



Nicole L. Reid

Of Counsel

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Nicole Reid concentrates her practice in the areas of real estate and commercial lending.

Nicole Reid has extensive experience representing corporations, developers, lenders, borrowers, and real estate investment companies in the acquisition, development, leasing, financing, construction, and disposition of industrial, commercial, office, and mixed-use projects throughout the United States.

She regularly guides clients through all aspects of complex real estate transactions, including, drafting and negotiating purchase and sale agreements and commercial leases, conducting due diligence, examining title commitments and surveys, working through underwriting issues in connection with the issuance of title insurance policies, and overseeing closings.

Nicole also represents her clients in commercial lending transactions, including the structuring and documentation of commercial loans with both lenders and borrowers.

Representative Matters

- Co-lead counsel, closing attorney, and issuing title insurance agent for the \$500 million sale of a mobile home park.
- Lead counsel for a national institutional lender, closing attorney, and issuing title insurance agent to a \$115 million commercial loan secured by multiple properties throughout the state of Florida.
- Lead counsel to a national institutional lender, closing attorney, and issuing title insurance agent for an \$82 million loan secured by multiple properties located in three states.
- Lead counsel to a national institution lender on a \$38 million commercial loan secured by eight properties in five states.
- Lead counsel to a national institution lender on a \$46 million commercial loan secured by multiple properties in two states.
- Lead counsel to a national institution lender on a \$32 million commercial loan.
- Represented a real estate investment company, closing attorney, and issuing title insurance agent in connection with the acquisition of several apartment complexes.
- Represented a real estate investment company, closing attorney, and issuing title insurance agent in connection with the acquisition of multiple hotels in Florida.
- Lead counsel to developers in several multimillion-dollar commercial and residential projects in Florida.
- Lead counsel to a national institutional lender, closing attorney, and issuing title insurance agent for a \$61 million loan secured by multiple properties within the state of Florida.
- Lead counsel to a national institutional lender, closing attorney, and issuing title insurance agent for a \$37 million loan secured by multiple properties within the state of Florida.
- Served as lender's counsel to a major bank in the closing of two commercial loans totaling \$14 million to a West Virginia automotive dealership.
- Represented a machinery moving company in a \$3 million hard money loan to a real property borrower.
- Served as borrower's counsel for an investment fund in a \$5.9 million commercial loan transaction for the renovation of a Florida property.

- Served as buyers' counsel in the sale of a \$2.2 million Florida residential property by a Turks and Caicos Islands corporation.



Professional Honors & Activities

- Listed in *The Best Lawyers in America*® for Real Estate Law (2025, 2026)
- Member – Florida Bar Association, Real Property, Probate, and Trust Section
- Licensed Producer – Firm Title Insurance Agency, including Old Republic National Title Insurance Company, Fidelity National Title Insurance Company, Chicago Title Insurance Company, First American Title Insurance Company, Stewart Title Guaranty Company, and Attorneys' Title Fund Services LLC (The Fund)
- Recipient – Old Republic National Title Insurance Company "Top Producer" award (2022)
- Recipient – Old Republic National Title Insurance Company "Outstanding Agent" award (2019)
- Recipient – Attorneys' Title Insurance Fund Services "Seventeenth Circuit Top Contributor" award (2013, 2014)
- Recipient – Attorneys' Title Fund Services "President's Circle" award (2012 – 2014)
- Extern – U.S. Securities and Exchange Commission (2001)



Speaking Engagements

- "Modern Real Estate Transactions," American Law Institute Continuing Legal Education seminar (2021)



Education

- University of Miami, J.D., 2002, cum laude
- Florida Atlantic University, B.B.A., Finance and Management, 1998, cum laude



Admissions

- Florida, 2002