

Tracey Bailey

Shareholder Co-Chair, Real Estate Finance, Default Resolution & Servicing Practice Group

Practices: Real Estate Finance, Default Resolution & Servicing; Real Estate Development & Investments; Finance & Banking; Real Estate

Industries: Real Estate; Financial Services

Tracey Bailey is a shareholder in Winstead's Real Estate Finance practice. Her practice involves a variety of commercial real estate transactions with a focus on real estate finance. Tracey's experience includes loan originations and servicing work with an emphasis on mezzanine loan structures.

Representative Experience

- Representation of national and regional institutional lenders with respect to interim and permanent loan originations in all categories of real estate including retail, industrial, multifamily healthcare and hospitality and involving complex issues including ground leases, tenant-in-common structures, mezzanine financing and A/B Note and portfolio structures
- Representation of national and regional institutional lenders with respect to the origination of construction loans in all categories of real estate including retail, industrial, multifamily, healthcare and hospitality
- Representation of private and institutional mezzanine lenders with respect to originations of real estate mezzanine loans including negotiations of complex intercreditor issues
- Representation of national and regional lenders with respect to servicing matters including consents, modifications, assumptions, partial releases, workouts, forbearance arrangements and foreclosures
- Representation of clients in the acquisition and disposition of various types of real estate
- Representation of borrowers with respect to the issuance of nonconsolidation opinions

Professional & Community Service

- State Bar of Texas
- Dallas Bar Association

Awards & Recognition

- *The Best Lawyers in America*, Woodward/White Inc., 2016-2021
- Texas Rising Star, Thomson Reuters, 2010-2012 (Real Estate)

Admissions

- Texas, 2004



Dallas Office

214.745.5192 Direct
214.745.5390 Fax
tsbailey@winstead.com

Education

Southern Methodist University, Dedman School of Law

- J.D., 2004
- *cum laude*
- Order of the Coif
- SMU Law Review Association
- Phi Delta Phi Honor Society

University of North Texas

- B.S., 1998
- *magna cum laude*
- Criminal Justice Student of the Year, 1999
- Alpha Phi Sigma Criminal Justice Honor Society
- Golden Key National Honor Society