



Project Finance

We represent clients in all types of loans related to securing real estate including construction loans, bridge loans, single asset/single borrower securitized loans, permanent loans, participating loans, shared appreciation loans, borrowing base asset loans, subscription facility loans, convertible loans, mezzanine loans, loans backed by credit leases, conduit loans and loans secured by ground leases. As well, the firm's real estate attorneys, often in conjunction with the Corporate Finance practice have been involved in virtually every type of loan securitization offering, including public offerings, private placements, foreign offerings, bonds, pass-through certificates and commercial paper, diverse pools of conduit mortgage loans, small pools of large loans, single mortgage loans secured by one or more commercial or multifamily properties, performing and non-performing mortgage loans from existing portfolios, new commercial mortgage loans originated with a view toward securitization, and commercial loans affecting a variety of properties.

The firm's real estate attorneys have extensive experience in complex multi-state commercial real estate financings, as well as the acquisition and development of high value real estate projects, including office parks, commercial parks, mixed-use developments, major shopping malls, golf course communities and industrial facilities. Our attorneys have been involved with the financing of industrial, flex space, retail, historic, agricultural and mixed-use condominium projects. In addition, we have served as developer's counsel on community development authority financings to provide public infrastructure in support of residential, commercial and retail developments, as well as public/private financings to facilitate construction of public facilities, transportation improvements, outdoor arena, hotel and conference centers.

Experience

- \$52.5 million development and bridge loan from private lender for major mixed-use development.
- \$44 million syndicated refinance and acquisition loan for regional convenience store owner/operator, together with \$9,000,000 non-syndicated working capital facilities.
- \$250 million Construction to Perm Loan with life company for development of regional shopping center. Transaction involved negotiation of intercreditor relationship with a Community Development Authority that financed infrastructure improvements.
- \$50 million non-recourse acquisition loan with life insurance company for acquisition of office complex and subsequent refinance for \$80 million.

- \$27 million construction loan for development of a major residential community.

Related News

- Arbitration Provisions Containing Class Action Waivers: Avoiding Financial Risk and Cost
- 50 Williams Mullen Attorneys Named to Virginia Business magazine's 2015 'Legal Elite'
- Three Richmond Attorneys Honored at CREW Richmond's 25th Anniversary
- Williams Mullen Ranked Nationally in 16 Legal Practices by U.S. News 'Best Lawyers' Best Law Firms? 2016
- Alyssa Embree Named to Inside Business' Top Forty Under Forty
- Ashley Cooper Davies Quoted in Charlottesville Tomorrow Article About Local Development
- Three Richmond Attorneys Named to CREW Richmond's Top 25 Women to Watch
- 26 Williams Mullen Attorneys, 11 Practice Areas Recognized by Chambers USA for 2016
- Money, Dirt and Steel: Spring 2016 Newsletter
- Preston Lloyd Represents Buyers in Broad Street Real Estate Deal
- Williams Mullen Welcomes Real Estate Partner Wyatt Booth
- 56 Williams Mullen Attorneys Named 2016 Virginia Super Lawyers; 22 Named 2016 Rising Stars
- Williams Mullen Announces the Election of Eight New Partners
- 12 Williams Mullen Attorneys Named 2016 North Carolina Super Lawyers
- Allison Domson Featured as 'Decision Maker' in Richmond Times-Dispatch
- Money, Dirt and Steel: Year End 2015 NC Real Property Litigation Update
- Williams Mullen Welcomes Financial Services and Real Estate Associate Elizabeth M. Hodge
- 15 Williams Mullen Attorneys Named 2016 'Lawyers of the Year' by The Best Lawyers in America
- 106 Williams Mullen Attorneys named 2016 Best Lawyers in America
- Williams Mullen Bolsters Real Estate Practice with Addition of Land Use Attorney Grady Palmer
- Is the Mechanic's Lien or Bond Waiver Clause in Your Contract Enforceable in Virginia?
- Ashley Cooper Davies quoted in Charlottesville Tomorrow about Brookhill neighborhood
- Williams Mullen Recognized by Chambers USA for 2015
- Money, Dirt & Steel: Spring 2015 NC Real Property Litigation Update
- Williams Mullen Welcomes Charlottesville Land Use Planner Ashley Cooper Davies
- Robert Charles Lawson named to 2015 "40 Under 40" list by the Triangle Business Journal
- It's a Bird, It's a Plane, It's . . . Super Priority! A Brief Primer on Purchase Money Security Interests
- Money, Dirt & Steel: 2014-2015 NC Real Property Litigation Update
- Williams Mullen Attorneys Named to Virginia Business magazine's 2014 'Legal Elite'
- Alyssa Embree Profiled in Virginia Business Magazine's Legal Elite Issue
- 30 Williams Mullen Attorneys, 12 Practice Areas Recognized in Chambers USA 2019

- Williams Mullen Welcomes Three New Associates
- 19 Williams Mullen Attorneys Named "Ones To Watch" by Best Lawyers®
- Williams Mullen Welcomes Financial Services and Real Estate Associate Grayson T. Orsini
- Williams Mullen Partner Alyssa Carducci Dangler to Serve as CREW Network President-Elect for 2022
- Mezzanine Lending Video Series - Episode 1
- Mezzanine Lending Video Series - Episode 2
- Mezzanine Lending Video Series - Episode 5

Related Events

- CLE Day
- Preserving Your Litigation Rights in the Audit Process
- Key Lease Provisions for Pass-Through Expense Litigation
- Are You Leaving Money on the Table? How to Maximize Recovery on Lease Audit Claims
- Retail T.A.P. Talks - NC Retail Merchants Association
- Women in Real Estate Panel
- The Summer Series: Hot Real Estate Topics
- TILA RESPA Integrated Disclosure Rule Seminar
- Legislative Roundtable: What's in Store for 2015 Commercial Real Estate
- Legislative Roundtable: What's in Store for Commercial Real Estate with New Governor & General Assembly
- AICPA National Real Estate Conference

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