

Michael A. Howes

Partner

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Mike works with lenders in commercial real estate finance matters. He draws on experience across a wide range of complex loans, modifications, and workouts to help his clients achieve their goals.

OVERVIEW

Mike represents lenders in commercial real estate matters. He prepares and reviews commercial loan documents for acquisition loans, construction loans, and permanent financing. Mike also conducts loan diligence by reviewing title issues, zoning, and land use issues, as well as condominium documents. Secured lenders appreciate Mike's creditors' rights and bankruptcy experience as he advises them on troubled loan workouts, foreclosures, as well as Chapter 7 and 11 bankruptcy cases.

REPRESENTATIVE MATTERS

- Represented an agent lender in a \$150 million syndicated credit facility with term and construction debt secured by multiple skilled nursing facilities.
- Represented an agent lender in a \$148 million syndicated credit facility with term and construction debt secured by assisted living facilities in multiple jurisdictions.
- Represented a lender in the refinancing of an existing \$20 million term loan to an assisted living provider involving the purchase of 3 additional skilled nursing facilities.
- Represented a lender in the modification of an existing construction credit facility to increase its amount to \$25 million to finance an additional phase of construction.
- Represented a lender in a \$47 million construction credit facility to a multifamily housing developer.
- Represented a lender in \$63 million and \$32 million construction credit facilities to a multifamily housing developer for the construction of luxury apartments in multiple jurisdictions.
- Represented a mezzanine lender in a \$11.5 million construction credit facility to a multifamily housing developer.
- Represented a borrower in a \$5.5 million credit facility to renovate multiple apartment complexes.
- Represented a loan servicer in the modification and workout of an existing \$85 million loan secured by commercial property.
- Represented lenders and investment groups in commercial foreclosures throughout Virginia and the District of Columbia and dealt with pre and post-foreclosure issues related to title defects, sale validity, lien priority, and

bankruptcy filings.

AWARDS

- *Best Lawyers in America®: Ones to Watch: Banking and Finance Law (2024), Bankruptcy and Creditor Debtor Rights / Insolvency and Reorganization Law (2024)*

TOP AREAS OF FOCUS

- Bankruptcy + Restructuring
- Finance + Banking
- Insolvency Litigation
- Secured Lender Representation
- Senior Housing + Skilled Nursing Facility Financing
- Syndicated Loans

ALL AREAS OF FOCUS

- Bankruptcy + Restructuring
- Commercial Mortgage-Backed Securities Special Servicing
- Commercial Real Estate Lending
- Finance + Banking
- Financial Services
- Insolvency Litigation
- Secured Lender Representation
- Senior Housing + Skilled Nursing Facility Financing
- Syndicated Loans

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Walter Chandler American Inn of Court

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of Virginia School of Law, J.D., 2010
- University of Virginia, B.A., *with distinction*, 2007

BAR ADMISSIONS

- Virginia
- District of Columbia
- Maryland

COURT ADMISSIONS

- U.S. Bankruptcy Court, Eastern District of Virginia
- U.S. Bankruptcy Court, Western District of Virginia
- U.S. District Court, Eastern District of Virginia