



JENNIFER A. BEER

Partner

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SERVICES

Banking & Financial Services
Business Services
Commercial Lending
Public & Structured Finance
Real Estate
Real Estate Development
Real Estate Leasing
Urban & Historic Renovation

EDUCATION

Case Western Reserve University School of Law, J.D.
Cum laude
Virginia Polytechnic Institute, B.A.

LICENSED TO PRACTICE

Ohio

RECOGNITION

Super Lawyers – Real Estate (Ohio) “Rising Star” | 2024-present Best Lawyers – Real Estate (Ohio) “Ones to Watch” | 2021-present

OVERVIEW

As a partner with Walter Haverfield's Real Estate Group and Business Services Group, Jennifer has extensive legal services experience in a wide range of commercial transactions related to the development and redevelopment of commercial properties. On the corporate side, she represents commercial banks and other lending institutions in Northeast Ohio in construction and permanent financing, mezzanine financing and asset-backed financing. Jennifer's real estate experience includes the disposition, development, and leasing of retail, mixed-use, office, warehouse, and general commercial space used in projects such as the acquirement of office buildings or shopping centers. Furthermore, she represents clients in purchase agreements, sale lease-back transactions and urban renovation projects, which include the use of historic and new markets tax credits.

EXPERIENCE

REAL ESTATE EXPERIENCE

- Represents owners, developers, corporations, lending institutions, nonprofit institutions and individuals in the purchasing, selling, leasing, financing and developing of real property for a variety of uses
- Prepares and negotiates purchase agreements, promissory notes, leases, license agreements and easements
- Represents creditors in loan restructurings, forbearance agreements, note sales, deeds-in-lieu of foreclosure and other work-out matters
- Assists clients on land assemblage and ground-up developments
- Reviews and analyzes surveys, title commitments and other due diligence materials related to such transactions
- Represents clients in operating company financing and bond financing

URBAN & HISTORIC RENOVATION EXPERIENCE

- Counsels and assists lender and borrower clients in use of historic and new market tax credits
- Represented develop in connection with the redevelopment and financing of a mixed-building complex in Akron, Ohio involving new markets tax credits, federal and state historic tax credits, taxable capital lease revenue bonds, tax increment financing, and direct construction
- Represented lead lender and agent in connection with the redevelopment of an office building in Cleveland, Ohio, involving historic and state tax credits, PACE financing, and direct and bridge lending

BUSINESS SERVICES EXPERIENCE

- Skilled in the formation of limited liability companies, joint ventures and limited partnership
- Counsels clients in the disposition of privately held businesses through stock and asset sales

ASSOCIATIONS

- Cleveland Metropolitan Bar Association | Member
- Ohio State Bar Association | Member
- American Health Lawyers Association | Member
- Urban Land Institute's Women's Leadership Section | Member

