



S. Edward Flanagan

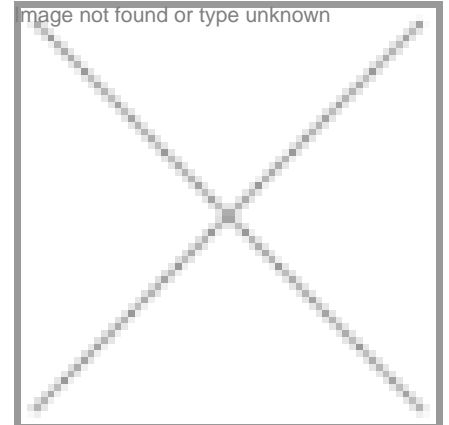
Partner

Richmond, VA

P: 804.420.6015

F: 804.420.6507

eflanagan@williamsmullen.com



Ed Flanagan counsels clients on a broad array of commercial real estate matters, including the purchase and sale of developed and undeveloped real estate, and the negotiation of related real estate financings, joint ventures and development-related work. Ed is actively engaged in all facets of real estate syndications (Tenant in Common syndications, Delaware Statutory Trust syndications, real estate funds, etc.), having represented many syndication sponsors since their inception.

Ed has served commercial real estate clientele with national exposure, with a particular emphasis on 1031 and fund syndications. He has represented borrowers in all facets and types of REIT related matters and asset-backed financing, including representing borrowers in Fannie Mae, Freddie Mac, commercial mortgage-backed security, life insurance and construction loan transactions. He is also called in to negotiate complex, large real estate transactions.

Ed has negotiated and closed the acquisition and sale of a multitude of income-producing investment properties, including multifamily, assisted-living, office, self-storage, hotel, retail and student housing projects and has been actively engaged in the development and financing of multifamily construction projects.

Ed has given lectures on a variety of legal topics, including various real estate subjects, DSTs, TIC syndications, contract negotiations, trusts and estates matters, and entity formation and selection.

Ed earned his Juris Doctor degree from the University of Virginia School of Law and his Bachelor of Arts degree from Randolph Macon College.

Practice Areas

- Real Estate
- Banking & Finance

Experience

? Represented a publicly traded New York REIT in connection with the closing of senior credit lines and bridge credit lines with borrowing availability in excess of \$100,000,000.

? Represented a private syndication group in connection with a \$40,000,000 bridge equity line to finance the acquisition of a portfolio of Delaware Statutory Trust (DST) properties.

? Acted as lead counsel for a South Carolina based development and syndication company in connection with the closing of dozens of multifamily acquisitions, including the associated financing and sale of many of such assets.

? Represented various private syndication companies in connection with the acquisition and financing of DST projects, which representation often included the education of related financial institutions and their counsel with limited DST exposure.

Education

- University of Virginia School of Law (J.D.), 1984
- Randolph Macon College (B.A.), 1981
Phi Beta Kappa

Professional Affiliations

- The Richmond Bar Association
- Virginia Bar Association
- Alternative & Direct Investment Securities Association - Member