INSLEE BEST

Kelly H. Huo

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Bio

Kelly advises clients in real estate, business, and estate planning, focusing on complex, cross-border, and tax-driven transactions. She represents individuals, developers, and institutions in acquisitions, dispositions, financing, leasing, and development projects (including EB-5 matters), and manages entity formation, property transfers, due diligence, title review, and drafts documents such as purchase and sale agreements, leases, easements, CC&Rs, and trusts.

She helps clients develop comprehensive estate plans that integrate U.S. and international tax considerations, often coordinating entity and trust structures to optimize asset protection, succession planning, and wealth preservation. With a strong tax background, she integrates tax planning into real estate and estate planning strategies to optimize structures for both domestic and international clients.

Prior to joining Inslee Best, Kelly practiced at a law firm and served as in-house counsel to a real estate developer, handling ground-up construction of condominium and mixed-use development projects. Born in China, Kelly is fluent in Mandarin and regularly advises Mandarin-speaking clients on real estate, business, and estate planning matters.

Education

- LL.M., Taxation, University of Washington, 2011
- J.D., Northern Illinois University, 2010
- B.A., University of Washington, 2004

Bar/Court Admissions

- Admitted Illinois, 2010
- Admitted Washington, 2016

Professional & Civic Involvement

- Washington State Bar Association, *Member*
- King County Bar Association, *Member*
- Seattle Chinese Bar Association, *Member*

Representative Matters

- Represented institutional property owner in the acquisition of a $80 million apartment complex in Texas.
- Represented institutional property owner in the acquisition of a $4.5 million apple orchard in eastern Washington.
- Represented institutional property owner in the sale of five apartment complexes in Oregon and Washington ranging in size from $42 million to $99 million.
- Represented developer in the sale of a $28 million office complex in Bellevue.
- Represented developer in the conversion of a 162-unit apartment building to condominiums in downtown Bellevue and subsequently represented developer in the sale of the condominium building for $68 million.
- Represented developer in the development of a $200 million mixed-use EB-5 foreign investment funded project in downtown Seattle.
- Represented developer in the negotiation and closing of a $12.5 million refinance of an office complex in Bellevue.
- Represented landlord in the leasing of office spaces in a 57,000 square feet office park in Bellevue.