

# Brian A. Hart

SHAREHOLDER

MIAMI

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## Overview

Brian Hart advises companies and high-net-worth individuals in a full range of business and legal matters, including real estate transactions, corporate and commercial law, banking and finance, and health care transactions. He represents real estate development firms, industrial developments, shopping centers, restaurants, office buildings, mortgage companies, lending institutions, banks, hospitals, and health care facilities such as medical diagnostic centers, assisted living facilities nursing homes, clinical laboratories, and mobile diagnostic providers.

Brian handles all types of complex real property matters, including acquisition, development, and sale of commercial and residential real estate; acquisition, construction, bridge, mezzanine and permanent real estate financing; joint ventures, syndications and the formation of partnerships; loan restructuring, including problem loans and workouts; commercial leases for landlords and tenants; real property title examination and resolution of matters that affect title to real property.

He also provides counsel on corporate finance and transactional matters, including mergers and acquisitions. He represents corporate borrowers in connection with corporate finance, including public and private debt and equity offerings (registered and exempt); real estate syndications, including construction and permanent loans; revolving credit facilities (secured and unsecured) leveraged business acquisition; receivables financing; sale-lease backs; letter of credit facilities; and loan workouts.

Brian has significant experience in all facets of health care transactional matters, including the purchase and sale of medical facilities including hospitals and nursing homes, formation of medical group practices, and negotiations of employment, medical services, equipment leasing, and finance transactions.

# Areas of Focus

## Practices

- Real Estate
- Banking, Commercial, and Consumer Finance
- Health Care
- Business Transactions
- Tax Litigation & Controversy
- Development
- Investment and Ownership
- Qualified Opportunity Zone Task Force
- Institutional Investment and Finance

## Industries

- Real Estate
- Banking, Commercial, and Consumer Finance
- Health Care

# Insights

07.06.2020

Gov. DeSantis Signs Law to Address Emotional Support Animals in Housing

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08.06.2019

FIRRMA Impact on Real Estate Transactions

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# News

10.04.2022

Conservationists Sue Miami-Dade County for Approving Water Park, Hotel and Retail Development That Will Devastate Environmentally Sensitive Land Against Voters' Wishes

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09.24.2018

South Florida Multifamily Market Trending Toward Apartments After Years of Condo Focus

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08.31.2017

Carlton Fields Bolsters Its South Florida Real Estate and Commercial Finance Practice with Addition of Brian A. Hart

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08.21.2017

Buyer Of 'Dirty Stopper' Show Jumping Horse Loses Suit

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## Recognition

- AV Rated by Martindale-Hubbell
- Best Real Estate Deals, *Tampa Bay Business Journal* (2021)

## Professional & Community Involvement

- The Florida Bar
- Dade County Bar Association
- University of Miami Citizens Board
  - President (2005)
  - Member (1987–present)
- University of Miami Board of Trustees
  - Ex-Officio Member (2005–2007)
- Confrérie des Chevaliers du Tastevin, Sous-Commanderie de Miami
  - Argentier (2006–2013)
- Baptist Hospital of Miami Foundation Inc.
  - Director (1988–1991)

## Credentials

### Education

- University of Florida College of Law (J.D., with honors, 1978)
- University of Miami (B.B.A., cum laude, 1975)

### Court Admissions

- U.S. Court of Appeals, Fifth Circuit
- U.S. District Court, Southern District of Florida

### Bar Admissions

- Florida