

Douglas M. Ellis

Partner | Real Estate

OVERVIEW

Doug represents clients in a broad range of complex real estate and finance transactions, including the acquisition, disposition, financing, management and leasing of commercial, industrial, office, hotel and parking garage properties across the country, often in the context of portfolio transactions or joint ventures. His clients include both private and public entities, such as private real estate companies, publicly traded real estate investment trusts (REITs) and pension fund managers.

A significant portion of his practice is focused on the retail shopping industry and assisting clients with properties ranging from small shopping centers and power centers to mixed-use developments and malls, including many of the largest malls in the country. Many of his transactions have required the creation of sophisticated reciprocal easement agreements.

Doug is highly skilled at managing the various moving parts in complex transactions involving large property portfolios or significant single real estate assets. These deals often present significant challenges, from requiring the creation of sophisticated reciprocal easement agreements, to obtaining financing (both securitized and non-securitized, and often involving the assumption of existing debt), to creating the appropriate deal structure and more.

Doug's experience is a key factor in assisting his clients with successfully navigating and closing their transactions. His clients refer to him as pleasant, practical, smart, responsive, and efficient. They respect him for taking a practical approach to every real estate deal, protecting the client's



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EDUCATION

Harvard Law School (J.D., 1988) *cum laude*

State University of New York at Buffalo (B.A., 1985) *summa cum laude*

ADMISSIONS

Illinois

interest while eliminating potential hidden problems and getting the deal done.

EXPERIENCE

- \$19.2 million sale of three malls in Michigan (2021)
- \$75.3 million sale of mall in Oak Brook, IL (2020)
- \$12.725 million sale of shopping center in Powder Springs, GA, and subsequent 1031 trade acquisition (2020)
- \$4.25 million auction sale of shopping center in Belmont, NH (2020)
- Formation of a joint venture between qualified opportunity zone funds (one run by a public REIT) to acquire and construct a multi-family residential and retail project in Charlottesville, VA with asset value of \$70 million (2019)
- \$59 million acquisition of office building in New Orleans, LA (2019)
- \$3.25 million sale of shopping center outparcel in Champaign, IL by subsidiary of a public REIT, involving creation of new Construction, Operation and Reciprocal Easement Agreement and a Site Development Agreement (2019)
- Formation of management companies to take over management of a portfolio of office and apartment buildings located in NY, OH, IL, DC and MA, including drafting management agreements, accounting services agreements, shared services agreements and related forms (2019)
- \$142 million acquisition of shopping center in Denver, CO (2018)
- \$36.5 million sale of shopping center in Nashua, NH (2018)
- \$23.5 million acquisition of shopping center in Cranberry Township, PA (2018)
- \$41.5 million refinancing of parking garage in Chicago, IL (2018)
- Formation of joint venture and acquisition of nine shopping centers located in TX, MI, OK & CA with asset value of \$600 million (2017)
- Formation of joint venture to develop shopping center in Orlando, FL with asset value of \$135 million (2017)
- \$78 million acquisition of 100% of the partnership interests in entity which owns a shopping center in Monroeville, PA (2017)
- \$70 million acquisition of shopping center in Oahu, HI (2017)

- \$26 million sale of shopping center in Portsmouth, NH (2017)
- \$122 million acquisition of shopping center in Charlottesville, VA (2016)
- \$72.2 million sale of office building in Chicago, IL (2016)
- Disposition of a portion of interest in retail project in Kissimmee, FL and formation of new joint venture with asset value of \$121 million (2016)
- Formation of joint venture and acquisition of an approximately 49% joint venture interest with respect to five malls in TN, HI, AZ & KS with asset value of \$1.625 billion (2015)
- Formation of joint venture and acquisition of an approximately 49% joint venture interest with respect to three malls in CA, CT & MD with asset value of \$925 million (2015)
- \$227 million acquisition of shopping center in Mililani, HI (2014)
- \$146 million acquisition of shopping center in Palm Beach, FL (2014)
- \$155 million acquisition of shopping center in Greenville, SC (2014)
- \$111 million sale of office building in Chicago, IL (2014)
- Formation of joint venture and acquisition of an approximately 49% joint venture interest with respect to six regional malls in FL with asset value of \$1.3 billion (2013)
- Formation of joint venture and sale of an approximately 50% joint venture interest in two shopping centers located in Las Vegas, NV, generating over \$400 million net proceeds to seller (2013)
- \$197.5 million acquisition of shopping center in Arlington, TX (2012)
- \$120 million proposed acquisition of office building in Pittsburgh, PA (2011)
- \$223 million proposed acquisition of office building in Minneapolis, MN (2011)
- \$291 million acquisition of shopping center in Las Vegas, NV (2008)
- \$31.5 million acquisition of ground lease interest in parking garage in Indianapolis, IN (2008)
- \$92.5 million acquisition of multi-family apartment complex in Silver Spring, MD (2008)
- \$64 million acquisition of three hotel properties in Minnesota and Arkansas (2007)
- \$766 million acquisition of shopping center in Las Vegas, NV (2004)
- \$810 million acquisition of shopping center and related properties in Honolulu, HI (1999)



RECOGNITIONS

- *Chambers USA: America's Leading Lawyers for Business*, recommended in "Real Estate" since 2018
- *The Legal 500 United States*, recommended in "Real Estate" since 2016
- *The Best Lawyers in America*, recommended in "Real Estate Law" 2013-2023

NEWS & INSIGHTS

June 6, 2024 Firm News

Neal Gerber Eisenberg Secures Nine Ranked Practice Groups and 23 Recognized Attorneys in *Chambers USA* 2024

August 18, 2022 Firm News

60 Neal Gerber Eisenberg Attorneys Included in 2023 *Best Lawyers*

June 1, 2022 Firm News

Neal Gerber Eisenberg Secures 11 Ranked Practice Groups and 25 Recognized Attorneys in *Chambers USA* 2022

August 18, 2021 Firm News

52 Neal Gerber Eisenberg Attorneys Included in 2022 *Best Lawyers*

May 20, 2021 Firm News

Neal Gerber Eisenberg Secures 11 Ranked Practice Groups and 20 Recognized Attorneys in *Chambers USA* 2021

August 19, 2020 Firm News

46 Neal Gerber Eisenberg Attorneys Included in 2021 *Best Lawyers*

June 15, 2020 Firm News

The Legal 500 United States 2020 Edition Recommends Five Neal Gerber Eisenberg Practices and 21 Attorneys

April 23, 2020 Firm News

Neal Gerber Eisenberg Secures 10 Ranked Practice Groups and 16 Ranked Attorneys in *Chambers USA* 2020

August 15, 2019 Firm News

45 Neal Gerber Eisenberg Attorneys Included in 2020 *Best Lawyers*

June 11, 2019 Firm News

The Legal 500 USA Recommends Five Neal Gerber Eisenberg Practices and 19 Attorneys in the 2019 Edition

April 25, 2019 Firm News

Neal Gerber Eisenberg Secures 11 Ranked Practice Groups and 20 Recognized Attorneys in the *Chambers USA* 2019 Edition

August 15, 2018 Firm News

45 Neal Gerber Eisenberg Attorneys Included in 2019 *Best Lawyers*



July 9, 2018 Firm News

46 Neal Gerber Eisenberg Attorneys Included in 2016 Best Lawyers

July 9, 2018 Firm News

Neal Gerber Eisenberg Recommended in the 2016 Edition of The Legal 500 USA

July 9, 2018 Firm News

45 Neal Gerber Eisenberg Attorneys Included in 2017 Best Lawyers

July 6, 2018 Firm News

The Legal 500 USA Recommends Four Neal Gerber Eisenberg Practices and 12 Attorneys in the 2017 Edition

July 6, 2018 Firm News

44 Neal Gerber Eisenberg Attorneys Included in 2018 Best Lawyers

June 26, 2018 Firm News

The Legal 500 USA Recommends Four Neal Gerber Eisenberg Practices and 16 Attorneys in the 2018 Edition

June 26, 2018 Firm News

Neal Gerber Eisenberg Secures 11 Ranked Practice Groups and 26 Recognized Attorneys in the Chambers USA 2018 Edition