



William D. Holley

Counsel

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t 843.727.2671



Bill Holley has more than 15 years of experience in commercial real estate and project financing transactions. He takes a strategic and solution-driven approach to counseling clients in the acquisition and development of a broad variety of projects. His clients include global manufacturers, lending institutions, national developers and real estate investment funds. Additionally, Bill has significant experience helping clients take advantage of tax-exempt debt, tax credit and other government incentive opportunities.

REPRESENTATIVE EXPERIENCE

- Counseled developer on the acquisition, rehabilitation and financing of a 533-unit multifamily and retail tower.
- Advised on land acquisition, development and construction for foreign manufacturer building its first U.S. facilities.
- Represented national apartment conglomerate in the sale of a majority ownership stake in entities owning more than 16,700 apartment homes in 30 cities to an institutional real estate fund.
- Assisted with more than \$160 million in short-term mezzanine and subordinate real estate loans to a national developer for continued development of distressed multi-phase retail projects.
- Counseled national developer in connection with the origination of secured loan workout, loan modification and forbearance agreement.
- Represented national developer in connection with with owner association and condominium documentation for mixed-use projects.
- Advised client in connection with private activity bond financing for solid waste recycling project.
- Represented international auto manufacturer moving its headquarters to the Southeast as it worked through site selection, acquisition and development.
- Negotiated documentation for credit enhancement of tax-exempt private activity bonds.
- Negotiated and documented a state development incentive package valued in excess of \$130 million for an international automotive company.



CHARLESTON OFFICE



PRACTICE AREAS

Real Estate & Commercial
Development
Business Law



EDUCATION

University of Georgia
JD, *cum laude*, 2001
University of Georgia
MBA, *cum laude*, 1998
University of Georgia
AB, with high honors, 1997



ADMISSIONS

South Carolina, 2011
Georgia, 2001



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- Counseled hospitality company with respect to the acquisition and rehabilitation of a 352-room hotel in Dallas, Texas.
- Assisted client in the development and bridge financing of a master-planned community in Palm Beach County, Florida, and in obtaining a \$64.5 million syndicated construction loan.
- Represented client in the sale of distressed portfolio of low-income housing tax credit producing entities and assumption of related loan obligations.

PUBLICATIONS

- "Navigating Local Nuances of Solar Development Life Cycle," Bloomberg Environment, March 2019

SPEAKING ENGAGEMENTS

- "Easements: Where Are They Now and Where Are They Going?", S.C. Bar Continuing Legal Education Division, February 2017