



Melissa A. Brown

Associate

Parsippany, NJ | (973) 966-8083

mbrown@daypitney.com

Overview

Melissa Brown represents developers, real estate investment companies, banks, financial institutions, and other closely held corporations, limited liability companies and partnerships in commercial real estate matters. She advises clients on the acquisitions, dispositions and leasing of multi-family projects, strip malls, offices and other classes of real property. Melissa also counsels clients on complex financing transactions, including commercial real estate and asset financing, guaranteed facilities, revolving credit facilities and loan modifications.

Melissa handles all transaction stages from inception to closing and beyond. She drafts and negotiates purchase and sale agreements and related closing documents, loan documents, leases, and estoppel certificates. Melissa facilitates and participates in closings and manages the resolution of post-closing issues. She also manages and conducts the due diligence process for different loan facilities, acquisitions and dispositions, including title and survey analysis, and assists in 1031 exchanges. Melissa is involved in the formation of entities, the preparation of written consents and certificates and the review of governing documents for corporations, limited liability companies (LLCs), partnerships and other entities in connection with commercial real estate transactions.

In addition, Melissa provides advice on various aspects of commercial real estate transactions, including mitigation of litigation risk.

Experience

Represented a developer in non-revolving construction line of credit and term loan in the aggregate principal of over \$8.6 million secured by real property in Jersey City, NJ

Represented a developer in acquisitions of multiple properties in Jersey City, NJ, valued at more than \$38 million, involving joint ventures and institutional financing

Represented a hotel and strip mall owner in acquisitions and dispositions of properties in New Jersey for purchase prices in the millions of dollars

Represented a limited liability company in the purchase of multi-family buildings in New York City valued at more than \$16 million collectively

Represented an assisted living facility and nursing care center in the refinance of existing loans

Practices & Industries

[Commercial Real Estate](#)

[Corporate & Business Law](#)

Represented pro bono a Newark-based non-profit entity in the negotiation of initial financing, including a mortgage loan and a working capital line of credit secured by real property and modification of the credit line

Represented New Jersey entities in connection with two term loans totaling \$15 million secured by New Jersey property

Represented New Jersey entities in connection with three loans totaling \$5 million secured by real property in New Jersey and North Carolina

Represented a buyer/borrower in the acquisition and financing of commercial properties in Connecticut valued at \$2.5 million and \$4 million

Represented a borrower with the refinancing of loans totaling more than \$30.95 million secured by Pennsylvania property

Represented a seller in connection with the sale of Pennsylvania multifamily and other commercial property valued at more than \$12 million

Represented New Jersey entities with the refinancing of loans totaling \$10 million secured by industrial property

Represent a buyer in acquisition of commercial New Jersey condominium unit for \$7.5 million

Reviewed complicated title work in connection with negotiation and execution of triple net ground lease for a Florida property on behalf of a major big box store

Represented entities in connection with the sale of two New York properties for \$5.25 million and \$8.25 million and the purchase of a New York property for \$7.5 million in connection with a 1031 exchange

Represented of developer in the acquisition and financing of New Jersey property with a \$3.9 million mortgage loan for land acquisition and site work and a \$3.5 million revolving construction line of credit for the development of 36 market-rate townhomes and eight affordable apartment units

Represented a seller in the disposition of New Jersey commercial property for \$5.7 million and a purchase money loan to buyer

Represented a seller of Nebraska multi-family property for \$1.75 million with assistance from local counsel

Represented an urban renewal entity in connection with a \$1.5 million acquisition of property in Newark, NJ

Represented a health care company in the sale of seven health care facilities in Missouri valued at approximately \$53.75 million, and separately, the sale of a health care facility located in New Jersey valued at approximately \$2.5 million

Represented a real estate investment company in the purchase of property in New Jersey valued at approximately \$12.25 million, including the corporate lease back of approximately 178,000 square feet of the property acquired

Represented a medical real estate investment company in connection with an approximately \$87 million refinance of nine properties and seven loans in Pennsylvania

Represented a public utility in property acquisitions, various types of leases, easements, right of entry agreements and license agreements needed for construction expansion and maintenance of electric and gas facilities

Represented a state agency with fee acquisitions, negotiation and purchase of easements, sale of surplus properties and related real estate matters

Represented a member of former law firm's real estate group that acted as the trustee of thousands of acres of property in south Florida, including assistance with management of trust operations

Education and Credentials

Education

Seton Hall University School of Law, J.D., *magna cum laude*, 2010, *Seton Hall Law Review*, Order of the Coif

Syracuse University, B.S., Public Relations, *magna cum laude*, 2004

Admissions

State of New York

State of New Jersey

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 *New Jersey Super Lawyers* (Thomson Reuters), Rising Stars, 2018-2020

In The Media

Associates Class of 2022

New Jersey Law Journal, October 31, 2022

The Garden State Just Got Greener: New Jersey Is the Fourteenth State in the Nation to Legalize Medical Marijuana
Seton Hall Law Review: Vol. 41: Iss. 4, Article 14, 10/18/2021