



Robert D. Ballinger

PARTNER

Columbus

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Practice Areas

Real Estate

Tax and Economic Development
Incentives

Taxation

Education

The Ohio State University Moritz
College of Law, J.D., *cum laude*,
2017

The Ohio State University, B.A.
cum laude, 2014

Bar & Court Admissions

Ohio

*Admitted to practice law only in
the states listed above.*

Robert is a partner in the firm's national economic development incentives practice. He counsels clients on utilizing tax credits, including the Ohio Transformational Mixed Use Development Tax Credit, and incentives to assist in the development and redevelopment of property and the creation of jobs and economic growth.

Robert also has significant experience assisting clients with the structuring and execution of the purchase, sale, development and financing of commercial real estate projects. He has extensive experience negotiating purchase and sale agreements, development agreements, commercial leases, and loan documents, including transactions involving construction financing and permanent financing.

Robert advises clients on real estate syndications, joint ventures, and other private investment structures. He regularly counsels sponsors on the formation and governance of single-asset and multi-asset investment vehicles, including limited liability companies and limited partnerships, and draft and negotiate operating and partnership agreements, subscription documentation, and related offering materials. In addition, Robert advises on capital stack structuring, economic waterfalls, preferred returns, promote mechanics, transfer restrictions, and exit provisions, as well as the securities law aspects of real estate capital raises, including compliance with federal and state private offering exemptions, investor qualification issues, and disclosure considerations.

Robert is active in the real estate industry and currently serves as the president of NAIOP of Ohio and serves on the board of directors for NAIOP of Dayton where he helps guide the organization's advocacy and political engagement efforts statewide.

Robert was named to the *Dayton Business Journal's* 2025 "40 Under 40" list. He has also been listed as "One to Watch" by the Best Lawyers in America and as an Ohio Super Lawyers "Rising Star."

Robert earned his J.D. *cum laude* from The Ohio State University Moritz College of Law. He earned his B.A. *cum laude* from The Ohio State University.

