

Candace D. Flatley

Senior Counsel

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Milwaukee

414.319.7018



Candace Flatley strives to provide practical-minded and efficient legal counseling on a broad range of real property transactions.

A member of the firm's Real Estate Practice Group, Candace focuses on the pragmatic representation of real estate developers, investors, property owners, industrial operations, landlords, and tenants in all aspects of complex real estate transactions, including acquisitions and sales, development and rehabilitation, secured financing, and the negotiation of commercial and industrial leases. Her work in these areas frequently includes guiding clients through real estate aspects of corporate restructurings, as well as unique issues arising in multistate real estate portfolio transactions. Candace also counsels developments and investments undertaken using New Market Tax Credit financing and in connection with affordable and supporting multifamily housing projects using the syndication of low-income housing tax credits and governmental subsidies.

Candace's experience also extends to representing a broad array of property owners, developers, and contractors in the drafting and counseling of construction and design contracts, and guiding clients through the project life of new construction, expansions, renovations, or rehabilitations. Using various commercial families of construction-related forms, Candace's counsel on construction related matters strives to provide clients with effective and operationally focused solutions in contract language to mitigate risk while ensuring the functional and timely completion of critical improvement projects.

As an active firm citizen, Candace serves as a Milwaukee Office representative to the firm's Associates Committee. As an active citizen within her community, she passionately addresses needs through pro bono work, including construction and leasing services, as well as serving on the board of directors of Journey House, a non-profit organization dedicated to providing programming and personal growth opportunities to youth and adults in Milwaukee's underserved southside.

Representative Experience

- Representative development, acquisition, and sale transactions:
 - Represented a regional multi-family developer on multi-state acquisitions, developments, and financings of over 2000 apartment units and mixed-use commercial spaces.
 - Represented a national investment firm on real estate matters in connection with an acquisition of a skilled nursing facility portfolio consisting of more than 90 facilities in 18 states.
 - Represented a Midwest-based Real Estate Investment Trust on acquisition and development diligence, including leasing and reciprocal easement agreements, for multi-state medical office building portfolios.
- Representative construction transactions, acting as real estate and owner's counsel:
 - Represented an arts group in a design-build contract for a \$12 million new facility.
 - Represented a Midwest developer in an architect's agreement for an \$11 million, 60-unit multifamily development.
 - Represented a county housing redevelopment authority in a construction agreement for a \$2.8 million rehabilitation project for a 54-unit USDA-Rural Development portfolio.
- Representative energy transactions, acting as developer's and tax credit investor's counsel:
 - Represented an Australian investment fund in real estate aspects of its investments in multi-state, multi-phase solar energy projects valued at over \$730 million, with production exceeding 320 MW
 - Represented a major U.S. financial institution on real estate diligence and related work in its tax equity investments in solar energy projects valued at \$550 million, with production of approximately 230 MW.

Affiliations

- Member of the Construction Forum of the American Bar Association
- Member of Wisconsin Commercial Real Estate Women
- Member of the Wisconsin Chapter of the Commercial Real Estate Development Association (NAIOP)

Community Involvement

- Board member of Danceworks, Inc.
- Board member of Journey House
- Active member of Juneau Park Friends

Presentations and Publications

Candace is the author of "Widening the Lane: An Argument for Broader Interpretation of Permissible Uses Under the Driver's Privacy Protection Act," *Notre Dame Law Review* 847, Vol. 90 (2014).

Practice Areas

- [Construction](#)
- [Corporate](#)
- [Real Estate](#)

Education

- University of Notre Dame Law School (J.D., magna cum laude, 2015)
 - Member editor and alumni outreach editor, *Notre Dame Law Review*
- University of Wisconsin-Madison (B.B.A., 2012)

Admissions

- Minnesota
- Wisconsin