

JOY GOLDMAN | PARTNER

Commercial Real Estate, Real Estate Construction and Finance, Banking and Finance



Joy's real estate practice covers a variety of areas: from different sides of a transaction and across multiple classes of properties, including multifamily, retail, senior housing, manufacturing, and office.

In the leasing arena, Joy represents a regional big-box retailer as well as regional power center landlords. She has been active in office leasing on behalf of both landlords and tenants.

Regarding financing transactions, Joy has represented borrowers in construction, asset and borrowing base structured, and syndicated loan transactions, and has represented banks and other lenders in similar transactions. Joy has also represented clients in developing, financing, buying, and selling multi-family and senior housing properties.

Prior to joining MPS, Joy was a partner at an Am Law 200 firm.

CONTACT

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EDUCATION

- J.D., Northwestern University
- B.A., Northwestern University

ADMISSIONS

- Illinois

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EXPERIENCE

- Most recently — as tenant counsel — negotiated lease for 92,000 square foot retail space and office lease of more than 60,000 square feet; and as landlord counsel, negotiated retail leases with multiple national retailers.
- As counsel to institutional owner in 2017, dispositions of multifamily properties across the country for aggregate value in excess of \$500 million.
- Represented developers in joint ventures with an insurance company, REITs, and other investment partners for hotels, shopping centers, and senior housing projects.
- Represented developers in sale of a portfolio of more than \$400 million of high-end senior rental properties in Florida to institutional buyer, and acquisition of minority interest in JVs, which own portfolios of senior housing developments.
- Served as counsel for borrower in an international leveraged buyout, and combination of two other concurrently purchased manufacturing businesses, and was responsible for the real estate and financing aspects of the transaction, which included co-senior asset-based term and revolver financing.
- Served as lead counsel for borrower in highly-leveraged purchase of more than \$500 million of real estate portfolio of Fortune 500 Company in Florida, in a transaction that involved three levels of debt, and redeemable preferred equity held by institutional investors.
- Acted as local counsel to national shopping center developer entering the Chicago market, and as local lender counsel in multiple state financing arrangements.

MEMBERSHIPS

- Chicago Mortgage Attorneys Association