



Dennis D. Kiely

Partner

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OVERVIEW

Dennis Kiely is partner in the firm's Real Estate practice. He focuses on the acquisition, disposition, financing, joint venturing, leasing, and development of domestic and international real estate interests. His clients include US and non-US corporations, funds, real estate investment trusts, insurance companies, commercial and investment banks, non-bank lenders, and private developers. Dennis has experience in debt and equity transactions in the hospitality, office, retail, multifamily, industrial, telecommunications, sports, and specialty real estate sectors. He has advised clients on the structuring, formation, and governance of real estate funds and joint ventures, and the real property aspects of real estate transactions. His financing work includes secured and unsecured, traditional and securitized debt and preferred equity transactions. He also has experience with distressed situations, workouts, foreclosures and the arbitration and litigation of real property disputes.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Dennis was counsel at an international law firm in New York.

PROFESSIONAL / CIVIC ACTIVITIES

- Chair, Real Estate Financing Group, American Bar Association, Section of Real Property, Trust & Estate Law
- Fellow-Elect, American College of Mortgage Attorneys (ACMA)
- Member, Urban Land Institute (ULI), Global Exchange Council
- Member, Commercial Real Estate Finance Council (CREFC)
- Fellow, American Bar Foundation

SPEAKING ENGAGEMENTS

- Presenter, "Current Trends in U.S. Real Estate Transactions," K&L Gates Webinar (January 2024)

- Presenter, “Cross-Border Real Estate Transactions: Current U.S. Trends and Key Considerations for Overseas Investors,” K&L Gates Webinar (September 2023)
- Moderator, “When the Plan Goes Awry: Making the Best of Mortgage Modifications,” ABA Real Property, Trusts and Estates Section Spring National Conference (May 2023)
- Presenter, “Trouble at the Park Hotel: The Fictional Challenges of a Luxury Hotel Struggling to Stay Afloat and Avoid Foreclosure During a Global Pandemic,” ABA 33rd Annual RPTE Conference (April 2021)

EDUCATION

- J.D., Columbia Law School, 1996
- B.A., Columbia University, 1993

ADMISSIONS

- Bar of New York

THOUGHT LEADERSHIP POWERED BY HUB

- 13 September 2023, Current Trends and Developments in US Real Estate Investment
- 16 July 2020, COVID-19: Tips for Prenegotiation Letter Agreements in Loan Workouts
- 16 October 2017, Costly Thy Habit As Thy Purse Can Buy: Implications of the Proposed HVADC Rules for Borrowers and Lenders of Acquisition, Development and Construction Loans
- 6 January 2016, PATH Act Presents Opportunities for Tax-Efficient Non-U.S. Investment in U.S. Real Estate

OTHER PUBLICATIONS

- “NYC-PACE: Local Law 96, Local Law 97, and How C-PACE May Be Coming Into Its Own,” *New York Law Journal*, 19 June 2023
- “We Can Work It Out – A Pre-Negotiation Letter Agreement Primer,” *ABA RPTE eReport 2020 Fall Issue*, 4 December 2020
- “Hunger Games: How Competing HVCRE Policy Proposals May Affect Competition Between Banks and Non-Bank Lenders,” *CRE Finance World*, 8 January 2018
- “Sale-Leasebacks Gain in Popularity as Financing Option,” *New York Law Journal*, June 2003

NEWS & EVENTS

- 22 August 2017, K&L Gates Advises Healthcare Trust of America, Inc., on \$2.3 Billion Acquisition of 72 Medical Office Buildings

AREAS OF FOCUS

- Real Estate
- Construction and Infrastructure
- Debt Capital Markets
- Distressed Real Estate
- Fintech Lending
- Private Equity Transactions
- Real Estate Acquisitions and Dispositions
- Real Estate Finance
- Real Estate Joint Ventures
- Securitization and Structured Finance

INDUSTRIES

- Consumer Products
- Financial Services
- Private Equity
- Resort, Hospitality, and Leisure