

Doug Prince

Seattle, Washington
Shareholder

P (206) 319-7041
P (206) 291-3392
dprince@buchalter.com



Areas of Practice & Industry Specialties

Real Estate; Real Estate Finance; Commercial Finance; Privacy & Data Security Law; Financial Services Regulatory; Community Development Finance Law; Financial Institutions Law; Apparel & Consumer Products; Title Insurance & Escrow

Doug Prince is a Shareholder in Buchalter's Seattle office and a member of the Firm's Real Estate Practice Group. Mr. Prince has over 36 years of experience in transactional real estate, real estate finance and commercial asset based lending. Mr. Prince represents a broad variety of institutional and private developers, equity investors and lenders, both as lead counsel on transactions involving properties throughout the United States (including workouts of loans on distressed properties), and as local counsel on transactions involving properties in Washington and Oregon.

Mr. Prince is recognized as an expert in the area of legal opinions and regularly renders local counsel opinions on complex multi-state transactions. He also advises banks and other financial institutions on a variety of regulatory and operational matters relating to their lending programs, and has been instrumental in structuring large and successful RESPA compliant affiliated business arrangements between financial institutions and their industry partners.

Mr. Prince is listed in *The Best Lawyers in America*® (in the areas of Banking, Real Estate and Financial Services Regulation) and appears in numerous other published "best lawyer" lists.

Professional and Community Activities

- American College of Mortgage Attorneys (co-chair of Opinions Committee)
- American Bar Association Real Property and Business Law Sections
- Washington and Oregon State Bar Association Real Property and Business Law Sections
- Current Board Member: Mary's Place Seattle. Member of Board Executive Committee
- Current Board Member: Impact Capital. Member of Board Audit Committee and Board Executive Committee; Corporate Secretary
- Current Member: Downtown Seattle Association Family Friendly Downtown Task Force

Representative Matters

Commercial Real Estate and Real Estate Finance

- Restructuring of a series of real estate joint ventures for a pension fund client, with approximately \$600 million of assets concentrated in California and several southwest states.
- Representation of a pension fund client in connection with its participation in two joint ventures, one of which invests in market rate housing and one of which invests in affordable housing, in both cases throughout the United States.
- Representation of a pension fund client in connection with multiple acquisitions of office, retail and industrial properties throughout the United States, both on a stand-alone basis and through joint ventures.

- Representation of a pension fund client in a joint venture with a major life insurance company to own and operate an office building in Texas valued at \$500 million.
- Representation of an institutional investor in the acquisition of two shopping centers in the Seattle area.
- Local counsel representation of a REIT in connection with a series of direct and preferred equity investments in the \$30 to \$100 million range and involving properties in the Seattle area, including the debt financing associated with those investments.
- Local counsel representation of a pension fund investment vehicle in connection with the acquisition of several properties in the metropolitan Seattle area.
- Representation of an NFL Franchise and an NBA Franchise in connection with their league-wide credit facilities.
- Representation of a pension fund client in connection with a mezzanine financing on a large commercial office building in mid-town Manhattan.
- Representation of a pension fund client in connection with the acquisition and financing of a \$122 million apartment complex in South Florida and a portfolio of five industrial properties adjacent to O'Hare International Airport in Chicago.
- Numerous local counsel representations of borrowers and lenders in Washington and Oregon on acquisitions and financings with dollar values ranging from under \$20 million to over \$1 billion.
- Lead real estate counsel for a lender group in connection with a major department store bankruptcy and disposition of the assets of the failed department store, the results of which were redevelopment of two downtown Seattle blocks and three shopping centers in the Seattle area.
- Representation of a developer client in connection with the debt and equity financing on an award-winning mixed-use development in the Capitol Hill area of Seattle.
- Representation of a developer client in a series of life company joint ventures to develop apartment projects in the Capitol Hill and Northgate areas of Seattle.
- Commercial construction and permanent loan documentation for a variety of borrower and lender clients.
- Workouts and loan modifications for a variety of borrower and lender clients.
- Advice to clients on loan participations and acquisitions of distressed loans.
- Complex commercial foreclosures for a variety of lender clients.

Financial Institutions

- Representation of a bank client in connection with the expansion of its construction lending programs on a nationwide basis.
- Outside general counsel to a community bank.
- Outside general counsel to several mortgage companies operating regionally and nationwide.
- Representation of lender and realtor partners in the structuring of RESPA-compliant marketing agreements and controlled business arrangements.
- Representation of two bank clients in connection with their dealer finance programs on a nationwide basis.
- Representation of a credit union client in developing forms and procedures for interim financing of movies which are eligible for grants from the State of Washington under a program which incentivizes film production in Washington State.
- Representation of a non-profit client providing "first dollar" financing to a variety of affordable housing projects throughout Washington State.

Pro Bono

- Representation of a non-profit client in the acquisition of leased and owned facilities.
- Representation of a non-profit client in the disposition of an obsolete facility.

- Representation of non-profit clients in general contract review and revision of organizational documents.

Publications

- Federal Banking Regulatory Agencies Issue Notice of Proposed Rulemaking Re: the Role of Supervisory Guidance, *Buchalter Client Alert*, October 30, 2020
- OCC Issues Final Rule Defining “True Lender” – A Bank is the “Lender” if it is Named the Lender in the Loan Documents or if it Funds the Loan, *Buchalter Client Alert*, October 28, 2020
- Newly Enacted California Consumer Financial Protection Law (AB 1864) Reorganizes and Renames Financial Institutions Regulator for Expanded Oversight of Certain Consumer Financial Services Innovation Sector, *Buchalter Client Alert*, September 10, 2020
- Buchalter Client Alert COVID-19: Planning for Re-Opening: What Owners, Property Managers and Users of Office and Retail Properties Should Consider, *Buchalter Client Alert*, April 28, 2020
- How Seattle is Addressing the Affordable Housing Crisis, August 17, 2018

Education

Mr. Prince earned his J.D. from Stanford Law School where he was a member of the law review, and his B.A. from Washington State University *summa cum laude*.

Bar Admissions

- Washington
- Oregon