

**Keith W. Groebe**  
Principal

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Keith Groebe represents clients throughout the U.S. in industrial, commercial, corporate, residential, entertainment, hospitality and agricultural real estate. He possesses substantial experience in title insurance defense, eminent domain and debt restructuring. His clients include developers, lenders, investors, buyers and sellers, and represent all sectors of the real estate business. Mr. Groebe is nationally recognized in the field of site selection and economic development incentive procurement.

Mr. Groebe has authored numerous articles and spoken locally and internationally on real estate issues, such as site selection, economic development incentives, foreign investment in U.S. real estate, state qualification requirements and jurisdictional issues for foreign corporations and land trusts.

Mr. Groebe is admitted to practice in Illinois, the U.S. District Court for the Northern District of Illinois, the U.S. Court of Appeals for the Seventh Circuit and the United States Tax Court. He obtained his J.D. from DePaul University in 1979. He received both his B.A. (1975) and M.A. (1976) from the University of Illinois.

Mr. Groebe has served as a Special Assistant to the Attorney General of Illinois. He is a past chairman of the Chicago Bar Association Subcommittee on Foreign Investment in U.S. Real Estate, and a member of the Illinois and American Bar Associations. Mr. Groebe is also an active participant in charitable, civic, community and youth activities.

#### REPRESENTATIVE MATTERS

- Represented the borrowers in an \$80 million, twenty-nine property, Real Estate Mortgage Investment Conduit refinancing.
- Represented offshore sellers in the liquidation of a five-state, eleven shopping center portfolio.
- Represented the lender in a \$90 million work out acquisition of a nationally prominent thoroughbred horse racing facility in Florida.
- Counseled an international high-tech industrial leader in the site selection process, procurement of site incentives and development of a 90-acre environmentally and archeologically sensitive site in suburban Chicago for its North American headquarters.
- Represented the seller in a “true sale” of \$30 million in real estate secured loans.
- Represented a major automotive industry manufacturer in the greenfield development of a new facility in southern Indiana.
- Represented the lender in the takeover, loan workout and development of a 200+ unit, single family residential development project in northeastern Illinois.
- Represented the lender in a syndicated hotel financing in Dallas.
- Represented the seller in the sale and conversion of a single-user industrial facility into a multi-tenant facility in suburban Chicago.

- Represented the promoter in the acquisition and offshore syndication of a 1,000+ acre citrus production operation in California.
- Represented a multinational high-tech company in the establishment of the world's largest artificial crystal production facility near Rockford, Illinois.
- Represented the borrower in an industrial revenue bond financing of a renovated mixed-use project for retail and high-end residential use in suburban Chicago.
- Represented the tenant association in the largest tenant acquisition of a federally subsidized affordable housing project in the U.S.
- Represented a community organization in the development and procurement of HUD insured financing for a state-of-the-art senior citizen housing and a skilled nursing care center.
- Represented the borrower in a \$30 million refinancing of a Chicago Lakefront apartment complex.
- Represented a consumer products manufacturer in the acquisition of a 400,000 square foot FDA regulated facility near O'Hare airport in Chicago, and subsequent resale of the same facility.
- Represented the seller of an \$11 million state-of-the-art distribution facility at Los Angeles International Airport.
- Represented an owner in a multi-tiered, \$28 million HUD insured refinancing of a 500-unit apartment project in Chicago.
- Represented a \$300 million commercial property portfolio in connection with real estate tax reduction and assessment challenges.
- Assisted an industrial user in obtaining bulk-restriction and height zoning variances for a major manufacturing facility in Illinois.
- Assisted in the tax-deferred sale of a regional suburban Chicago shopping center.
- Represented a major international corporation in the sale of a 275,000-square-foot office building in California.
- Represented a residential real estate developer in connection with all aspects of the development, financing, organizational structuring, and preparation of condominium/ town home mixed-use development documentation.
- Represented a purchaser in the acquisition of the then largest previously undeveloped tract of land in northern Virginia.
- Represented an owner in the development of a state-of-the-art metal forming facility in Dayton, Ohio.
- Represented a nationwide food processing company in the acquisition of a 25,000-square-foot cold storage facility in New Jersey.
- Represented the seller in the disposition of a premier public and private golf course property in the state of California.