

Real Estate

Moss & Barnett real estate lawyers represent clients in all aspects of acquisition, development, leasing, and financing transactions.

We represent business entities of all sizes in a wide variety of industries, including some of the nation's largest real estate investment banks, national and state banks, and life insurance companies.

Known for our timeliness and efficiency in real estate matters, Moss & Barnett offers representation in areas such as:

- Purchase and sales
- Acquisition financing, supplemental financing, and refinancing
- Commercial, industrial, retail, and office leases
- Communications and power transmission infrastructure development
- Land use regulation and zoning
- Residential, commercial, and mixed-use development projects
- Real estate tax protests and appeals
- Boundary line disputes
- Title to registered land, Torrens proceedings
- Title insurance matters
- Identification and resolution of title and survey problems
- Receiverships
- Commercial foreclosure and workouts
- Like-kind and other tax-deferred exchanges
- Tenants in common (TIC) investments and ownership structures
- Common-interest community (CIC) setup
- Environmental assessment and compliance
- Local real estate counsel to support out-of-state clients and multistate transactions

Professionals

Kathy Y. Allen

Todd J. Anlauf



Sheryl L. Arend

Joseph F. Avechuco

Nathan M. Brandenburg

Lindsay L. Case

Pamela J. Coleman

Leah E. DeGrazia

Christopher Ferreira

Margaret (Maggie) H. Garborg

Beth A. Gliedman

Timothy L. Gustin

David S. Johnson

Jodi L. Johnson

Elizabeth H. Kiernat

Monica R. Lash

Gabrielle J. Martone

Carolyn McCune

Naomi M. Nelson

Michael R. Nixt

Aaron D. Quinby

Jennifer A. Reussé

John M. Schmid

Brian J. Schoenborn

Glen E. Schumann

Caroline A. Simonson

News

Brian T. Grogan Re-elected and Brian J. Schoenborn Elected to Moss & Barnett Board of Directors
01.24.2024

Midwest Real Estate News Lists Moss & Barnett Among Top Law Firms for 2023
Midwest Real Estate News, 12.27.2023

Todd J. Anlauf Elected to Board of Directors of the Minnesota Chapter of Lambda Alpha International (LAI) Land Economics Society
10.01.2023

Moss & Barnett Congratulates Our Lawyers Selected for Inclusion in *The Best Lawyers in America* and *Best Lawyers: Ones to Watch* for 2024
08.17.2023

Alert: *Moratzka* Decides Century-Old Plat not Subject to Marketable Title Act
Moss & Barnett Advocate (Spring/Summer 2023 edition), 08.15.2023

Alert: Hennepin County Addressed at SCOTUS
Moss & Barnett Advocate (Spring/Summer 2023 edition), 08.15.2023

Moss & Barnett Congratulates Our 2023 Minnesota *Super Lawyers* and *Rising Stars*
07.17.2023

Timothy L. Gustin and Christopher D. Stall Elected to Moss & Barnett Board of Directors
02.23.2023

Midwest Real Estate News Lists Moss & Barnett Among Top Law Firms for 2022
Midwest Real Estate News, 01.05.2023

Attorneys Gabrielle J. Martone and Aaron D. Quinby Join Moss & Barnett
08.25.2022

Moss & Barnett Congratulates Our Lawyers Selected for Inclusion in *The Best Lawyers in America*, *Best Lawyers: Ones to Watch*, and *Best Lawyers "Lawyers of the Year"* for 2023
The Best Lawyers in America, 08.18.2022

Moss & Barnett Congratulates Our 2022 Minnesota *Super Lawyers* and *Rising Stars*
07.18.2022

Moss & Barnett is Pleased to Recognize Glen Schumann Certified as a Minnesota State Bar Association Real Property Law Specialist
07.13.2022

Susan A. King and Caroline A. Simonson Appointed Adjunct Directors to Moss & Barnett Board of Directors
06.14.2022

Attorney Leah E. DeGrazia Joins Moss & Barnett
04.27.2022

Elizabeth ("Betsy") Kiernat Selected to *Twin Cities Business* Notable Women in Banking & Finance (2022)

Twin Cities Business (April edition), 04.13.2022

Moss & Barnett Announces New Shareholders: Bradley R. Armstrong, Lindsay L. Case, Maggie H. Garborg, Peter J. Kaiser, John P. Kennedy, and Erik L. Romsaas

03.02.2022

Jodi L. Johnson Selected to *Twin Cities Business* Notable Women in Commercial Real Estate (2022)

Twin Cities Business (February/March edition), 02.14.2022

Midwest Real Estate News Lists Moss & Barnett Among Top Law Firms for 2021

Midwest Real Estate News, 12.01.2021

Nathan M. Brandenburg Joins Moss & Barnett

09.01.2021

Moss & Barnett Congratulates Our Lawyers Selected for Inclusion in *The Best Lawyers in America* for 2022

The Best Lawyers in America, 08.19.2021

Moss & Barnett Congratulates Our 2021 Minnesota *Super Lawyers* and *Rising Stars*

07.20.2021

Moss & Barnett Announces New Shareholders: Kathy Y. Allen, Kelly C. Engebretson, Brittney M. Miller, John M. Schmid, and Alex R. Schoephoerster

01.20.2021

Midwest Real Estate News Lists Moss & Barnett Among Top Law Firms for 2020

Midwest Real Estate News, 10.01.2020

Moss & Barnett Congratulates Our Lawyers Listed to Minnesota "Super Lawyers" and "Rising Stars" Lists for 2020

07.20.2020

Kevin M. Busch and Timothy L. Gustin Re-elected to Moss & Barnett Board of Directors

02.17.2020

Changes to Minnesota Deed Tax

Moss & Barnett Advocate (Fall 2019 edition), 12.06.2019

Midwest Real Estate News Lists Moss & Barnett Among Top Law Firms for 2019

Midwest Real Estate News, 09.19.2019

Moss & Barnett Congratulates Our Lawyers Selected for Inclusion in "The Best Lawyers in America" for 2020

The Best Lawyers in America®, 08.15.2019

John P. Boyle and Jana Aune Deach Elected to Board of Directors and Beth A. Gliedman Elected a Shareholder of Moss & Barnett
05.02.2019

Midwest Real Estate News Lists Moss & Barnett Among Top Law Firms for 2018
09.18.2018

Moss & Barnett Congratulates Its Lawyers Selected for Inclusion in "The Best Lawyers in America®" for 2019
08.15.2018

Moss & Barnett Opens St. Cloud Office
07.09.2018

Todd J. Anlauf Inducted into Lambda Alpha International Land Economics Society
04.26.2018

Moss & Barnett Congratulates Its Lawyers Selected for Inclusion in "The Best Lawyers in America®" for 2018
08.15.2017

Jodi L. Johnson Joins Moss & Barnett
05.23.2017

Real Estate Finance Team Expands with Arrival of Todd J. Anlauf
03.22.2017

New Service Team Focuses on Multifamily Housing and Commercial Real Estate Finance
03.20.2017

Kevin M. Busch and Timothy L. Gustin Re-elected to Moss & Barnett Board of Directors
03.09.2017

Moss & Barnett Congratulates Its Lawyers Selected for Inclusion in "The Best Lawyers in America®" for 2017
08.15.2016

Moss & Barnett's New Certified Paralegals, Carolyn McCune and Carol J. Yerks
07.18.2016

Margaret H. Garborg Joins Moss & Barnett
04.27.2016

Caroline Simonson and Sarah Doerr Elected Shareholders
03.01.2016

John M. Schmid Joins Moss & Barnett
04.29.2015

Moss & Barnett Congratulates Its Lawyers Selected for Inclusion in "The Best Lawyers in America®"
for 2015
08.18.2014

Events

Building Wealth in Your Business: "Strategies for Sustainable Growth & Transition"
St. Michael Theater, 4300 O'Day Avenue, 3rd Floor, St. Michael, MN 55376, 05.22.2024

Banking & Lending Forecast
Minnesota Mid-Year Forecast Summit, Golden Valley Country Club, 7001 Golden Valley Road,
Golden Valley, MN 55427, 06.06.2024

Real Estate Finance for the Rest of Us – Understanding Financial Terms and What's Negotiable,
Bridge Loans and More
2023 Real Estate Institute, St. Paul RiverCentre, 175 West Kellogg Boulevard, St. Paul, MN 55102,
11.02.2023

Negotiating Financial, Business, and Legal Issues: Borrower vs. Lender Perspectives
National Business Institute's Real Estate Financing 2023-2024 CLE | Regulatory Recaps, Loan
Document Negotiation Strategies, and More, 09.27.2023

Types of Loans and Creative Financing Options: Making the Right Choice
National Business Institute's Real Estate Financing 2023-2024 CLE | Regulatory Recaps, Loan
Document Negotiation Strategies, and More, 09.27.2023

State of Real Estate in the St. Cloud Market
Minnesota St. Cloud Development Summit, River's Edge Convention Center, 10 Fourth Avenue
South, St. Cloud, MN 56301, 09.15.2023

Which Is It? Easement, Restrictive Covenant or License and Why Does It Matter?
Understanding Easements, Licenses, and Restrictive Covenants in Minnesota, Minnesota CLE
Seminar Live In-Person Seminar and Online Replay, Minnesota CLE Conference Center, 600 Nicollet
Mall, Suite 370, Minneapolis, MN 55402, 09.13.2022

9th Annual Capital Markets and M&A Update: Dealmakers Panel
9th Annual Capital Markets and M&A Update, Golden Valley Country Club 7001 Golden Valley
Road Minneapolis, MN 55427, 01.26.2022

Practitioner "Tricks of the Trade": Expedite Your Title and Survey Review on Commercial Real Estate
Transactions
2021 Real Estate Institute, 11.11.2021

Title and Survey Review

Online Client Presentation, 03.03.2021

Freddie Mac Conventional Loan Training

Client Webinar, 10.21.2020

Get to Know the "Three F's" of Multifamily Finance: Exploring the Legal Requirements of Fannie, Freddie and FHA

The 2019 Real Estate Institute, Saint Paul RiverCentre, St. Paul, MN, 11.01.2019

Multi-family Finance - Current Pricing to Calabria and the FHFA, Along with Legal Issues to Consider Prior to Financing

ACC Online Education, 08.15.2019

Probate for Real Estate Attorneys and Real Estate for Probate Attorneys

Hennepin Room / Stinson Leonard Street LLP Minneapolis, MN, 12.06.2018

Getting Your Freddie Mac Deal Under Application: Key Legal Points

Client Webinar, 11.08.2018

Freddie Mac Small Balance Loans: The Legal Side

Client Training, Newport Beach, CA, 2017

Closing Freddie Mac Small Balance Loans: The Legal Process

Client Webinar Training, 2016

Multifamily Financing with Tax-exempt Bonds

Client Training, Minneapolis, MN, 2009

Closing Your Freddie Mac Deal with Ease

Client Conference, New Orleans, LA, 2002

Publications

"Minnesota Nice" Real Estate Transactions: Taxes, Recording, and Documentation

Moss & Barnett Advocate (Fall 2023/Winter 2024 edition), 02.26.2024

To Buy or Rent in an Inflationary Market? That Is the Question

Moss & Barnett Advocate (Winter 2023 edition), 03.21.2023

There's No Place Like Home: Interest Rate Hikes and the Housing Market

Moss & Barnett Advocate (Summer 2022 edition), 08.15.2022

Demand For Commercial Office Space Is Changing But Offices Are Not Obsolete

Moss & Barnett Advocate (Winter 2021 edition), 02.25.2021

How the Private Sector Can Help Solve the Affordable Housing Problem

Moss & Barnett Advocate (Fall 2019 edition), 12.16.2019

The Predicament of the Accidental Landlord

Summer 2018 Firm Newsletter, 08.22.2018

Consumer Attorneys Target Filers of Mechanic's Liens: How to Avoid Getting Sued

Summer 2017 Firm Newsletter, 08.21.2017

Real Estate in Minnesota: Issues to Consider

Summer 2015 Firm Newsletter, 07.31.2015

Property Values Are Recovering – Does that Affect Your Property Taxes?

Spring 2015 Firm Newsletter, 03.20.2015

Succession Planning for Family-owned Cabins

Spring 2012 Firm Newsletter, 04.02.2012

Freddie Mac Revives CMBS Market: Capital Markets Execution (CME) Revisited

June 2011, 06.01.2011

Attention Contractors and Resident Rental Property Owners and Managers

Fall 2010 Firm Newsletter, 10.01.2010

Waterfront/Shoreland Zoning Variances - As Clear as Mud

Real Estate E-Newsletter, 04.01.2010

Voluntary Mortgage Foreclosure - An Alternative to Deeds in Lieu of Foreclosure

Real Estate E-Newsletter, 04.01.2010

The Return of Securitized Lending: Freddie Mac Launches CMBS Loan Product

September 2009, 09.01.2009

Skyrocketing Property Values Return to Earth - Property Taxes May Not: What You Can Do to Make Sure You Are Not Overtaxed

Spring 2009 Firm Newsletter, 04.01.2009

Related Practices

Real Estate Finance

Leasing

When representing landlords or tenants, we negotiate and prepare leases for retail, office, industrial, and warehouse space. Our lawyers stay up to date with the latest market trends and lease terms in order to provide maximum value to our clients.

Purchases and Sales

In representing buyers and sellers, we guide our clients through all phases of acquisitions and dispositions of residential and commercial real estate projects, from negotiation to due diligence, document preparation, and closing.

Development and Land Use

Experienced in managing the entire development process, we advise and counsel developers – from initial letters of intent and purchase agreements through expert due diligence review, including analysis of title and survey. We typically also help oversee the financing of development projects, obtain zoning approvals and entitlements, and work with city and other development authorities to negotiate and secure easements and other agreements.

Real Estate Financings

Our team has substantial experience representing lenders and borrowers in their financing of a variety of real estate projects. We regularly negotiate, draft, and close financings involving construction loans, forward commitments, bridge loans, term loans, or revolving lines of credit.

