

Aaron Whyte

Associate



Connect with Aaron

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Services / Industries

Real Estate

Bio

Aaron Whyte is a commercial real estate attorney in Chicago who advises real estate funds, syndicators, developers, owner-operators, joint venture partners, borrowers, lenders, and financial institutions on complex real estate transactions. His practice focuses on acquisitions and dispositions, real estate finance, commercial leasing, joint ventures, and real estate development, with a particular emphasis on multifamily, mixed-use, and student housing.

Aaron has significant experience in multifamily real estate transactions. He has represented clients in the acquisition, sale, financing, rehabilitation, and operation of multifamily assets using a wide range of structures, including real estate syndications, private real estate funds, joint ventures, agency loans, CMBS loans, construction financing, mezzanine financing, Multifamily Housing Bonds, and Low-Income Housing Tax Credits (LIHTC). His experience allows him to advise clients across the lifecycle of a multifamily investment, including due diligence, purchase and sale agreements, loan documents, operating agreements, title and survey review, closing logistics, and post-closing ownership issues.

In addition to his multifamily practice, Aaron represents clients in transactions involving student housing, mixed-use developments, retail assets, industrial properties, and other commercial real estate investments.

He also advises real estate brokers and brokerage teams in connection with transitions between brokerage firms.

Before joining Gould & Ratner, Aaron gained valuable experience as an associate at a global law firm, where he worked on high-profile real estate matters.

Credentials

Education

University of Wisconsin-Green Bay

University of Wisconsin-Madison

Bar Admissions

Florida

Illinois

Minnesota

Wisconsin

Key Cases or Transactions

- Represented a private owner-operator in the sale of a \$55 million multifamily portfolio
- Represented a syndication in the sale of a \$23 million multifamily asset
- Represented a private owner-operator in the sale of a \$430,000 multifamily asset
- Represented a developer in construction mortgage and mezzanine loans (\$70 million in the aggregate) for the development of a mixed-use multifamily and retail project
- Represented a private owner-operator in the acquisition of a \$41 million student housing asset
- Represented a private owner-operator in the acquisition of a \$10.7 million multifamily asset
- Represented a private owner in the sale of a \$2.5 million single-tenant net-leased retail asset leased to Starbucks
- Represented a private owner in a \$39 million CMBS mortgage loan secured by a portfolio of industrial real estate

News

11 Gould & Ratner Lawyers Recognized in the 2027 Edition of Best Lawyers: Ones to Watch® in America, August 20, 2026

13 Gould & Ratner Lawyers Recognized in the 2026 Edition of the Best Lawyers: Ones to Watch® in America, August 21, 2025

Aaron Whyte Joins Real Estate Practice as Associate, October 28, 2024

Publications

Illinois Rental Fee Changes in 2027: What Landlords and Property Managers Need to Know, August 31, 2026

House-Passed 21st Century ROAD to Housing Act: What Real Estate Professionals Should Know, June 3, 2026

Ten Mistakes Buyers Make When Negotiating Letters of Intent in Commercial Real Estate Transactions in Illinois, May 6, 2026

The 2026 ALTA/NSPS Land Title Survey Standards: What Do Commercial Real Estate Professionals Need to Know?, March 26, 2026

Do I Need a Phase I Environmental Site Assessment When Buying Commercial Property in Illinois?, February 25, 2026

What Are the Most Common Legal Mistakes First-Time Chicago Multifamily Real Estate Buyers Make (and How to Avoid Them)?, January 27, 2026

10 Things a Real Estate Investor Should Know About the Big Beautiful Bill, July 10, 2025

What Is a Rent-Ready Credit in Multifamily Real Estate?, May 27, 2025