

Douglas J. Lubelchek

Partner | Real Estate

OVERVIEW

Doug is a partner in the firm's Real Estate practice group. He manages complex real estate and financing transactions concerning properties throughout the country for a diverse group of clients, including developers, publicly traded real estate investment trusts (REITS), private real estate investment funds, joint ventures and financial institutions. Doug handles transactions involving multifamily apartment projects, office buildings, shopping centers, industrial sites, hotels, government facilities, and mixed-use projects.

He also develops and implements ongoing transaction strategies for the acquisition, sale, management and leasing of his client's real estate portfolios. He has extensive experience handling transactions at different levels of sophistication – from transactions involving single assets to multistate portfolio transactions involving dozens of properties. Doug excels at assembling the perfect team to coordinate the numerous parties and components necessary to close the deal in the most efficient manner without sacrificing the quality of the work or advice given to the client.

Doug's clients value his practical dealmaker approach to real estate transactions and ability to evaluate and understand the many business considerations and details that are often missed in complex real estate transactions. His background in accounting enables him to master the financial considerations of every transaction and provide valuable counsel on not only legal matters but also economic issues.



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EDUCATION

University of Chicago Law School
(J.D., 1987), with honor

University of Illinois at Urbana-
Champaign (B.S., 1984), with highest
honor

ADMISSIONS

Illinois

EXPERIENCE

- Represented Equity Residential, one of the largest publicly traded owners and operators of high-quality multi-family residential properties in the United States, in connection with its \$964 million acquisition of an 11-property multi-family residential/retail portfolio (located in Colorado, Georgia and Texas) from affiliates of Blackstone Real Estate Strategies.
- Represented Equity Residential in connection with the sale of 72 multifamily properties to Starwood Capital for approximately \$5 billion.
- Represented private fund in the creation of a joint venture for the acquisition of the largest suburban office complex in Minnesota, including negotiation of loan documents, property management and leasing agreement.
- Represented publicly traded real estate investment trust in the sale of 27 apartment projects in six states for \$1.5 billion.
- Represented publicly traded real estate investment trust in the sale of a mixed use development in New York City for approximately \$416 million.
- Represented private owner/developer in deed in lieu of a regional shopping mall in Chicago, Illinois.
- Represented publicly traded real estate investment trust in the purchase of a development site in San Francisco, California.
- Represented private fund in the purchase of a parking garage in Chicago, Illinois, pursuant to a bankruptcy court auction.
- Represented real estate investment trust in the creation of a joint venture for the acquisition of “fractured condominium” projects in suburban Washington, D.C.
- Represented private real estate investment trust in acquisition of various development parcels for student housing, refinancing of existing student housing assets with HUD financing and sales of existing student housing assets, including assignment and assumption of HUD loans.
- Represented publicly traded real estate investment trust in assemblage of properties for development of a project in Seattle, Washington.
- Represented private investor in purchase/financing of a restaurant in Chicago, Illinois.
- Represented private fund in formation of joint venture to acquire portfolio of self storage facilities located throughout the Southeast U.S.



NEAL
GERBER
EISENBERG

RECOGNITIONS

- *Chambers USA: America's Leading Lawyers for Business*, recommended in "Investment Funds: REIT," from 2007-2011; "Real Estate" since 2008
- *Chambers Global*, recommended in "U.S.A. Investment Funds: REITs" from 2010-2012
- *The Legal 500 United States*, recommended in "Real Estate" since 2016
- *The Best Lawyers in America*, recommended in "Real Estate Law, Specific Focus: REITs" since 2013
- *Illinois Super Lawyers*, recommended in "Real Estate" from 2005-2006, 2008-2010, 2013-present
- BTI Client Service All-Star List, 2012
- Listed in *Super Lawyers Corporate Counsel Edition*, 2010
- AV Preeminent Peer Review Rated by Martindale-Hubbell
- Elijah Watt Sells Award for High Distinction: Illinois Certified Public Accountant Exam, May 1984

NEWS & INSIGHTS

August 29, 2024 Firm News

NGE Represents Equity Residential in the Acquisition of Nearly \$1 Billion Apartment Portfolio

August 15, 2024 Firm News

60 Neal Gerber Eisenberg Attorneys Included in 2025 *Best Lawyers In America*

June 6, 2024 Firm News

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

August 17, 2023 Firm News

55 Neal Gerber Eisenberg Attorneys Included in 2024 *Best Lawyers In America*

June 1, 2023 Firm News

Neal Gerber Eisenberg Secures 10 Ranked Practice Groups and 25 Recognized Attorneys in *Chambers USA 2023*

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*



**NEAL
GERBER
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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

February 3, 2020 Firm News

Illinois Super Lawyers 2020 Recognizes 39 Neal Gerber Eisenberg Attorneys

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 10, 2018 Event

Alpha or Beta: Investments Opportunities Around the Midwest

July 9, 2018 Firm News

46 Neal Gerber Eisenberg Attorneys Included in 2016 Best Lawyers

July 9, 2018 Firm News

41 Neal Gerber Eisenberg Attorneys Listed in 2016 Illinois Super Lawyers

July 9, 2018 Firm News

Chambers USA Ranks 11 Neal Gerber Eisenberg Practice Groups and 20 Attorneys in the 2016 Edition

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

Chambers USA Ranks 11 Neal Gerber Eisenberg Practice Groups and 21 Attorneys in the 2017 Edition



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