of \$1 billion.
- Representation of healthcare services provider in \$125 million credit facility.
- Representation of real estate funds in more than \$1 billion of credit facilities.
- Representation of developer in \$400 million financing for real estate acquisition.
- Representation of real estate investment fund in \$450 million subscription credit facilities.
- Representation of developer in \$590 million financing of Miami Design District.
- Representation of developer in connection with \$4 billion, 185-acre development in North Miami.
- Representation of developer in \$225 million of construction loan for One Thousand Museum luxury condominiums.
- Representation of The Allen Morris Company in the development and financing of Star Metals Residential Project, a \$130 million mixed-use development in Atlanta, GA.
- Representation of multiple real estate investment funds in connection with their mezzanine loan platforms.
- Representation of homebuilder captive mortgage company in connection with \$750 million securitized conduit residential mortgage warehouse repurchase facility.
- Representation of national homebuilder in \$350 million mortgage warehouse line of credit.
- Representation of owner/operator in \$55 million refinancing of The Betsy South Beach hotel.
- Representation of national homebuilder in the restructuring of a joint venture for the

development of Candlestick Point (a \$7 billion development of the former San Francisco Giants baseball stadium).

- Representation of subordinate noteholder in the \$90 million restructuring of senior and subordinated notes secured by acute care facilities.
- Representation of a high net worth individual in the negotiation and structuring of a \$44 million investment in the residual interests of 36 securitization transactions totaling more than \$200 million.
- Representation of special servicers and B-piece holders in all aspects of formation and administration of commercial mortgage-backed securitizations (CMBS), including all offering memoranda, registration statements, pooling and servicing agreements, intercreditor agreements, and related documentation.
- Representation of mortgage companies, homebuilder captive mortgage originators and others in the mortgage banking and financial services industry, involving transactions in excess of \$1 billion, including loan purchase and sale agreements, mortgage warehouse lines and other financial services transactions.
- Representation of seller in the sale of Jungle Island, 18-acre theme park in downtown Miami.