

Nickolas M. Guttman

Associate

Detroit

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OVERVIEW

Nick's diverse transactional practice spans real estate, renewable and legacy energy, and finance. He regularly works with energy providers and developers, property owners, commercial real estate developers, landlords, and tenants in connection with a wide range of real estate and energy-related transactions.

On the energy side, Nick advises clients on the development, construction, and operation of renewable and legacy energy projects. He represents renewable energy developers, investors, and other stakeholders in connection with transactions such as solar and wind leasing, build-transfer agreements, project finance, ITC transfer transactions, and joint ventures and partnerships. Nick also assists clients with all aspects of tax-equity financing transactions.

Leveraging his broad understanding of the energy and real estate sectors, Nick helps clients with strategic transactions such as mergers and acquisitions. His real estate experience includes representing landlords and tenants, the acquisition, sale, financing, and leasing of commercial real estate properties. Moreover, Nick represents real estate developers in the acquisition and development of their large-scale projects, and also counsels clients on an array of commercial transactions and corporate governance matters.

REPRESENTATIVE MATTERS

- Represented a real estate developer in the acquisition, financing, development, and disposition of the largest new development in the state of Michigan, with a total expected value of more than \$200 million.
- Represented a national electric transmission company in its right-of-way siting, acquisition, and land use matters for its electric transmission corridors.
- Represented a mortgage lender in the financing of a \$30 million construction loan for the development of a multiuse apartment building with more than 200 units.
- Represented a sponsor in connection with the construction, term, and partnership flip financing facilities sized in each case in excess of \$200 million.
- Represented a national quick-service restaurant chain in the leasing, acquisition, and development of restaurant locations.
- Represented multiple regional quick-service restaurant chains with their corporate governance structure and transactional real estate matters.
- Represented a real estate developer with its corporate governance structure and transactional real estate

matters.

- Represented a sponsor in connection with the commercial and institutional debt and equity financing for its 200 MW solar facility.
- Represented a sponsor in connection with the commercial and institutional debt financing for its 40 MW solar facility.

AWARDS

- *Best Lawyers in America®: Ones to Watch: Real Estate Law* (2022-2026)
- *Michigan Lawyers Weekly: Up and Coming Lawyers* (2024)
- *Super Lawyers: "Rising Star" Michigan* (2019-2024)

TOP AREAS OF FOCUS

- Corporate
- Real Estate
- Renewable Energy

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Graduate, Leadership Detroit Class XLII, Detroit Regional Chamber (June 2022)

EDUCATION AND CERTIFICATIONS

EDUCATION

- Wayne State University Law School, J.D., *cum laude*, 2016, senior articles editor, *Wayne Law Review*
- Michigan State University, B.A., 2013, political theory and constitutional democracy
- Michigan State University, B.A., 2013, general management

BAR ADMISSIONS

- Michigan

COURT ADMISSIONS

- U.S. District Court, Eastern District of Michigan

SPEAKING ENGAGEMENTS

- Speaker, "Navigating Complexities in Tax Equity Transactions," *Energy Law Insights*, October 30, 2024.
- Speaker, "Real Estate," Inns of Court for the Oakland County Bar Association, 2019 and 2020.
- Speaker, "Defining Trespass and Adverse Possession," Boundaries and Easements, Halfmoon Education, Inc., May 9, 2019 and December 20, 2021.

PUBLICATIONS

- Co-author, "Congress Passes Corporate Transparency Act," Troutman Pepper, January 11, 2021.
- Co-author, "Model Risk Management and Its Implications Under the Bank Secrecy Act," *Troutman Pepper*, April 21, 2021.
- Contributor, "The Enforceability of Class Action Waivers in Arbitration Clauses," *AAA Handbook on Arbitration Practice*, American Arbitration Association, 2016.