

Imran Naeemullah

ASSOCIATE

Chicago

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About Imran

Pragmatic and thoughtful real estate counsel for institutional investors and landowners

Imran Naeemullah is a real estate attorney who advises institutional investors and landowners (including real estate investment trusts, insurance companies, pension funds and private equity investors) and others in real estate acquisitions and dispositions, hotel and resort properties, commercial projects (including condominium development), leasing, finance and other real estate matters. He has represented clients located across the United States and internationally in matters involving:

- **Hotels and resorts**
- **Golf courses**
- **Portfolio transactions**
- **Shopping centers**
- **Mixed-use condominiums**
- **Ground leasing, retail leasing, industrial leasing, and office leasing**

Imran delivers insightful, tailored advice to help clients achieve their objectives in real estate investing. He has represented a diverse range of clients, including one of the largest charitable trusts in the United States and an NYSE-listed real estate investment trust. His clients appreciate his diligent, creative approach. He leverages his past business experience as a vice president at a major national bank to help achieve common-sense solutions and facilitate transactions. Imran also regularly speaks to national audiences on issues in real estate law and has written numerous articles in national publications,

Education and Honors

Tulane University Law School (J.D., 2014)

Washington and Lee University (B.A., 2005)

Bar Admissions

Hawaii





particularly in the area of leasing.

Admitted in Hawaii. Not Admitted in Illinois.

Experience in Action

- **Representing institutional clients in a variety of transactions involving hotel and resort, golf course, retail, industrial and agricultural assets**, including portfolios of properties.
- **Extensive experience in helping clients to generate cash flow from real estate holdings through leasing transactions**, both in drafting leases and in advising clients on key leasing issues.
- **Guiding clients through the development and sale of projects**, including hotels and resorts, shopping centers and mixed-use condominiums.
- **Representing both landlords and tenants in a wide variety of leasing transactions**, including developing form leases for shopping centers, preparing and negotiating scores of leases in retail and other contexts, and advising clients on the impacts of various leasing-related issues.

Successes

- Represented a real estate investment trust in the disposition of 19,000 acres on the Island of Kauai, Hawaii, completing a portfolio simplification initiative.
- Represented a prominent developer in the acquisition of its second four-star hotel in Waikiki, advising the client on both the acquisition and related financing.
- Represented a Japanese developer in the all-cash acquisition of a tourist hotel in Waikiki.
- Represented a Singaporean bank in the refinancing of a 300+ room Waikiki hotel operated under the flag of one of the largest international hotel chains.
- Represented a Korean developer in the prospective acquisition of a golf resort on the Island of Oahu, Hawaii.
- Represented a long-time hotel owner in the sale of an ocean-view hotel property on the Big Island of Hawaii to a lifestyle-oriented boutique hotel chain.
- Represented acquisition financing for a \$50 million office and retail development in Honolulu.

Capabilities

Acquisitions and Dispositions

Land Use, Zoning and Development

Leasing

Real Estate

Real Estate Finance

Professional Recognitions

- *Best Lawyers in America*® "Ones to Watch" (2022-present: Real Estate)





- *Hawaii Super Lawyers*® "Rising Stars" (2021-present: Real Estate)

Professional & Civic Activities

- American Bar Foundation, fellow (2019-present)
- American Bar Association Section of Real Property, Trust and Estate Law, fellow (2016-2018)
- Legal Opinions in Real Estate Transactions Committee, American Bar Association Section of Real Property, Trust and Estate Law, chair (2021-present)
- Ground Leasing Committee, American Bar Association Section of Real Property, Trust and Estate Law, chair (2021-present), formerly vice chair (2018-2021)
- Real Property and Financial Services Section of the Hawaii State Bar Association, Chair-Elect (2022), Secretary (2020-2022), director (2018-2022)
- Certified Commercial Investment Member (CCIM) Institute, director (2020-2022)
- Pro Bono Legal Information Clinics, volunteer

