SQUIRE PATTON BOGGS

Stacy H. Krumin

Partner

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About Stacy

Stacy Krumin is the managing partner of our Tampa office. She is a trusted, business-minded and solution-oriented adviser to clients across all aspects of commercial real estate transactions.

Stacy's expansive practice includes advising on all aspects of ground-up development projects, investments in stabilized CRE assets, large multi-state portfolio transactions, joint ventures and financings. Stacy works hand-in-hand with clients on investments across all commercial real estate asset classes. In addition, Stacy has a national leasing practice, representing owners and tenants in retail, office and industrial leases, as well as sale-leaseback transactions.

While commercial real estate and finance are the primary focus of Stacy's practice, she also regularly handles the real estate components of corporate transactions and advises private equity sponsors with respect to the real estate needs of their portfolio companies, handling all such aspects of their acquisitions and financings. She also advises clients with respect to the transfer of loans, real estate and collateral interests in connection with bank branch asset sale transactions and sales of loan portfolios.

Stacy has extensive experience representing lenders and borrowers in commercial real estate-backed loans, including securitized loans. She also represents lenders with respect to their troubled real estate-backed and asset-based lending (ABL) loans, including workouts, restructuring, foreclosures and note sales. Stacy is also experienced in representing purchasers of troubled loans.

She enjoys serving as a mentor to many young lawyers and is actively involved with our Women's Enterprise.

Experience

- Handling all real estate matters for a convenience store retailer client's 415 site US$1.5 billion sale-leaseback transaction.
- Representing a global land-focused real estate asset management company with respect to its national land acquisitions, capital transactions and multiple structures to sell and land-bank land primarily for home builders.
- Represent the institutional owner of a high-end boutique hotel, spa and culinary destination in Sonoma County, California on its disposition to a major entertainment and hospitality group.
- Representing the developer in connection with multiple retail and grocer-anchored centers, including acquisition, leasing, financing and all development aspects, such as establishing reciprocal easement agreements.
- Representing a fund sponsor with respect to its US$85 million acquisition of a 1.5-million-square-foot regional distribution facility leased to a credit tenant.
- Representing a real estate-focused investment company on dozens of its retail and self-storage developments and investments nationwide.
- Representing a super-regional bank on the origination of multiple multifamily loans in Florida, including a fractured condominium community.
- Representing an investment company on the US$25.5 million acquisition of a Quail Hunting Farm.
- Representing one of the largest Verizon Wireless retailers in the US with respect to its corporate acquisitions and national real estate needs.
- Handling all real estate matters for a convenience store retailer client in connection with its US$2.2 billion acquisition.
- Representation of the borrower in connection with a US$15 million CMBS mortgage loan to acquire and reposition a shopping center located in Jensen Beach, Florida.
- Representing a national franchise management and development company with respect to all leasing, contract, insurance and construction matters.
- Acting as lender's counsel on multiple acquisition and rehabilitation loans to REIT-sponsored joint ventures for apartment, hotel and retail properties throughout the US.
- Representing a REIT-sponsored joint venture in a securitized financing of an office tower.
- Representing a super-regional bank on a number of its Florida troubled real estate-backed and ABL loans.
- Representing a public university with respect to the land acquisition and development of a high-tech medical learning facility.

Credentials

Education

- University of Florida, J.D., with honors, 2000
- University of Florida, B.S.B.A., with honors, 1997

Admissions

- Texas, 2026
- Florida, 2001

Memberships & Affiliations

- Member of the Commercial Real Estate Women (CREW) Tampa Bay

Recognitions

- Listed in *The Best Lawyers in America*, an honor based on an exhaustive peer-review process

Expertise

Services

- Financial Services
- Real Estate

Industries

- Hospitality & Leisure
- Retail

Publications & Speaking Engagements

- Co-author, "Renewed Purpose," *AFIRE's Summit Journal – Summer/Fall 2022*, August 25, 2022.
- Presenter, "Build-to-Rent Boom," *AFIRE*'s Podcast #79, October 5, 2021.
- Co-author, "Build-to-Rent Boom," *AFIRE's Summit Journal*, August 3, 2021.
- Co-author, "'Death of Retail' Rumors Overblown," *Commercial Property Executive*, April 18, 2018.
- Co-author, "Lessons Learned from the Natural Disasters of 2017," *Commercial Property Executive*, January 3, 2018.

About our firm

One of the world's strongest integrated law firms, providing insight at the point where law, business and government meet. We deliver commercially focused business solutions by combining our legal, lobbying and political capabilities and invaluable connections on the ground to a diverse mix of clients, from long-established leading corporations to emerging businesses, startup visionaries and sovereign nations. More than 1,500 lawyers in over 40 offices across four continents provide unrivaled access to expertise.