



## Joseph F. LaDien

### PARTNER

THE LINK VIRTUAL

MILWAUKEE, WI\*

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### OVERVIEW

With hands-on operating experience and unique legal insight into the practical and strategic needs facing businesses, Joseph is an especially formidable client advocate and trusted advisor.

National investment firms, new-growth companies, private equity investors, insurers and financial institutions are among those trusting Joseph's strategic counsel. He provides clients with optimal solutions for a broad array of commercial matters including investment decisions, mergers and acquisitions, dispositions, complex financings (including acquisition, bridge, construction and permanent loans), development transactions, debt and equity structuring, syndications and securities offerings, joint venture formation, leasing and portfolio management, long-range planning and day-to-day operations, among other matters.

Clients value Joseph's diverse legal background and experiences. Before joining the firm, he served as General Counsel of a leading national real estate investment company. As General Counsel, Joseph was a member of the senior management team and oversaw all legal matters for the company. During his time as General Counsel, Joseph was instrumental in helping grow the company's portfolio from approximately 7 million square feet to 30 million square feet, with properties across 23 states.

Prior to his role as General Counsel, Joseph represented local and national investors and partnerships, a national restaurant franchisor, retailers, an architectural firm, social media and e-commerce development agencies, and financial services clients in

### Industry

Financial Services & Capital Markets

### Services

Banking & Finance

Capital Markets

Corporate

Corporate Real Estate

Land Use

Mergers & Acquisitions

Real Estate Finance

Real Estate Investment

private practice. Additionally, his previous work advising both lenders and borrowers in complex mortgage financings well positions him to analyze all sides of financing transactions. Clients also appreciate that Joseph began his legal career handling sophisticated civil litigation matters, providing him a unique ability to help clients anticipate issues, identify solutions, and make sound legal and business decisions in order to mitigate risk.

## Experience

### **MERGERS & ACQUISITIONS, JOINT VENTURES AND FINANCING TRANSACTIONS**

- Led and successfully closed 50+ commercial real estate acquisitions throughout 17 states totaling nearly \$250M in gross purchase price and ~23M square feet of industrial space.
- Closely participated in and oversaw formation of joint venture partnerships with institutional capital partners including five equity facilities totaling nearly \$150M in committed equity investments and various standalone joint venture partnerships.
- Served as lead borrower's counsel for mortgage loans from institutional lender for ~\$33M refinancing of three-property portfolio and ~\$70M refinancing of five-property portfolio, both of which were securitized and sold on secondary markets.
- Oversaw ~\$60M refinancing of eight-property portfolio throughout four different states.
- Served as lead counsel for concurrent acquisitions of two separate portfolios consisting of 12 properties throughout five different states. Transaction involved joint venture formation issues as well as acquisition and construction financing totaling ~\$60M.
- Oversaw joint venture acquisition and redevelopment of ~46,000 square-foot building in Milwaukee's Walker's Point neighborhood.
- Served as lead counsel for \$4.3M acquisition of 24,000 square-foot office building in Brookfield, Wisconsin.

### **MIXED-USE AND RESIDENTIAL**

- Served as lead counsel for \$6.25M joint venture acquisition of mixed-use office and retail commercial building in Milwaukee's Third Ward neighborhood, which involved private securities offering in seven states and conventional financing.

## Experience

- Served as lead counsel for joint venture acquisition and redevelopment of 157,000 square-foot multi-family apartment project in Milwaukee's East Side neighborhood, resulting in five-story, 96-unit apartment building.

### TAX CREDITS

- Navigated \$23.5M joint venture acquisition and mixed-use redevelopment of historic building in Milwaukee, resulting in 105 apartment units and 21,000 square feet of retail space. Transaction involved construction loan financing from Wisconsin Housing and Economic Development Association (WHEDA), tax incremental financing, state and federal Historic Tax Credits (HTCs), and grant funds from Wisconsin Economic Development Corporation (WEDC).
- Assisted in development and construction of 360-stall parking structure in Wauwatosa, Wisconsin, involving rezoning, tax-exemption issues, construction matters and municipal entitlement issues.
- Oversaw acquisition and redevelopment of historic tobacco warehouse building in Milwaukee's Third Ward neighborhood, which resulted in creation of 31 apartments and 6,000 square feet of retail space, and was financed through combination of state and federal HTC and conventional bank financing.
- Assisted commercial client with acquisition of Section 42 low-income housing tax credit property in Menasha, Wisconsin

### HEALTHCARE

- Counseled national healthcare real estate development and investment firm in acquisition, investment, development and leasing opportunities for medical office buildings and ambulatory surgery centers.

## Experience

- Represented publicly traded healthcare real estate investment trust (REIT) in acquisition and operation of nationwide healthcare properties leased to physicians, hospitals, healthcare delivery systems and other healthcare providers.

## INSURANCE

- Represented national life insurance lender in connection with loans for student housing projects in Maryland for \$85M and North Carolina for \$24.5M.
- Represented life insurance company for \$3.5M acquisition loan for industrial property in Pewaukee, Wisconsin.

## Education

- J.D., Marquette University Law School
- B.A., University of Wisconsin-Madison
  - *with honors*
  - Journalism and Mass Communication

## Admissions

- Wisconsin
- U.S. District Court, Eastern District of Wisconsin
- U.S. District Court, Western District of Wisconsin

## Community Leadership

- Marquette University High School Alumni Board

# HUSCH BLACKWELL

\*Contact Joseph to set up an in-person consultation by appointment in the Milwaukee office.