



# Michael J. Stutman

Partner

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Real Estate



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## Overview

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Michael represents developers, investors, property owners, lenders, and businesses in a wide range of commercial real estate transactions. With more than 25 years of experience, he serves as a trusted advisor to clients throughout the full lifecycle of property ownership and development, providing strategic guidance on acquisitions, financing, operations, leasing, and long-term management.

His practice encompasses all aspects of real estate investment, acquisition, development, financing, and disposition, including the purchase and sale of commercial properties, site development and construction, project financing, and leasing. Michael's work spans a broad range of asset classes, such as office, retail, industrial, mixed-use, multifamily, self-storage, data centers, restaurants, warehouses, distressed properties, shopping centers and complex portfolios.

Michael regularly counsels clients on the acquisition and sale of multiple-property portfolios of all sizes, and frequently manages the real estate components of corporate mergers, acquisitions, and divestitures.

Michael's diverse clientele includes real estate investment trusts (REITs), private equity funds, institutional investors, pension trusts, retailers, and corporations. In addition to transactional work, he advises on day-to-day operational and property management matters, vendor and contractor relationships, and the expansion or contraction of leased space.

In the area of commercial real estate finance, Michael represents investment banks, commercial banks, institutional lenders, and developers in permanent and bridge loan originations, CMBS conduit loans, construction loans, preferred equity investments, mezzanine financing, and other subordinate financing structures. He also assists lenders and borrowers with refinancings, workouts, and loan modifications.

Beyond real estate, Michael provides strategic guidance to business owners and investors on general corporate and transactional matters, including mergers and acquisitions, joint ventures, entity formation and governance, financing arrangements, and contract negotiations. He also helps clients secure grants, loans, and tax credits to support and enhance their development and investment strategies.

Clients value Michael's practical, business-minded perspective and deep industry insight. He partners closely with clients to understand their objectives, manage risk, and structure transactions that align with long-term goals, taking a proactive, client-centered approach to every engagement.

Prior to joining Archer, Michael was a partner at High Swartz LLP and previously founded and led his own firm, the Law Office of Michael J. Stutman, LLC.

## Representative Experience

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- 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.
- 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.
- Advised real estate developer in connection with lease to international grocery store retail tenant.

## Professional and Community Involvement

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



# Credentials

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## Education

- Temple University Beasley School of Law, JD, *cum laude*
- University of Pennsylvania - The Wharton School, BS

## Admissions

- Pennsylvania

## Offices

- Philadelphia, PA

# Areas of Focus

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## Practice

- Real Estate
- Business Counseling

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