



Alan Ruiz

Partner

Hartford, CT | (860) 275-0385

aruiz@daypitney.com

Overview

Alan Ruiz assists real estate developers and financial institutions with conveyancing, developing and financing commercial real estate. He represents lenders and borrowers in all aspects of the origination and modification of commercial mortgage and mezzanine loans, including single-property and multi-property transactions, secured by office, retail, industrial and hospitality properties, for portfolio, syndicated and securitized loans. Additionally, Alan also represents clients in the acquisition and disposition of commercial real estate assets, including urban and suburban office buildings, multifamily apartment buildings, industrial properties, retail shopping centers and mixed-use developments located throughout the United States.

Alan's real estate practice includes drafting and negotiating loan and acquisition documents and legal opinions, and he has substantial experience reviewing and advising clients regarding all aspects of diligence in connection with conveyancing, constructing and financing commercial real estate, including joint venture agreements and other organizational documents, hotel franchise agreements, management agreements, condominium documents, ground and space leases, complex easements and title insurance. He brings a cost-conscious and efficient approach to matters that facilitates smooth closings at minimal client expense.

Experience

Represented Wildcat Investment Management LLC in connection with the formation of a "deal by deal" fund to invest in the capital stock of PlastiQ, Inc., a fintech platform for payment services, through a series of secondary transactions with existing stockholders and/or their affiliates; advised client on the launch of the private fund, including preparing the offering documents and supplements, negotiating placement agreements, as well as the terms of a side letter with a major investor; structured the secondary transaction, including negotiating the letters of intent and securities purchase agreements with existing stockholders and the terms of various ancillary agreements, including investment representative and marketing agreements; and provided tax advice on the secondary transaction to ensure tax optimization for the parties

Represented an American life insurance company, as lender, in the originations of a \$72.5 million construction loan and a \$97 million

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construction loan to finance the ground-up developments of two mixed-use assets in Denver, CO

Represented an American investment manager in the acquisition of a \$68 million retail component of a recently-constructed mixed-use development in Charlotte, NC, which involved complex leasing issues with the prospective anchor tenant and the negotiation and drafting of several cross-easements and amendments to CC&R declarations among the client, the seller, and various adjoining property owners

Represented an American life insurance company, as lender, in the origination of an \$85 million mortgage loan securing the fee estate and certain leasehold condominium units in a New York City office tower subject to a complex leasehold condominium regime primarily occupied by a major private nonprofit research foundation

Represented an American investment manager in the acquisition of a newly-constructed \$34.5 million industrial warehouse development in Franklin, MA, including the negotiation and monitoring of construction milestones and deliverables and drafting a parking easement

Represented an American investment manager in borrowing a \$10 million mortgage loan secured by office property in Clearwater, FL; and a \$13.674 million mortgage loan secured by office property in Durham, NC

Represented an American real estate developer in borrowing a \$12 million mortgage loan secured by vacant office property in Old Tappan, NJ, that the client intends to demolish, seek to re-zone, and redevelop as multifamily

Represented an American real estate developer in the acquisition and financing of an office building in Hartford, CT and the acquisition of a parking lot in Hartford, CT with substantial environmental issues

Education and Credentials

Education

Columbia Law School, J.D., 2015, Harlan Fiske Stone Scholar, *Columbia Journal of Environmental Law*, Executive Editor
Stanford University, B.A., 2009

Admissions

State of California (inactive)

State of New York

State of Connecticut

Affiliations

Connecticut Bar Association

Connecticut Hispanic Bar Association

New York State Bar Association

Languages

Spanish

Recognition and Community

No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome. See Awards Methodology.

Recognitions

Selected to the list of Ones to Watch for Real Estate Law by *The Best Lawyers in America* (Woodward/White, Inc.), 2024-2025

Insights

Day Pitney Sponsors the Center for Children's Advocacy 25th Anniversary "Spring for Kids"
June 14, 2023

Connecticut Executive Order Extends Certain Protections for Residential Renters During COVID-19 Pandemic
July 6, 2020

News

Day Pitney Announces Elevation of New Class of Partners
Day Pitney Press Release, January 2, 2025

Day Pitney Represents Foxfield in Connection with its Construction Financing for the Development of Lower Bucks Logistics Hub
September 29, 2023

Day Pitney Senior Associate Alan Ruiz Appointed to the Board of Directors for the Center for Children's Advocacy
September 29, 2022

Day Pitney Counsels Novaya Foxfield Industrial in Sale of Two Assets
January 21, 2022

Day Pitney Team Represents Wildcat Investment Management LLC in Investment in Capital Stock of PlastiQ, Inc.
October 5, 2020

In The Media

Day Pitney Elevates Attorneys Across 4 States To Partner
Law360 Pulse, January 2, 2025

Best Real Estate Deals of 2021: Industrial Winners
Philadelphia Business Journal, March 31, 2022