Michelle J. Gutierrez-Begin

Counsel

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OVERVIEW

Michelle represents lenders, borrowers, owners, and tenants in a wide range of commercial real estate transactions, including financings, acquisitions, developments, leasing, and dispositions. She has experience with apartment complexes, office buildings, shopping centers, and other commercial properties. Michelle also assists energy companies and corporate borrowers with real property transactions and commercial credit transactions, such as secured and unsecured syndicated credit facilities, asset-backed financings, and oil and gas reserve-based financings.

Michelle's clients benefit from her ability to negotiate office and retail leases for both landlords and tenants and her ability to advise on all aspects of real property sales and acquisitions. Her representative experience includes handling construction and acquisition loans for multifamily complexes, mixed-use developments, office towers, and hotels, with loan amounts ranging from $10 million to $300 million. Michelle represents midstream natural gas companies in revolving credit facilities up to $450 million and assists in significant credit facilities and acquisitions for energy companies and financial institutions.

REPRESENTATIVE MATTERS

- Represent various lenders and administrative agents in connection with construction and acquisition loans for multifamily complexes, mixed-use developments, office towers, residential and commercial condominium projects, and hotels nationwide ranging from $10 million to $300 million.
- Assist with the representation of midstream natural gas companies in revolving credit facilities in the aggregate amount of up to $450 million.
- Assisted with the representation of the syndicate agent in a $230 million credit facility for a central business district office building.
- Assisted with the representation of an energy company in connection with a $250 million revolving credit facility.
- Assisted with the representation of a major financial institution as arranger in amending a group of related credit facilities aggregating $650 million secured by oil and gas properties.
- Assisted with the representation of a major financial institution in restructuring loan portfolios secured by real estate in multiple states.
- Assisted with the representation of a master limited partnership in $10 million to $500 million acquisitions of gas gathering and processing assets, pipeline systems, and other midstream assets.

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- Assisted with the representation of publicly traded oilfield service companies in various acquisitions ranging from $15 million to $300 million.
- Assisted with the representation of syndicate agents in secured credit facilities for privately and publicly held companies.
- Representation of energy companies in the acquisition and disposition of industrial properties, commercial properties, and pipeline systems throughout the U.S.
- Representation of a Houston-based energy company in the acquisition of industrial properties in Texas, California, Illinois, Missouri, Iowa, and Arkansas.
- Representation of the developer in the acquisition of raw land and related land use matters and access easements in the Houston area.
- Representation of lenders in connection with workouts and foreclosures.
- Representation of lenders in the negotiation of secured and unsecured credit facilities.
- Representation of the lender in cross-collateralized real estate term loans secured by multistate portfolios of single-tenant commercial properties.
- Assist with the representation of an energy company in the acquisition of right-of-way for the construction and operation of an interstate pipeline.
- Representation of an institutional landlord in the preparation and negotiation of leases for a Class A office complex in Houston.
- Representation of a national retailer in the negotiation of anchor tenant leases and related transactions throughout the U.S.
- Prepare and negotiate office and commercial leases for landlords and tenants.
- Assisted in representing Main Street Capital Corporation in a completed portfolio investment to facilitate the minority recapitalization of Superior Rigging & Erecting Co., a leading provider of rigging, steel erection, and crane and equipment rental services throughout the southeastern U.S. Main Street funded $26 million in a combination of first-lien, senior secured term debt, and a direct equity investment.
- Assisted in representing Refuel Operating Company, LLC, in its acquisition of the convenience retailing, petroleum marketing, and quick-service restaurant assets of Double Quick, Inc.
- Assisted in representing Main Street Capital Corporation in a new $24.4 million portfolio investment in Cody Pools, Inc., a leading designer and builder of premium, highly customized swimming pools and spas for residential and commercial customers in the U.S.
- Assisted in the representation of Main Street Capital Corporation in a new $31.8 million portfolio investment to facilitate the minority recapitalization of Classic H&G Holdings, LLC, a leading provider of engineered packaging solutions for the home and garden and fragrance and cosmetic industries.
- Assisted in the representation of White Deer Energy LP and a newly formed entity in the purchase of TorcSill Foundations, LLC, a portfolio company of Intervale Capital, LLC, and a leading provider of engineered helical pile and anchor foundation solutions across the energy, industrial, and power end markets.
- Assisted in the representation of Woodland Midstream II, LLC, in the acquisition of the James Lake System from a privately owned seller for an undisclosed amount. The James Lake System is a fully integrated sour gas gathering, treating, and processing system with approximately 230 miles of pipeline strategically located in the Permian Basin.

TOP AREAS OF FOCUS

- Energy
- Financial Services
- Real Estate

ALL AREAS OF FOCUS

- Commercial Real Estate Lending
- Energy
- Financial Services
- Litigation + Trial
- Real Estate

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Fellow, Texas Bar Foundation
- Member, Houston Bar Association, Real Estate Section
- Member, State Bar of Texas

EDUCATION AND CERTIFICATIONS

EDUCATION

- The University of Texas School of Law, J.D., *with honors*, 2006, managing editor, *Texas Journal of Women and the Law*
- University of St. Thomas, B.B.A., *summa cum laude*, 2003

BAR ADMISSIONS

- Texas

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