



# David B. Galle

Partner

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Dave advises private equity funds, hedge funds, developers and property owners on complex real estate and financing transactions for commercial properties and large-scale residential development projects.

A seasoned attorney, Dave has decades of experience working with financial institutions and insurers on sophisticated financings. He guides clients to achieve maximum return on investment and avoid pitfalls in deal structuring. He also provides ongoing counsel and support to ensure that complex transactions proceed on schedule.

He is particularly well-versed in land banking and mortgage lending for large residential development projects, working closely with private equity funds and other industry players. Dave assists clients with land acquisition and review of development approvals, structures effective land banking and mortgage loan documents and agreements with developers and solves any problems or questions that arise through project completion.

Dave also advises on the creation and administration of real estate joint ventures, helping clients draft, negotiate and finalize profitable agreements that protect and advance their business interests.

Owners and purchasers of commercial real estate rely on Dave for strategic guidance on financing and refinancing, property acquisition and disposition, and construction matters.

In economic downturns, Dave has handled workout and bankruptcy matters for large and mid-sized banks, private equity funds, special servicers and others, primarily involving real estate transactions. In addition, he advises commercial real estate clients in managing property tax appeals, foreclosures and receiverships.

## Services

- Real Estate
- Financial Services Industry
- Real Estate Restructuring & Workouts
- Private Equity
- Property Tax

## Before Fox Rothschild

Prior to joining Fox, Dave was a partner with Oppenheimer Wolff & Donnelly LLP.

## Beyond Fox Rothschild

Dave is a former chair of the Volunteer Lawyers Network.

## Bar Admissions

- Minnesota
- Wisconsin

## Court Admissions

- U.S. Court of Appeals, Eighth Circuit
- U.S. District Court, District of Minnesota
- U.S. District Court, District of Colorado
- U.S. District Court, Western District of Wisconsin

## Education

- William Mitchell College of Law (J.D., *summa cum laude*, 2001)
- University of Minnesota (B.A.)
  - History

## Memberships

- Hennepin County Bar Association
- Minnesota State Bar Association,
  - Bankruptcy Section, former Chair
  - Tax Section

## Honors & Awards

- Named an "Up and Coming Attorney" by *Minnesota Lawyer*
- Named a "Rising Star" by *Super Lawyers Magazine* (2005, 2007-2011)

## Representative Transactions

- Represented a private equity fund in the \$134 million refinance of office building and apartment complex in Dallas
- Represented a private equity fund in the structuring of \$165 million private placement of notes backed by residential real estate development projects
- Represented lender in the origination of \$317 Million acquisition and development loan for residential real estate project in the Houston MSA
- Represented a private equity fund in the \$102 million refinance of a luxury hotel in San Diego
- Represented lender in the origination of \$50 Million acquisition and development loan for residential real estate project in the Denver MSA
- Represented a private equity fund in a \$350 million land banking facility for several residential projects in Florida, Colorado and Texas
- Represented a private equity fund in a \$56 million preferred equity investment in a residential development project in San Bernardino County, California
- Represented a private equity fund in a \$500 million land banking facility for residential projects in Minnesota, Florida, Texas, Virginia, California and Indiana
- Represented a private equity fund in a \$75 million loan facility for the acquisition and development of several residential properties in Alabama and Florida
- Represented a private equity fund in a \$10 million joint venture for the redevelopment of a multi-property industrial project in Sacramento, California
- Represented a private equity fund in a \$5 million joint venture for the development of residential real estate in Orlando, Florida

- Represented a bridge lender in an \$18 million state and federal historic tax credit loan
- Represented a public company in the real estate workout of its loan secured by major industrial property
- Represents a large private residential developer in its acquisition and development financing
- Represented a significant Midwest residential homebuilder in a \$125 million refinance of its development projects
- Represent property owners in appeals of property taxes for hundreds of industrial and commercial properties
- Represented the lead lender in a construction loan for the development of multifamily properties in North Dakota
- Represented a major financial institution's revolving, term and capex loan to finance the \$14 million acquisition of manufacturing division for a private equity company
- Served as seller's counsel in the successful negotiation and sale of a \$75 million loan portfolio
- Represented national life insurance company in the foreclosure and workout of real estate in Minnesota