

Brian H. Holt

SERVICE AREAS

Business

- Real Estate
 - Leasing
 - Workouts + Foreclosures

Litigation + Trial

- Workouts + Foreclosures

Governments + Nonprofits

- Real Estate
 - Workouts + Foreclosures
- Construction Contracts + Bidding

EDUCATION

- University of Notre Dame Law School, J.D.
- Hamilton College, B.A.

BAR ADMISSIONS

- Michigan



Principal

Troy

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Brian H. Holt has an extensive background in complex commercial real estate, construction and property development transactions. From office construction to retail and industrial projects, from land acquisition to condominium development, Brian knows all the ropes in the real estate industry. He also expertly handles all areas related to real estate financing, including securitized loans, as well as commercial leasing, including complex sale-leaseback and build-to-suit transactions.

"By understanding my clients' needs, I am able to help them identify opportunities and manage risk. As a result, they are in a better position to plan for their future and achieve their goals."

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Brian's practice area also encompasses the negotiation of construction, architectural, design/build contracts and subcontracts on behalf of owners, contractors and design professionals. He counsels his clients on construction risk issues and plans for dispute resolution.

Brian helps his clients manage multiple complex transactions simultaneously. He assists clients as they concurrently pursue the acquisition of real property or assets, the lease of small office space or more than 100,000-square-foot industrial facilities, as well as multifaceted design and construction projects. Brian's dedication, efficiency and organization ensure that each of his clients' numerous projects is expertly handled.

EXPERIENCE

Brian represented a regional developer who wanted to acquire a parcel of land that was held by over 20 separate co-owners. The parcel had complex title issues stretching back over 40 years

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involving multiple generations of owners. Brian's client was concerned that the title issues were too great to overcome and that the transaction might have to be abandoned. Through extensive research, persuasive negotiation and meticulous attention to detail, Brian was able to devise and execute a plan to resolve the issues and guide the transaction to completion.

" It was immensely rewarding to help my client navigate through these complicated issues and emerge with a successful transaction."

Complex commercial real estate and development transactions including construction of office, retail and industrial projects, acquisition of vacant and improved land; condominium development; entity formation; real estate financing including "securitized loans"; and commercial leasing.

REPRESENTATIVE MATTERS

- Affordable Housing Developer HUD MSHDA Financing Transactions
Representation of owners of affordable housing in connection with financing transactions underwritten by the U.S. Department of Housing and Urban Development and the Michigan State Housing Development Authority.
- Developer Real Estate Representation
Representation of developers in connection with residential, commercial and mixed use condominium projects.
- Manufactured Homes Builder Development Projects
Representation of major builder of manufactured housing in connection with development projects throughout the United States, including privatization projects for housing on military installations.
- National Corporation Real Estate Representation
Representation of national corporation in connection with all real estate owned, leased, and constructed throughout the United States.

PROFESSIONAL ACTIVITIES

- American Bar Association, Real Property, Probate, & Trust Law Section

Brian H. Holt

- State Bar of Michigan, Real Property Law Section, Vice Chair, Construction Law Committee, September 2005-present; Legislative Liaison, Construction Law Committee, 2003-2005
- Leadership Oakland XVI, Graduate, Class of 2006

HONORS + AWARDS

- Michigan Super Lawyers, Real Estate, Rising Star 2010, 2011
- Chambers USA: America's Leading Lawyers for Business, Real Estate, Rising Star 2011

PUBLICATIONS

"When Decommissioning Makes Sense," Hot Points, Summer 2006

"Is this deal for real? Synthetic Leases Subject to Scrutiny," Hot Points, Spring 2003

"Construction Subcontracts: Shifting the Risk of Non Payment Through "Pay If Paid" Clauses," Michigan Real Property Review, Spring 2003

SPEECHES

"Top Ten Construction Risk Management Issues," Real Property Law Section, State Bar of Michigan, July 2006