

## Private Investment Funds

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Goulston & Storrs provides full-service representation in the area of private investment funds. We work with emerging sponsors, as well as with institutional and high net worth investors, family offices, and private wealth managers. Our lawyers are familiar with funds spanning a variety of asset classes and styles. We provide practical advice about market terms and counsel our clients on industry trends and innovations.

Emerging sponsors come to us because we are specialists in producing custom fits to achieve their unique goals. We understand the special challenges and opportunities facing emerging sponsors, whether they are new entrants to the market or established organizations exploring fund sponsorship as a new business model. Emerging sponsors frequently offer a different value proposition. While traditional fund structures and market terms serve as an important guide, they do not always provide the best fit for success. We help our clients craft bespoke fund offerings that make sense for them.

We are particularly well known for our work with real estate funds, which capitalizes upon the deep industry knowledge and expertise that comes with our [real estate practice](#), one of the largest, most diverse, and most highly acclaimed real estate practices in the United States. Fund sponsors and investors recognize that we are intimately familiar with all investment asset classes in the real estate industry, including [office](#), [retail](#), mixed-use, residential, [multifamily](#), industrial, [transportation](#), [hospitality](#), entertainment, and senior housing properties. The breadth and depth of our industry experience enables us to provide unique insights to the design and operation of real estate funds and other equity capital-raising solutions.

We handle every stage in the life cycle of a fund, providing comprehensive counseling and strategy to sponsors and investors in the formation, operation, and winding up of funds. We also provide advice on secondaries, GP-led restructurings, and similar transactions.

Clients turn to us for thoughtful and practical assistance with:

- Structuring and planning for tax and regulatory needs
- Securities law compliance
- Financing
- Insurance and risk management
- Tailored legal documentation
- Organization and infrastructure for emerging sponsors

## Representative Matters

**Team Launch Venture Builder and Fund Formation Activities**

Representation of Team Launch in connection with its organization as a venture builder and related fund formation activities.

**Real Estate Companies Private Equity Real Estate Fund Platforms**

Representation of leading real estate companies, including Suffolk Construction, Samuels & Associates and Corcoran Jennison, in connection with the design of bespoke private equity real estate fund platforms.

**Tricon Capital Group Fund and Investment Activities**

Representation of Tricon Capital Group (TSX:TCN), in connection with its activities as a US real estate fund sponsor and US registered investment adviser.

**Conscience Bay Company Real Asset Investing**

Representation of Conscience Bay Company, an emerging fund sponsor specializing in real asset investing.

**Private Equity Real Estate Fund Sponsor GP Led Restructuring**

Representation of a leading private equity real estate fund sponsor in connection with a GP led restructuring of one of its opportunity funds.

**Allianz Investments in U.S. Real Estate Funds**

Representation of Allianz in connection with investments in U.S. real estate funds, including a \$500M investment in Blackstone's global opportunity fund, as well as investments of \$100M or more in funds sponsored by Beacon Capital, Crow Holdings and LBA Realty.

**Foreign Pension Fund Investor – Investments in U.S. Real Estate and Infrastructure**

Representation of a foreign pension fund investor in connection with its joint venture, commingled fund and club fund investments, and co-investments, in U.S. real estate and infrastructure, including over \$2B of equity in infrastructure investments (power generation (conventional and renewable), independent transmission, and transmission and distribution utilities; road and other transportation assets; and water infrastructure); "anchor investor" positions in real estate funds; and programmatic real estate joint ventures.

**U.S. Corporate Pension Fund Investor – Investments in U.S. Real Estate**

Representation of a U.S. corporate pension fund investor in connection with its direct investments in all sectors of U.S. real estate, including its investments in programmatic joint ventures for the acquisition and development of industrial properties (International Airport Centers) and student housing properties (Pinecrest Partners).

**CrossHarbor Capital Partners Outside General Counsel**

Providing service to CrossHarbor Capital Partners, as general outside counsel and in connection with capital raising activities, including over \$500 million in private capital formation transactions to finance its various real estate investments and related activities in Big Sky, Montana, commencing with its landmark acquisition of the Yellowstone Club.

**Easterly Capital Acquisition of Private Real Estate Fund**

Representation of Easterly Capital in acquisition of private real estate fund from prior fund sponsor.