



## **Sarah B. Bennett**

OFFICER

Minneapolis

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### Services

Real Estate & Construction

Bank & Finance

Corporate

Mergers & Acquisitions

### **Sarah provides accessible, strategic counsel to clients on real estate and business matters.**

Sarah advises business owners, real estate developers and individuals on a variety of real estate matters, including purchase and sale transactions, commercial and multi-family development, real estate financing and leasing matters. Sarah also advises real estate brokers, property management companies and common interest community associations on specific issues related to real estate brokerage companies under Minnesota statutes and the Minnesota Common Interest Ownership Act. Sarah enjoys working with small to mid-size business owners beginning with the initial formation of the entity and throughout the life of the business, including business succession planning and private mergers and acquisitions. Sarah takes pride in establishing strong relationships with clients and strives to meet her clients' goals and objectives, no matter how big or small the project.

Sarah is an active member of both the Minnesota State Bar Association and Hennepin County Bar Association. Sarah has been recognized as a Minnesota Rising Star by Super Lawyers in Real Estate Law in 2015-2021, and as a Super Lawyer in 2022.

### **Experience**

- Represented sellers and buyers in the acquisition, development and sale of multi-family and commercial properties.
- Represented landlords and tenants of retail, office, and industrial space in Minnesota.
- Represented numerous clients in the acquisition of residential rental property and creation of entities to hold title to real estate for investment purposes.
- Represented commercial and residential real estate contractors on a variety of matters including contract preparation and negotiation, business matters, dispute resolution and mechanic's liens matters.
- Represented local banks or private lenders regarding real estate financing and lending issues.

- Represented clients in resolving title defects or issues through Torrens proceedings subsequent matters or quiet title actions.
- Represented newly established or previously existing common interest community associations (CICs) on myriad of matters including Board governance, statutory interpretation, drafting organization and governing documents, amendments to governing documents and issuing legal opinion.
- Acted as counsel to existing and start-up companies on matters such as entity formation and governance considerations, business success planning and prepared corporate and LLC documents, including shareholder control agreements, operating agreements, buy-sell agreements, non-disclosure agreements, employment agreements and independent contractor agreements.
- Represented sellers and buyers in private merger and acquisition transactions and commercial transactions.

## **Credentials**

### **Education**

- William Mitchell College of Law, J.D., 2008
- DePauw University, B.A., 2004

### **Admissions**

- Minnesota, 2008
- Washington, 2012

## **Recognition**

- Minnesota Super Lawyers, Real Estate, 2022-2023
- Minnesota Super Lawyers Rising Star, 2015-2021

## **Civic & Professional**

### **Professional Activities**

- Hennepin County Bar Association
- Minnesota State Bar Association

### **Community**

- Great North Innocence Project—Represented indigent convicted defendant while at former law firm in relation to investigating conviction as to DNA evidence

- Mitchell Hamline College of Law, Former Law Student Mentor
- Braemar-City of Lakes Figure Skating Club, Former Board Member

## **News**

Firm News | 07.17.2023

Fredrikson Attorneys Named 2023 Minnesota Super Lawyers and Rising Stars

Firm News | 08.10.2022

Real Estate Attorney Sarah Bennett Joins Fredrikson & Byron

## **Publications & Presentations**

*Commercial Leasing Trends and Tips*, Minnesota Commercial Association of Real Estate/Realtors (MNCAR), April 5, 2023

*Special Issues When Buying/Selling Townhomes and Condos*, Minnesota CLE, 2013-2015, 2018, 2022

*Wine, Beer and Spirits Law 101*, National Business Institute, 2018, 2021

*Torrens Property*, Minnesota CLE, January 2016

*The Importance and Value of Using an Attorney to Assist in Residential Real Estate Transactions*, Minnesota Employee Relocation Council Meeting, November 2013

*The Legalities of CICs*, CIC Midwest, March 2013

*Access or Excess? Where to Draw the Line in Your Common Interest Community Association*, Minnesota Community Living Magazine, May/June 2012