

Emily Kapit
MS, CPRW



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Emily Kapit MS, CPRW
Head Career Coach & Lead Resume Writer

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SHAINA KRENZIS, ESQ.

240 Columbus Avenue | Unit 816 | New York, NY 10023 | shainakrenzis@gmail.com | 212.822.2736

EXPERIENCED REAL ESTATE ATTORNEY • TRUSTED REAL ESTATE AND BUSINESS COUNSEL

PROFILE

Successful, versatile and effective commercial real estate attorney with a **proven track record of achievement** as well as the ability to draw upon **powerful negotiations tactics**. Areas of strength include counseling clients on a **broad range of real estate transactions, strategizing on effective resolutions** for complex situations and **building strategic relationships** on both the client and in-house sides. Currently looking for opportunities to utilize experience and qualifications in a challenging counsel position.

CORE COMPETENCIES & PRACTICE AREAS:

Complex Commercial Loan Transactions • New Client Development • Risk Management • Conducting Loan Reviews • Effective Business Counseling • Due Diligence • Commercial Law & Contracts • Transaction Negotiations • Law Department Management • Excellent Drafting & Communication Skills • Junior Attorney Development

PROFESSIONAL EXPERIENCE

FREIDHEIM BURKE, LLC—Washington, DC • *Real Estate Associate* 2008—Present
WASHINGTON-BASED LAW FIRM FOCUSING ON REAL ESTATE AND BUSINESS LAW. THE FIRM'S ROBUST BUSINESS PRACTICE HANDLES CORPORATE, BANKING AND REAL ESTATE LAW ALONG WITH FINANCE, CREDITORS' RIGHTS AND VENTURE CAPITAL/EARLY STAGE ENTERPRISES ISSUES. HIRED AS AN ASSOCIATE IN 2008 TO FOCUS ON BOTH REAL ESTATE FINANCE AND REAL ESTATE LEASING/DEVELOPMENT.

Key Responsibilities

- Represent a range of clients, including institutional owners and developers of commercial properties, retail tenants, as well as national and regional lenders
 - Institutional owners and developers include national pension funds, real estate investment trusts, as well as both regional and local developers
- Expertly handle the acquisition and disposition of commercial office, retail and industrial properties nationwide
- Prepare and present lease abstracts to clients prior to acquisition of properties
- Advise and represent retail tenants in the negotiation of leases and drafting of corporate organizational documents
- Represent national and regional lenders in the negotiation and documentation of complex commercial loan transactions
- Proficiently draft and negotiate loan documents for commercial loans between \$1M and \$30M secured by commercial office, residential and industrial properties
- Conduct thorough due diligence on borrowers and collateral, including title and surveys, in connection with commercial loans; work with title companies to ensure proper closing of loans
- Administer loan reviews and drafting modifications, extensions, and forbearance agreements for distressed commercial loans

Selected Major Accomplishments

- Represented 9th largest U.S. bank (by deposits) in loans to regional developer for acquisition and construction of 200 unit apartment building in Alexandria, Virginia
- Represented largest DC-based commercial bank in multiple loans to national chain restaurant for the acquisition, development and renovation of several regional store locations
- Represented national pension fund adviser, as owner, in negotiation of lease and several amendments for 100K square feet of office space in Chicago for a national bank, as tenant, to use for their regional headquarters

COLE, MERHAR, LURCH & FIELD, CHTD—Bethesda, MD • *Real Estate Associate/Law Clerk* 2005—2008
LAW FIRM PROVIDING A RANGE OF LEGAL SERVICES, FOCUSING ON BUSINESS AND REAL ESTATE LAW. ORIGINALLY CLERKED FOR FIRM DURING LAST SEMESTER OF LAW SCHOOL BEFORE STARTING AS ASSOCIATE IN REAL ESTATE FOLLOWING BAR EXAM.

Key Responsibilities

- Represented developer clients in acquisitions of commercial properties as well as regional banks in the negotiation/documentation of commercial loan transactions
- Drafted and reviewed a range of documents, including sale-purchase agreements, letters to lenders on behalf of developers seeking acquisition funding, operating/partnership agreements for clients and loan documents for mortgaged-backed loans
- Negotiated loan documents in connection with the sales and purchases of commercial office, retail & multifamily properties
- Reviewed title, surveys, and deeds; collaborated with settlement counsel to efficiently close transactions
- Conducted comprehensive due diligence on borrowers and collateral in connection with commercial loans
- Responsible for drafting closing checklists and assembling all documents required for closing
- Coordinated with bank personnel and settlement counsel to conduct closings

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SELECTED DRAFTING & NEGOTIATION EXPERIENCE

Leases of Office/Retail/Industrial Space • Commercial Mortgage-Backed Loans • License Agreements • Access Agreements • Assignments • Subleases • Consents • SNDAs • Lien Waivers • Parking Agreements • Change of Control/Transfer Agreements • Storage/Temporary Space Agreements • Termination Agreements • Antenna/Satellite/Rooftop Agreements • Commission Agreements • Non-Disclosure and Confidentiality Agreements • Lease Abstracts • Troubled Loan Reviews

EDUCATION

Fordham University School of Law—New York, NY 2005
J.D. • Corporate/Securities Law Concentration

- **Securities & Exchange Commission, Division of Corporation Finance:** Law Clerk Fall 2004
- **General Services Administration, Office of General Counsel:** Law Clerk Summer 2004
- *CommLaw Conspectus: Journal of Communications Law and Policy*
 - Senior Article Editor 2004–2005
 - Staff Member 2003–2004
- Author: "McConnell v. FEC: The Supreme Court Rewrites the Book on Campaign Finance Law. Will Political Speech Survive This Most Recent Onslaught?" *CommLaw Conspectus: Journal of Communications Law and Policy*, Volume 13, Oct. 2004

The Ohio State University—Columbus, PA 2002
B.S. in Finance / Minor in Political Science

VOLUNTEER EXPERIENCE

Arlington County Housing Commission—Arlington, VA 2008

- Assisted in executing initiatives that help promote affordable housing

ADDITIONAL PROFESSIONAL INFORMATION

Licensed to practice in Maryland and the District of Columbia • Eligible for admission by motion in Virginia