

Frank Eichenlaub

Principal, Chicago

feichenlaub@masudafunai.com

312-245-7500

Chicago

203 N. LaSalle Street

Suite 1700

Chicago, IL 60601

Frank Eichenlaub brings more than 20 years of expertise and broad experience as well as a level of creativity to commercial real estate transactions. He represents clients ranging from start-up ventures to institutional investors to Fortune 100 corporations in his national practice. He has extensive experience structuring, leading, negotiating and closing complex transactions involving a variety of asset types, including industrial, commercial, hospitality, senior housing, assisted living, multi-family, medical office, student, office, education, and mixed use.

Frank's diverse real estate practice includes advising clients on real estate securities offerings, including the syndication of beneficial interests in Delaware statutory trusts ("DSTs") and tenant-in-common ("TIC") syndications; the sale, purchase and leasing of real property; financing matters, including secured and unsecured financing, securitized lending, bridge financing, mezzanine financing and construction financing; joint ventures; new construction and development; and real estate bankruptcy.

To support Frank's belief in "giving back" to the community, he dedicates a part of his practice to pro bono projects. Specifically, he has represented non-profit corporations and other public-interest entities in buying, selling, leasing, and financing properties.

Prior to joining Masuda Funai, Frank practiced real estate with several Am Law 100 firms in Chicago.

Experience

- Coordinated the closing and transfer of \$4 billion in real estate assets in the General Motors bankruptcy sale to the newly created government-sponsored entity in 41 days, including manufacturing, warehouse, office, and research,



Education

University of North Carolina at Chapel Hill School of Law, J.D., with high honors, 2002, Law Review Staff Member and Symposium Editor

Indiana University, B.S., with high distinction, 1993, Journalism, Political Science

Admissions

Illinois

Practice Areas

Real Estate

development and technology center properties.

- Represented numerous sponsors in DST offerings in accordance with IRS Revenue Ruling 2004-86, including structuring the offering, acquiring the property, obtaining and negotiating the financing, preparing master leases, trust agreements and all related documents, preparing private placement memoranda and supplements, working out distressed DST loans, and selling DST properties.
- Represented numerous sponsors in TIC offerings, including structuring the offering, financing and refinancing of the property, working out distressed properties, and selling TIC-owned properties.
- Represented publicly traded corporation in its first-ever sale-leaseback of a portfolio of properties in numerous states, including negotiating the purchase agreement and the leases and coordinating the closing of the transaction.
- Represented General Motors in obtaining \$5 billion secured revolver, leading real estate team in mortgaging approximately 45 manufacturing and warehouse properties in 11 states.
- Represented REIT in sale of portfolio of charter schools across the United States for approximately \$450 million.
- Represented Fortune 500 fertilizer company in establishing a regional distribution center in Hammond, Indiana, including structuring and negotiating two 45-year ground leases and non-disturbance, construction, tax-incentive financing and rail services agreements.
- Structured and negotiated construction project for largest tenant at major East Coast airport, a transaction involving the purchase and leasing of land, tax-incentive financing from the state and airport authority, a land swap, and numerous easement agreements with multiple parties.
- Structured sale-leaseback transaction for a Canadian company in connection with a \$10 billion services agreement involving the negotiation of purchase agreements and long-term leases for these properties valued at approximately \$60 million in three separate states and of leases and subleases for other properties.

Memberships

- American Bar Association

Distinctions

- Named "Rising Star" by Illinois Super Lawyers