



# Michael R. Tippett

SHAREHOLDER

ATLANTA

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CONNECT

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## Overview

Mike Tippett represents institutional and entrepreneurial owners, investors, developers, and tenants in buying, selling, developing, and leasing commercial real estate projects of all types, with a particular focus on multitenant office and retail and single-tenant, net-leased properties. Mike also has significant experience in representing lenders and borrowers in negotiating, documenting and closing acquisition and development, construction, permanent and mezzanine loans, and in a variety of post-closing loan servicing matters, including loan modifications and restructurings, loan workouts, and the disposition of REO properties.

Prior to attending law school, Mike spent approximately 10 years in the shopping center development industry. This background gives him a unique ability to bring a business-oriented perspective to the handling of his clients' matters.

## Experience

- Represented a national retail pharmacy chain in the acquisition of more than 130 store sites throughout the state of Georgia, many of which involved multiparcel assemblages and simultaneous closings with multiple sellers.
- Represented an international restaurant chain in buying, ground leasing, and developing in excess of 150 locations throughout the country, and in a variety of sale/leaseback financing transactions.
- Represented the developer in the acquisition, financing, development, and sale of more than 20 single-tenant, net-leased retail and restaurant properties throughout Georgia and Texas.
- Represented an institutional lender in the disposition of more than 80 multifamily REO properties throughout the country.
- Represented a privately funded real estate investment group in the acquisition, financing, and sale of neighborhood and community shopping centers in New York, Ohio, Virginia, Texas, Georgia, Mississippi, and Iowa.
- Represented a New York-based institutional investor in the acquisition of single-tenant big-box retail stores in Virginia and Tennessee having an aggregate value in excess of \$37,000,000.

- Represented an Atlanta-based privately held real estate investment company in leasing transactions for its portfolio of office properties.
- Represented a privately held real estate investment company in the acquisition of multifamily projects in the state of Florida having an aggregate value of over \$68,000,000, including the closing of acquisition loans totaling \$52,000,000.
- Represented a national logistics and ground transportation company in leasing industrial facilities throughout the country ranging from 20,000 square feet to in excess of 200,000 square feet.
- Represented one of the country's largest banks in ground leasing 13 branch bank sites throughout the Atlanta area.
- Represented numerous health care providers in leasing multiple medical office properties throughout Georgia and Florida.
- Represented an industrial development company in financing and refinancing 6 industrial projects throughout the Atlanta area.
- Represented a privately held real estate investment company in the \$20,000,000 refinancing of a hotel property in downtown Atlanta.
- Represented multiple investors in the acquisition, financing, and disposition of single-tenant, net-leased properties throughout the country, including effecting section 1031 tax-deferred exchange transactions.
- Represented a variety of banks and master and special servicers in a host of workout matters involving a variety of structures, including forbearance agreements, loan modifications, discounted payoffs, deeds in lieu of foreclosures, foreclosures, and REO dispositions.

## **Professional & Community Involvement**

- International Council of Shopping Centers
- State Bar of Georgia
  - Real Property Law Section
- Georgia State University Real Estate Alumni Group
- University of Georgia Real Estate Alumni Group

## **Credentials**

### EDUCATION

- Georgia State University College of Law (J.D., cum laude, 1996)
- Georgia State University (M.S., 1988)
- University of Georgia (B.B.A., cum laude, 1982)

### BAR ADMISSIONS

- Georgia

## Background

- Shareholder, Click & Null, Atlanta, GA (2003–2009)
- McKenna Long & Aldridge, Atlanta, GA (1996–2003)

## Areas of Focus

### PRACTICES

- Business Transactions
- Corporate Law and Governance
- Development
- Institutional Investment and Finance
- Qualified Opportunity Zone Task Force

### INDUSTRIES

- Real Estate