



Holly McHugh

 Partner

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“I collaborate with and listen closely to my clients to understand each client’s goals on a new transaction, and I then assume those goals as my own. No matter the size or complexity of a transaction, my approach to great client service is to add value by providing creative, thoughtful and cost-effective solutions as needed to get the deal closed.”

Holly focuses her practice on business and real estate finance, real estate, and general business matters. She represents banks, credit unions, other financial institutions, loan servicers, and property and business owners in connection with various debt financing matters, real property and corporate diligence issues, and other contractual matters.

In her finance practice, Holly has documented and negotiated a variety of debt financing transactions, including secured and unsecured loan originations, construction financing, syndicated and participated financing, mezzanine financing, the purchase and sale of loans and loan portfolios, loan workouts, loan extensions and modifications, and equity transfers.

In her real estate and general business practice, Holly reviews, negotiates, and advises on easements, property releases, ground leases, commercial leases, subordination agreements, title and survey issues, and requests for lender consent to each of these. Her real estate experience encompasses various property types (hotels, office, retail, affordable housing, condominiums, and ground-leased properties), multi-property transactions, and multi-state transactions.

Professional Activities

- Commercial Real Estate Women’s (CREW) Network, Portland Chapter
 - Marketing Committee, past member
- Oregon State Bar
 - Real Estate & Land Use Section
 - Business Law Section
- California Lawyers Association
 - Real Property Section
 - Business Law Section

Education

Cornell University Law School, J.D., 2009

- CALI Excellence For the Future Award for Taxation of Corporations & Shareholders
- Editor-in-Chief, *Cornell Journal of Law and Public Policy*

Linfield College, B.S., *magna cum laude*, 2006

Trinity University, B.A., *cum laude*, 2002

Bar Admissions

Oregon, 2016
California, 2009

- American Bar Association
 - Real Property Section
 - Business Law Section
 - Forum on Affordable Housing and Community Development Law

Civic Activities

- Metropolitan Youth Symphony, board of directors
- Leadership Portland, Portland Business Alliance, Class of 2018

Representative Experience

Commercial Real Estate Finance

- Represented a credit union in connection with the refinance of a \$15 million term loan secured by a mixed-use property (office and industrial) in Oregon.
- Represented a state bank in connection with the refinance of a \$27.6 million portfolio of loans to affiliated borrowers secured by various properties (multi-family, office, and retail) in Oregon and California.
- Represented a national bank in connection with the making of a \$10.4 million construction loan for the renovation of a hotel in California.

Affordable Housing Finance

- Represented a state bank in connection with the making of a \$13.5 million construction loan and the purchase of \$2 million in Agricultural Workforce Housing Tax Credits for the development of two affordable housing properties in Oregon.
- Represented a national bank in connection with the purchase of a \$43 million tax-exempt bond for the construction of new affordable housing in Oregon.
- Represented a state bank in connection with the purchase of tax-exempt and taxable bonds in the cumulative amount of \$12.8 million for the construction of new affordable housing in Washington and the subsequent assumption of the taxable bond debt by a new borrower.

Commercial Business Lending

- Represented an Oregon manufacturing company in connection with negotiating loan documents for a \$2.9 million business loan with revolving and term loan tranches.
- Represented a national bank in connection with the workout of a \$13 million business loan secured by future receipts from the sale of agricultural products in California.
- Represented a state bank in connection with the purchase of a participated interest in a \$33 million business loan secured by commercial aircraft.

Syndicated Finance

- Represented a state bank in connection with the purchase of a syndicated interest in a \$245 million business loan with revolving and term loan tranches.
- Represented a state bank in connection with the purchase of a syndicated interest in a \$70 million business loan with revolving and term loan tranches.
- Represented a state bank, as agent, in connection with the origination of a \$61.3 million syndicated construction loan for the construction of an industrial facility in Washington.

Recognition

- Selected for inclusion as an Oregon Super Lawyer—Rising Stars, 2017-present