

William G. Homiller

WORK ADDRESS

Troutman Pepper Hamilton Sanders LLP
1001 Haxall Point, 15th Floor
Richmond, Virginia 23219
(804) 697-1288
will.homiller@troutman.com

HOME ADDRESS

3412 Post Mill Place
Midlothian, Virginia 23113
(804) 397-0306 (mobile)

CURRENT PRACTICE

Helps businesses add value and mitigate risks in real estate ventures by providing quick and expert legal advice regarding the development, acquisition, sale, financing, and leasing of all different classes of commercial properties, including office buildings, industrial facilities, retail centers, apartments and mixed-use projects.

Practice allocation:

Acquisitions, sales and development (50%); Leasing (30%);
Borrower-side financing (15%); Land use and permitting (5%)

Significant engagements:

Represented LDC Walthall PO, LLC and LDC Northlake PO, LLC, in the acquisition and financing of a portfolio of industrial properties containing 4 buildings with a cumulative leasable area of 1.2 million square feet and a purchase price of \$105,600,000.

<https://www.virginiabusiness.com/article/four-richmond-area-distribution-centers-sell-for-105-6m/>

Represented Lingerfelt Office Properties LLC in the sale of an 11-building suburban office portfolio in Henrico County, VA containing 723,103 square feet for a sale price of \$118,950,000.

https://richmond.com/news/local/business/lingerfelt-completes-119-million-sale-of-its-innsbrook-office-portfolio-shifts-strategy-with-rebrand/article_11868043-d54e-55b9-a06d-a476278d463f.html

Represented LCP Ashton Creek PO, LLC, and LCP AC II Distribution, LLC, on the acquisition, loan, development and leasing of multiple sites on Ashton Park Drive in Chesterfield County, Virginia, featuring construction of three industrial facilities containing approximately 697,000 combined square feet with a cumulative project cost of approximately \$87,500,000 million.

<https://www.costar.com/article/518025976/lingerfelt-snags-tenant-for-suburban-richmond-spec-project>
<https://www.prnewswire.com/news-releases/lingerfelt-announces-another-full-building-lease-and-100-occupancy-at-ashton-logistics-park-302248925.html>

Leasing counsel for (i) 22-building portfolio containing approximately 1.3 million square feet of office and flex space in Hampton Roads, Virginia and (ii) office buildings in Norfolk, Houston, Minneapolis, St. Louis, Richmond, Columbus (OH), and Kansas City, containing a total of approximately 2.9 million square feet of leasable space.

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EDUCATIONAL BACKGROUND

UNIVERSITY OF VIRGINIA SCHOOL OF LAW

J.D., 2002

Libel Show (head writer), Research Assistant to Prof. Kent Sinclair, Peer Advisor, Virginia Law Weekly

HAMPDEN-SYDNEY COLLEGE

B.A. in Political Science and Economics, 1999

Summa cum laude, Phi Beta Kappa, Omicron Delta Kappa

Intern, Fulbright Commission, Prague, Czech Republic (1998)

Justice Semester Program, American University, Washington, D.C. (1998)

Virginia Programme at Oxford, St. Anne's College (1997)

BAR MEMBERSHIPS

Virginia State Bar (2002-present)

Virginia Bar Association (2002-present)

EMPLOYMENT HISTORY

TROUTMAN PEPPER HAMILTON SANDERS LLP, Richmond, Virginia
Partner, Commercial Real Estate (January 2014 – Present)

- Professional Development Partner for the firm-wide real estate practice group (2019-present), providing mentorship, training and practice management for associates, counsel and staff
- 2022 Graduate of Client Development and Executive Leadership Program
- Diversity Committee (2015-2018)

TROUTMAN SANDERS LLP, Richmond, Virginia

Associate, Commercial Real Estate (September 2002 – December 2013)

- Pro Bono Committee (2005-2011)

SPEAKING ENGAGEMENTS

SPEAKER, “High Maintenance and Not My Problem – Allocation of Repair Obligations in a Commercial Lease”, Troutman Sanders Real Estate CLE Series, June 16, 2020 (10 hours spent). Prepared and delivered a 1.0-hour CLE presentation via Zoom to law firm attorneys and guests regarding the competing interests of commercial landlords and tenants when allocating maintenance and repair obligations in a lease, including a \$100,000-Pyramid-themed contest for attendees.

PLANNER AND MODERATOR, “Amazon HQ2: The Cavalier Hotel is Back! How Virginia Incentivizes Big Real Estate Deals”, Virginia Bar Association Summer Meetings at the Homestead Resort in Hot Springs, Virginia, July 17, 2019 (8 hours spent). Collaborated with R.J. Nutter and Sandi McNinch on a 1.5- hour CLE presentation on state and local incentives for large-scale real estate developments and corporate relocations.

SPEAKER, “Brownfield Liability and Redevelopment Update: Old Dogs, New Tricks”, Virginia Bar Association Summer Meetings at The Greenbrier Resort, White Sulphur Springs, West Virginia, July 25, 2014 (10 hours spent). Co-presented a 1.5-hour CLE with an environmental law attorney (Henry Pollard) and the Director, Division of Enforcement for Virginia DEQ (Jefferson Reynolds) regarding the liabilities facing owners of brownfield sites in Virginia.

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SPEAKER, “Environmental Liabilities in Real Estate Transactions”, Richmond Bar Association Spring CLE, Country Club of Virginia in Richmond, Virginia, May 6, 2014 (10 hours spent). Co-presented a 1.5-hour CLE with public (Lynne Rhode) and private (Henry Pollard) environmental law attorneys regarding environmental liability and potential enforcement actions facing owners of commercial real estate.

SPEAKER, “Virginia Real Estate in Transition”, Virginia Land Forum hosted by Commonwealth Commercial Partners, April 30, 2013 (20 hours spent). Delivered 25-minute presentation to developers, bankers, brokers, engineers, and other real estate professionals about transfers of development rights and zoning law trends and then participated in a panel discussion with representatives from banking, accounting, and development businesses about the state of the real estate industry. <https://www.youtube.com/watch?v=W-iUNag92-U>

LEGAL PUBLICATIONS

CO-AUTHOR, *USA Practice Guide on Real Estate*, Chambers and Partners, 2018.

Link: [USA Practice Guide on Real Estate](#)

CO-EDITOR, *Real Estate Transactions in Virginia*, 2024 Edition, Virginia CLE (a division of the Virginia Law Foundation).

Publication will be available for purchase on www.vacle.org.

BAR ACTIVITIES

VIRGINIA BAR ASSOCIATION

- Chair of Real Estate Section (2019-2021)
- Member, Real Estate Council (2012-present)
- Young Lawyers Division, Executive Council (2008-2013)

VIRGINIA STATE BAR

- Area Representative, Real Property Section (2021-2024)

PROFESSIONAL RATINGS

Chambers USA: Real Estate, Southern Virginia (2023-2024), Band 2

Virginia Lawyers Weekly: “Go To Lawyers” – Commercial Real Estate (2023)

Best Lawyers in America®: Real Estate Law (2019-2024)

Virginia Business Magazine: “Legal Elite” in Real Estate/ Land Use (2023)

Virginia Super Lawyers (2010-2016)

TEACHING ACTIVITIES

VIRGINIA COMMONWEALTH UNIVERSITY, KORNBLAU REAL ESTATE PROGRAM

Guest Instructor – UrbanPlan facilitations (2017-present)

Trained as an UrbanPlan facilitator. Provide instruction and guidance to undergraduate students engaged in an in-depth, classroom-based city planning exercise designed by the Urban Land Institute. Two to five hours per semester.

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COMMUNITY SERVICE / PRO BONO ACTIVITIES

LISC VIRGINIA

Local Advisory Committee: Chair (2022-2024), Member (2017-present)
Executive Committee (2018-present)

VIRGINIA SUPPORTIVE HOUSING

Board of Directors (2006-2012)
Site Development Committee: Chair (2007-2012), Member (2003-2012)

VIRGINIA COMMONWEALTH UNIVERSITY REAL ESTATE CIRCLE OF EXCELLENCE

Member (2017-present)
Real Estate Trends Conference planning committee (2019-2024)

GOODWILL SERVICES, INC.

Board of Directors (2022-present)

BOB AND ANNA LOU SCHABERG FOUNDATION

Secretary to Board of Directors (2021-present)

OTHER MEMBERSHIPS

Greater Richmond Association for Commercial Real Estate
Member (2002-present)

ATTACHMENTS

Firm website:

<https://www.troutman.com/professionals/william-g-homiller.html>

LinkedIn:

<https://www.linkedin.com/in/will-homiller-84830211/>

PERSONAL

Born July 6, 1977, in Atlanta, Georgia. Married for 20+ years to a domestic relations attorney. Two children (17 and 15 years old). Interests include traveling in Europe, cheering on the Atlanta Braves, writing song parodies, and reading historical fiction.