



# Jin Liu

SHAREHOLDER

TAMPA

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## Overview

Jin Liu represents real estate investment trusts (REITs), national builders, resort developers, other developers of large commercial and residential projects, pension funds, and other institutional investors in the purchase and sale of both improved and unimproved property, business planning and implementation, transaction structuring, equity investment, and a variety of financing transactions. Jin also represents banks, other institutional lenders, loan servicers, and other financial institutions in a wide range of loan transactions, loan sales, workouts, and disposition of real estate. Jin has experience advising developers and financial institutions with respect to Florida condominium filings and condominium-related due diligence issues.

Jin is a bicultural and bilingual attorney who received legal education in both the United States and China. She has represented international clients — and, in particular, Chinese clients — in EB-5 investment immigration-related development projects and a variety of other commercial transactions.

Jin currently chairs the firm's Development Industry Group.

## Experience

- Represented a health care-focused real estate investment trust in its \$117 million purchase of a portfolio of 20 specialized outpatient treatment centers.
- Represented a developer in obtaining a \$75 million construction loan secured by a residential condominium development project.
- Represented a real estate investment trust (REIT) in its disposition of various full-service marinas valued from \$30 million to \$70 million each.
- Represented a pension fund in its acquisition of various multifamily properties valued from \$60 million to \$80 million each, and associated financing.
- Represented national builders in purchase of other builders through asset acquisition transactions.
- Represents national builders in various joint ventures, acquisitions, and development projects, including subdivision formation and structuring.
- Represents EB-5-focused funds in both equity and debt investments in various real estate adventures.

- Represented a major developer in completing the development of a \$230 million hotel, residential condo and hotel condo project, and in a series of loans totaling more than \$100 million, including, without limitation, the refinancing of a \$115 million construction loan into a \$65 million permanent loan and the obtaining of a \$7.5 million mezzanine loan facility.
- Represents CMBS lender in a series of CMBS loan facilities secured by a variety of asset classes.
- Represented a developer in the redevelopment of a resort town valued more than \$100 million and related equity financing through limited liability companies.
- Represented a bank subsidiary in disposing of a resort hotel and condominium development project for close to \$50 million.
- Represented the holder of a \$30 billion portfolio of mortgage loans secured by multifamily properties in the resolution of more than 100 distressed loans in over 20 states.
- Represented \$6 billion China-based consumer electronics conglomerate in various matters, including private placement of securities of its subsidiaries.
- Represented buyers and sellers in sale and purchase of minor league baseball clubs.

## All Insights

06.10.2020	Federal Reserve Board Expands Main Street Lending Program
05.04.2020	Update on the Reserve Board's Main Street Program: Moves to Assist Larger Businesses
06.19.2019	Hillsborough County Voters Pass Transportation Surtax – And Now It's June...
11.08.2018	Hillsborough County Voters Pass Transportation Surtax — What Happens Next?
03.08.2017	China Tightens Regulations on Investing Insurance Funds in Shares of Listed Companies
12.31.2015	U.S. Pre-Immigration Tax Planning
06.30.2014	2014 Legislative Changes Affecting Condominiums, Homeowners Associations, Cooperatives and Timeshares
05.22.2012	Checklist for Community HOA Development
05.22.2012	Checklist for Condominium Development

- 04.09.2012 Governor Scott Signs Extension of Florida's Distressed Condominium Relief Act
- 
- 10.01.2011 Summary of the 2011 Florida Laws Impacting Condominiums, Homeowners Associations and Cooperatives
- 
- 07.19.2011 2011 Florida Condominiums and Community Association Law Update
- 
- 01.01.2008 Profiles in Partnership, Earning Trust Across Borders: Hisense Group and Carlton Fields
- 
- 04.01.2007 Chop-sticking the American Pie – How Can a PRC Company Take a Share of US Capital Markets through an IPO?
- 
- 02.02.2004 Comment of Professor Verchick et. Al., in Let the People Speak: Notice-and-Comment Rulemaking
- 
- 02.02.2004 Missouri's Bifurcated Process in Non-Capital Criminal Jury Trials
- 
- 01.01.2003 Internet Law

### **All News**

- 06.01.2019 Jin Liu Featured in Super Lawyers Cover Story — Who We Are: Immigrant Attorneys Share Their Journeys To, and Visions Of, America
- 
- 07.09.2018 Super Lawyers Honors 81 Carlton Fields Attorneys on 2018 Florida "Super Lawyers" and "Rising Stars"
- 
- 06.25.2018 Carlton Fields Attorney Robert Freedman Honored with Project H.E.L.P. "Dedicated Service" Award
- 
- 04.06.2018 Carlton Fields' Jin Liu Admitted as Fellow of the American College of Mortgage Attorneys
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- 10.29.2017 Carlton Fields Named Top Performer By Leadership Council on Legal Diversity
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- 06.23.2017 Florida Super Lawyers Ranks 92 Carlton Fields Attorneys as 2017 "Super Lawyers" and "Rising Stars"

### **Recognition**

- *The Best Lawyers in America*, Real Estate Law (2021)
- Florida Rising Stars, *Super Lawyers Magazine* (2017–2020)
- Southern Region Hot List, *Lawyers of Color* (2013)
- Selected to be one of the nation's six fellows of the ABA's Real Property, Trust, and Estate Law Section (2008–2010)
- Up and Comer Award, *Tampa Bay Business Journal* (2008)
- Finalist, Young Professional of the Year Award, St. Petersburg Chamber of Commerce (2008)

## Professional & Community Involvement

- American Bar Association
  - Real Property, Trust, and Estate Law Section
    - Chair, Special Investors and Investment Structure Group
- American College of Mortgage Attorneys (2018–present)
  - Fellow
- Leadership Council on Legal Diversity
  - Historian and Executive Council Member of Fellows Alumni Association (2014–2016)
- The Florida Bar
  - Former Member, Membership Outreach Committee
- Harvard Law School Accelerated Leadership Program (2016)
- Hillsborough County Bar Association
- Real Estate Investment Council
- Suncoast Association of Chinese Americans
  - Former Director and Secretary
- Tampa Hillsborough Economic Development Corp. (2019–present)
  - Business Development Committee
- Tampa Downtown Partnership (2018–present)
  - Board Member

## Speaking Engagements

- "Community & Development: Perspectives From Lenders, Developers, and Contractors: Challenges and Opportunities of the Coronavirus Outbreak," Carlton Fields (March 20, 2020)
- "Unique Legal Issues in Agriculture Financing: The \$340 Billion Industry That Few Talk About but Everyone Benefits From," ABA Section of Real Property, Trust, and Estate Law Spring Symposia, Denver, CO (April 21, 2017)

## Credentials

### EDUCATION

- University of Missouri-Kansas City School of Law (J.D., magna cum laude, 2005)
  - Winner, Smith-Doheny Legal Ethics Writing Competition (2005)
- Southwest University of Political Science and Law (LL.B., with distinction, 2002)
- Sichuan International Studies University (B.A., 2002)

### COURT ADMISSIONS

- Florida State Courts

### BAR ADMISSIONS

- Florida

### LANGUAGES

- Mandarin Chinese

## Areas of Focus

### PRACTICES

- Cannabis Law
- Coronavirus
- Corporate Law and Governance
- Development
- Energy and Utilities
- Hospitality
- International
- Institutional Investment and Finance
- Investment and Ownership
- Lending
- Securities Transactions and Compliance
- Title Insurance

### INDUSTRIES

- Banking, Commercial, and Consumer Finance
- Real Estate