

David J. Alexander

Principal, Chicago

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Chicago

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As Chair of the firm's Real Estate practice group, David Alexander advises clients on complex real estate transactions, including the acquisition, disposition, construction, financing and leasing of shopping centers, office buildings and industrial buildings throughout the U.S. An experienced real estate attorney, David reviews, drafts and negotiates all manner of retail, office and industrial real estate agreements, including purchase and sale agreements, construction contracts, leases and financing documentation. David is completely focused on helping clients make their strategic planning initiatives into a tangible reality.

Prior to joining the firm, David practiced as in-house counsel for a Real Estate Investment Trust (REIT) that owns and manages community retail centers in the Midwest. In that capacity, he advised the company regarding the purchase, sale and financing of community retail centers and office buildings throughout the region. Additionally, he counseled a subsidiary property management company on the everyday operational issues of the properties owned by the REIT, including negotiating, drafting and reviewing easement agreements, operating agreements and leases.

A Director of the Japan America Society of Chicago and the Midwest U.S.-Japan Association and a member of the International Council of Shopping Centers, the majority of David's clients are foreign companies conducting business in the U.S. Whether David is advising on a transaction involving a 500 square foot office space or an 800,000+ square foot manufacturing facility, or the real property aspect of a merger or acquisition, he is committed to getting the deal done. In his second decade of practice, David feels personal satisfaction in seeing the commercial landscape evolve and his clients' goals and ROI realized.



Education

IIT-Chicago-Kent College of Law, J.D., 2005

Eastern Illinois University, B.A., 2002

Admissions

Illinois

Practice Areas

Real Estate

Corporate, Finance & Acquisitions

Experience

- Acquisition of \$12.5 million die casting facility in Indiana.
 - Approximately \$23 million build-to-suit and long-term lease for an international bioscience firm in suburban Chicago.
 - \$32 million design, build and construction project for an international Fortune 100 company in Chicago.
 - Build-to-suit transaction for a 40,000-square-foot distribution hub in suburban Chicago.
 - \$12 million Greenfield development of 150,000-square-foot linear motor company manufacturing facility.
 - \$5.2 million automotive industry logistic facility purchase in Kentucky.
 - \$13.3 million turnkey development of a healthcare products distribution center, office and showroom.
 - Leasing transaction for a foreign retail company of numerous big box retail stores in connection with its U.S. expansion.
 - Secured a \$28 million Section 223(a)(7) HUD insured loan to refinance an existing loan for the U.S. Department of Housing and Urban Development assisted multi-family housing project, resulting in a significant annual decrease in debt service expenses.
 - Eight property, \$41 million, portfolio sale to a national private equity real estate firm for a Chicago area industrial real estate developer.
 - Establishment of a new approximately \$40 million state-of-the-art rail rolling stock manufacturing facility in northwestern Illinois for one of the world's largest manufacturers of rolling rail stock, which when completed would employ as many as 400 persons and represent a historic return to the state of railcar manufacturing.
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Memberships

- American Bar Association
 - Chicago Bar Association
 - Japan America Society of Chicago - Director
 - Midwest U.S.-Japan Association - Assistant Secretary
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Distinctions

- *Leading Lawyers* - Emerging Lawyer, 2016-2020
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