WINSTON & STRAWN LLP

# Kenneth L. Betts

Partner

Dallas
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## Kenneth has more than 25 years of transactional, investment, and financial experience in advising REITs and other real estate companies as well as individual sponsors and developers with their capital formation objectives.

Kenneth concentrates his practice on representing issuers and underwriters in public and private offerings of debt and equity securities and assisting public companies in the preparation of periodic reports and proxy statements under the Securities Exchange Act of 1934. In addition to representing companies in connection with the negotiation and structuring of joint venture, partnership, and other general business arrangements, he has extensive experience with representing companies in mergers and acquisitions, including stock and asset transactions, exchange offers, and tender offers.

Kenneth has not only advised public and private real estate companies in developing financial structures to achieve their growth and operating objectives, but also represented a variety of sophisticated real estate entities in public and private transactions. Additionally, he has extensive experience in structuring listed and non-listed public offerings, UPREIT and DownREIT acquisitions, and REIT mergers.

# Key Matters

*Some of the experience represented below may have been handled at a previous firm.*

**Representative Experience**

- Represent REIT focused on industrial properties in an initial public offering of its common stock, including listing on the NYSE American Exchange
- Represent sponsor in the structuring and formation of a roll-up transaction involving multiple partnerships owning multi-family properties and concurrent public offering
- Represent non-listed REIT focused on opportunistic investments in an initial public offering of up to $650 million
- Represent issuer in the structuring and formation of a permanent capital entity focused on acquiring, owning and operating marina properties and subsequent private placement of equity securities
- Represent public mortgage REIT in its acquisition through merger of a public closed-end management investment company
- Represent REIT focused on hospitality properties in multiple private placements
- Represent sponsor in the structuring and formation of a roll-up transaction involving multiple partnerships owning retail properties
- Represent non-traded mortgage REIT in an initial public offering of up to $150 million
- Represented a REIT in its acquisition of 14 real estate assets from another REIT for a total transaction value of approximately $84 million

# Recent Experience

US Veterinary REIT Joins Kovitz Investment Group in Strategic Real Estate Venture

Resilient Capital Partners, LLC's Recapitalization of Suntex Marinas Investors, LLC

Plymouth Industrial REIT, Inc. in it Upsizing and Pricing of Follow-On Offering of Common Stock

# Recognitions

- *The Best Lawyers in America®*—Recognized for Corporate Law (*2025)*
- *The Legal 500 US*—Recognized as a "Key Lawyer" in REITS (2021, 2023)
- *The Legal 500 US*—Recognized for Capital Markets: Debt Offerings - Advice to Underwriters (2018)
- *Chambers USA*— Recognized for REITs (2017–2018)

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# Credentials

### EDUCATION

Kenneth received his B.A., with honors, in 1979 from Stanford University, where he was honored with the Dwight Owen Hall Memorial Scholarship for Outstanding Achievement in History. He obtained his J.D. in 1985 from the

University of Kentucky College of Law where he was inducted into the Order of the Coif and served as Notes Editor of the *Kentucky Law Journal*.

### ADMISSIONS

- Texas

## Related Insights & News

- Panelist, REITWise 2017: NAREIT's Law, Accounting & Finance Conference, March 23, 2017
- Presenter, "Anatomy of REIT Structures," Hot Topics in Real Estate—presented in conjunction with Marsh and Barclays, September 25, 2012
- Presenter, Infrastructure REITs in the Energy Industry Webinar, January 12, 2012
- Presenter, Infrastructure REITs in the Energy Industry Webinar, October 20, 2011
- Panelist, REITWise 2011: NAREIT's Law, Accounting & Finance Conference, March 24, 2011

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**RECOGNITIONS**

Winston Attorneys Recognized in *The Best Lawyers in America*® 2025

AUGUST 15, 2024

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**RECOGNITIONS**

Winston & Strawn Recognized in *The Legal 500 U.S.* 2023

JUNE 7, 2023

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**SPONSORSHIP**

Winston Sponsors NaREIT: REITworks 2021 Virtual Conference

SEPTEMBER 20-23, 2021

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**RECOGNITIONS**

Winston & Strawn Recognized in *The Legal 500 U.S.* 2021

JUNE 10, 2021

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**CLIENT ALERT**

Reminder of Annual Requirements for Investment Managers

FEBRUARY 11, 2021

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**CLIENT ALERT**

2020 SEC Filing Deadline and Financial Statement Staleness Calendars

DECEMBER 10, 2019

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**CLIENT ALERT**

New SEC Rule Allows All Companies to "Test the Waters" Before Securities Offerings

OCTOBER 4, 2019

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**CLIENT ALERT**

SEC Proposes Changes to Financial Disclosures About Acquired and Disposed Businesses

MAY 21, 2019

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**CLIENT ALERT**

2019 SEC Filing Deadline and Financial Statement Staleness Calendars

NOVEMBER 19, 2018

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**RECOGNITIONS**

Winston & Strawn Recognized in *The Legal 500 U.S.* 2018

MAY 30, 2018

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**RECOGNITIONS**

Winston & Strawn Recognized in *Chambers USA* 2018

MAY 3, 2018

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**IN THE MEDIA**

"Legal Shock and Awe in Dallas": Winston Partners Profiled in *Dallas Business Journal*

JUNE 23, 2017

## Capabilities

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Transactions | Mergers & Acquisitions | Private Equity | Finance | Capital Markets | Private Investment Funds | Public Companies | Financial Services

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