

*David Jensen counsels financial institutions, companies, and individuals in real estate, finance, and business transactions. With the breadth of this experience he is able to navigate his clients through the complex interests in business transactions.*



## David S. Jensen

Shareholder | Boise

### Biography

David Jensen represents clients in real estate transactions, commercial and consumer lending, business entity formation, mergers and acquisitions, leasing and general business planning. David's experience and transactions include:

- Representing institutional lenders with negotiating and documenting hundreds of commercial real estate term and construction loans
- Counseling a bank client in multi-million-dollar asset-based revolving lines of credit
- Representing borrowers with documenting and negotiating commercial real estate loans
- Counseling clients on the selection and formation of business entities
- Acting for the buyer of a wine and beer distribution business
- Negotiating and drafting leases for landlords and tenants
- Representing buyers and sellers in the purchase and sale of businesses
- Counseling brokers investing in a real estate brokerage business

David is currently serving as the chair of a committee of the Business and Corporate Law Section of the Idaho State Bar that is working on updating the Idaho Nonprofit Corporations Act. Previously, David has served as chair of committees that updated the Idaho Business Corporations Act; reviewed and adapted the Uniform Business Organizations Code; and the Revised Uniform Limited Liability Company Act for adoption in Idaho. He has served as a committee member in the review of

### Contact information

208.562.4904

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### Capabilities

Real Estate

Banking & Financial Services

Corporate

Corporate Transparency Act

### Licensed/Admitted

Idaho

U.S. Dist. Court, Dist. of Idaho

South Dakota

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Uniform Acts for adoption in Idaho including The Revised Uniform Partnership Act; The Revised Uniform Limited Partnership Act; and Article 9 of the Uniform Commercial Code.

David frequently lectures at various CLE courses and other seminars regarding real estate, business and lending.

## Experience

### Financing and Acquisition of Car Wash Properties

Representing client in the organization of client entities and the acquisition of properties for the development of tunnel car washes, including financing.

### Sale and Financing of Residential Developments in Boise

Representing client entities in the acquisition, development and sale of residential developments in the greater Boise area, including financing.

### Purchase of Industrial Buildings

Assisted client in the purchase of investment industrial buildings.

## Accomplishments

### Professional

Ranked in Chambers USA – Real Estate and Corporate/Commercial

Mountain States Super Lawyers – Real Estate Law, 2015-present

Clerkship, Honorable Richard W. Sabers, Justice of the Supreme Court of South Dakota

*Idaho Business Review* Leaders In Law Honoree, 2024

### Academic

University of Minnesota Law School (J.D., 1989)

- Cum Laude

Carleton College (B.A., 1984, with Distinction)

## Associations

### Professional

Idaho State Bar –

- Real Property Section, Past Chair
- Business and Corporate Law Section, Past Chair; Inaugural Distinguished Section Member Award

South Dakota State Bar

American Bar Association

Fellow in the American College of Mortgage Attorneys

Fellow in the American College of Real Estate Lawyers

University of Idaho College of Law, Adjunct Professor, Sales - 2017 to 2019

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Idaho Uniform Law Commissioner (2018-present)

**Community**

Trustee, Envision Sight, Inc.

Boise Vista Lions

Advisor, Venturing Crew 33

Troop Committee Chair, Troop 33 Leadership Boise

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