



Jennifer Nellany

Member

New York

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Practice Areas

- Real Estate
- Real Estate Development
- Fund Formation

Industry Sectors

- Hospitality

Education

- Rutgers University School of Law, J.D., 1996
- New York University School of Law, LL.M., 2000
- University of Delaware, B.S., 1992

Bar Admissions

- New York

Affiliations

New York Bar Association

Sarcoma Foundation of America, Board Member

With nearly 25 years as a practicing attorney, both as in-house counsel for public and private companies and in private practice at a full-service international law firm, Jennifer combines deep experience in real estate matters with practical corporate knowledge. She assists clients with drafting and negotiating complex commercial agreements, structuring debt and equity transactions (including M&A transactions and joint ventures), advising on corporate governance matters, drafting compliance materials, and advising on domestic and cross-border legal and regulatory issues, among other capabilities. She has extensive experience providing legal advice on hospitality-related matters, both as in-house counsel and in private practice.

Prior to joining Cozen O'Connor, Jennifer served as general counsel for a national diversified real estate owner, developer, and operator, where she was responsible for all legal matters at the company, including managing the company's litigation portfolio. Before that, she was the general counsel and chief compliance officer for a privately held real estate and investment company, where she oversaw legal and compliance matters for multiple business lines and launched the company's first third-party fund. She has also provided legal services to the family office function at both organizations.

Additionally, Jennifer served as the general counsel for a public hotel company, where she was an integral part of the acquisition and transition of a significant expansion asset for the company, and as global general counsel and secretary for the world's largest independent provider of directory assistance, where she managed a patent and trademark portfolio, managed significant domestic and European patent litigation matters, and successfully consummated several acquisitions during her tenure.

Jennifer began her career as a financial analyst and senior tax consultant. After law school, she spent eight years as an associate with an Am Law 100 firm concentrating on corporate law, including real estate matters.

Jennifer earned her B.S. in accounting from the University of Delaware and her J.D. with a Tax Honors Certificate from Rutgers University School of Law. She earned her L.L.M. in Taxation from New York University School of Law. In her personal time, she is passionate about fundraising and advocating for sarcoma research and awareness. She previously was the president of the board of directors of the Sarcoma Alliance and currently sits on the board of the Sarcoma Foundation of America.

Experience

Represented the buyer in its acquisition, through a 1031 transaction, of a 507,000 sq. ft. warehouse triple net lease in Fort Mill, SC, subject to the assumption of an existing loan.

Represented the buyer in the acquisition, through a 1031 transaction, of a leasehold interest in a Target distribution center in Hampton, Ga. The transaction required the buyer to assume the Georgia taxable lease purchase revenue bonds to which the property was subject.

Served as counsel to the buyer in connection with forming a joint venture and then acquiring two student housing projects in the southeastern United States.

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