



Lee Lyman

SHAREHOLDER

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CONNECT

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Overview

Lee Lyman's practice focuses on both real estate and corporate representation. She is experienced in structuring venture financing, both debt and equity, negotiating distressed real estate loan workouts and property dispositions, and advising on the acquisition, development, and disposition of commercial real estate with a particular focus on multifamily housing, assisted living, mixed-use developments, and associated property management. Lee provides corporate and transactional advice with respect to business formation, financing, outsourcing, services and procurement contracts, joint ventures, mergers and acquisitions, and other business restructurings. Lee has extensive experience in limited liability company and partnership law, organization, structure, and operations.

Experience

Real Estate

- Represent foreign investors co-investing in multifamily acquisitions in the southeastern United States.
- Represent major bank lender financing large health care property portfolio loans.
- Represent senior living developer in acquisition, financing, and operation of assisted living and memory care facilities.
- Represented global real estate advisory firm in formation of national investment fund and regional joint ventures, property acquisitions, and all operations of real estate investment fund and project owners, including:
 - Portfolio and project acquisitions
 - Development and construction financing
 - Disposition of assets and unwinding of joint venture
- Core team member representing national rating agency for CMBS issuances.
- Lead counsel for formation of joint venture and acquisition by a global real estate advisory firm of apartment group division.
- Represented special servicer in modification of complex loan structure involving

conversion of condominium property to fee property.

- Regularly represent lender and borrower clients for balance sheet and conduit mortgage loans and mezzanine loans.
- Handled reflagging through new franchise license agreement of a \$100 million hotel project in Orlando, Florida.
- Represented several national and regional banks as counsel handling special assets (loan restructures, workouts, and enforcements).

Corporate/Transactional

- Represented private equity group in three different portfolio company acquisitions, including company formation, preferred equity financing, mezzanine and senior debt financing.
- Represented international paper pigments group in sourcing all chemicals management and supplies services.
- Represented global construction materials, aggregates, and specialty chemicals company in developing exclusive supply and distribution relationships for specified chemicals with international chemical suppliers.
- Responsible for developing form sales, purchase orders, and supply contracts (including standard terms and conditions) for global packaging machinery company.
- Negotiated services agreement with respect to brand development and expansion for national fast food franchisor.
- Led team responsible for 108 separate corporate transactions in connection with formation of major wireless company joint venture through contribution of wireless assets.
- Managed single complex transaction for new aggregate materials business enterprise involving debt and equity financing, three separate asset acquisitions, and one joint venture.
- Served in outside general counsel role for three successful technology-oriented business startups, from initial formation, acquisition of key technology, technology transfer and licensing, negotiation of vendor and distributor relationships, confidentiality agreements, advice on employment issues, and multiple rounds of private financing, through sale of business and IPO.

All Insights

08.19.2010 The LLC Act Comes of Age

01.01.2010 Georgia Limited Liability Company Forms and Practice Manual

01.01.2009 A Hole in Lawyers' Liability Shield?

03.01.2000 Georgia Updates its LLC Act

Professional & Community Involvement

- American Bar Association
- State Bar of Georgia

- Business Law Section, LLCs, Partnerships, and Unincorporated Entities Committee

Speaking Engagements

- "Buy-Sell Agreements," Professional Education Broadcast Network Teleseminar (November 4, 2014)
- "LLCs: Advising Small Business Startups and Larger Companies," Lorman Education Services (June 6, 2013)
- "Drafting LLC Operating Agreements," Professional Education Broadcast Network Teleseminar (October 11–12, 2011, June 18–19, 2013, and June 16, 2015)
- "Single Member LLCs: Business and Tax Law Issues," Professional Education Broadcast Network Teleseminar (January 14-15, 2013, and December 8–9, 2015)
- "Legal Opinions on LLCs," Georgia ICLE (September 15, 2012)
- "Dangers of Using 'Units' in LLC Planning," Professional Education Broadcast Network Teleseminar (October 28, 2010, January 10, 2012, and June 10, 2014)
- "LLCs," Program Chair, Georgia ICLE (September 16, 2010)
- "Innovate But Don't Ignore the Basics: A Business Checklist for Start Up Companies," Emory Law and Georgia Institute of Technology TI:GER Program (March 26, 2010)
- "Partnership Hot Topics: Series LLCs, Low-Profit LLCs ('L3Cs'), Carried Interests & Debt-for-Equity Swaps," ABA Southeast Business Tax Forum: Taxation of Business Transactions (May 18–19, 2009)
- "Series LLCs: Tax Issues and Fundamentals," Lorman Education Services (April 27, 2009)
- "Buying and Selling Unincorporated Entities," ABA Taxation of Business Transactions Seminar (May 14–15, 2008)

Credentials

EDUCATION

- Georgia Institute of Technology (M.C.R.P., 2006)
- Duke University School of Law (J.D., 1989)
- University of Pittsburgh (M.A., 1986)
- Florida State University (B.S., 1983)

COURT ADMISSIONS

- Georgia State Courts

BAR ADMISSIONS

- Georgia

LANGUAGES

- Thai

Background

- Counsel, Thompson Hine LLP, Atlanta, GA (2007–2011)
- Partner, FSB FisherBroyles LLP, Atlanta, GA (2005–2007)
- Counsel, Alston & Bird LLP, Atlanta, GA (1997–2004)
- Associate, Sutherland, Asbill & Brennan, Atlanta, GA (1989–1997)

Areas of Focus

PRACTICES

- Business Transactions
- Corporate Law and Governance
- Development
- Hospitality
- Investment and Ownership
- Institutional Investment and Finance
- Lending
- Mergers and Acquisitions

INDUSTRIES

- Real Estate
- Banking, Commercial, and Consumer Finance