

Joseph M. Fazio

SERVICE AREAS

Business

- Real Estate
 - Leasing
 - Real Estate Finance
 - Workouts + Foreclosures

Litigation + Trial

- Workouts + Foreclosures

Governments + Nonprofits

- Sustainable Government Initiative
- Real Estate
 - Workouts + Foreclosures

EDUCATION

- Wayne State University Law School, J.D.
- University of Michigan, B.A.

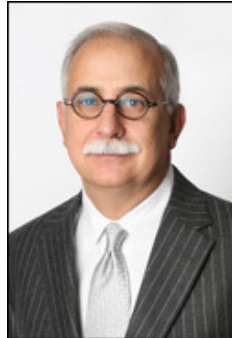
BAR ADMISSIONS

- Michigan

COURT ADMISSIONS

U.S. Court of Appeals

- Sixth Circuit



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When it comes to commercial real estate matters, Joseph M. Fazio's No. 1 goal is to "close the deal." No matter how complex, his emphasis is on keeping the parties engaged and focused on the issues that need to be resolved for the transaction to come to a successful conclusion. Joe's specific areas of expertise include complex commercial real estate acquisitions and developments, with extensive experience in ground leasing, entity formation, public/private development agreements, as well as conventional, securitized and tax-increment financing.

"The legal aspects of a real estate transaction are often a distraction to most clients. So I focus on making sure the deal structure maximizes the client's goals and is completed with all due speed."

Joseph M. Fazio

EXPERIENCE

Joe helped a client obtain approval of a site plan for a 10-story student housing project in the face of significant community opposition. In a stunning reversal of fortune, the City Council unanimously approved the project after it had been unanimously rejected by the City Planning Commission.

In another matter, Joe crafted a plan for a regional shopping center anchored by a national retailer. The complex transaction involved the simultaneous closing on approximately 11 distinct parcels of land, a sale of a significant portion of the assembled land to a third-party national retailer, closing on a significant tax increment financed special assessment district to fund infrastructure costs, the leasing of approximately 70 percent of the project to be built on the client-retained land, and closing a construction loan.



Joseph M. Fazio

"We structured the deal so as to require very little initial capital investment by our client, thus significantly leveraging the project. As a result, our client obtained ownership of approximately half of the parcels assembled at no cost."

