



Michael J. Stutman is a seasoned commercial real estate lawyer with more than two and a half decades of experience, practices in the business law and real estate practice sectors of the firm. His advises real estate developers, businesses, property owners, and real estate investors in all aspects of commercial transactions throughout the Philadelphia metropolitan area.

With a focus on property acquisition, ownership, and operation, Michael helps his clients navigate the complexities of development, vendor relationships, and property management. He is adept at negotiating commercial leases for various real estate spaces such as retail, office, shopping centers, multi-family, mixed-use, restaurants, and industrial sites.

Michael's clients include real estate developers, investors and joint venturers, start-up businesses, and well-established companies.

Michael's experience extends beyond real estate, covering a wide range of general business matters. He provides strategic guidance in mergers and acquisitions, business sales, joint ventures, business contracts, entity selection and formation, and financing arrangements to clients throughout the Philadelphia region. He is also well-versed in assisting clients in securing grants, loans, and tax credits, enhancing their financial strategies.

He supports clients throughout the business lifecycle, including business formation, governance, operating agreements, and mergers and acquisitions. Michael also provides business counseling as potential legal issues arise.

Michael has managed numerous legal initiatives as a commercial real estate attorney:

- Advised the joint venture of a real estate investor and developer with the acquisition and construction of a mixed-use property, including acquiring over \$45 million in funding through a loan, historic tax credit investment, and bridge loan.
- Represented clients in various real estate acquisitions, including Baltimore, Houston, and suburban Philadelphia office buildings.
- Advised a real estate developer on a multifamily property that included refinancing of \$16.5 using commercial mortgage-backed securities.
- Guided a real estate developer to finance \$37 million to construct mixed-use housing through loans, grants, historic tax credit investments, and a PIDC bridge loan.
- Helped a developer acquire \$46 million in FHA refinancing of a multi-family property.
- Supported a developer by acquiring \$24 million in CMBS refinancing for a commercial retail property.
- Advised a client regarding the \$3 million acquisition of a general partnership interest in a joint venture development project.
- Created a condominium regime for a multi-family, mixed-use project, including a declaration and all related condominium documents, a development agreement, a management agreement, and related documentation.
- Counseled several clients with leasing agreements for office, industrial, restaurant, and retail properties.
- Advised real estate developer in connection with lease to international grocery store retail tenant.



Areas of Practice

- Real Estate Law
- Real Estate Financing and Deal Structuring
- Affordable Housing Finance
- Condominium Complexes
- Business Law
- Business Formation
- Commercial Lease
- Mergers and Acquisitions

Bar Admissions

- Pennsylvania

Education

- Temple University – Beasley School of Law, J.D., cum laude
- University of Pennsylvania - The Wharton School, B.S., Finance

Affiliations

- American Bar Association
- Pennsylvania Bar Association
- Philadelphia Bar Association