

Thomas Rivers

Thomas Rivers practices in commercial real estate, representing buyers, sellers, landlords, tenants, borrowers and lenders in the acquisition, development, financing, leasing, management and sale of commercial properties. Thomas also serves as North Carolina local counsel for real estate transactions.

“In my experience, successful real estate transactions are the result of diligent planning, effective communication and practical legal solutions.”

Acquisitions

- A real estate buyer needs a solid purchase contract (with appropriate protections) and timely due diligence to pursue a real estate opportunity. Thomas assists buyers in the negotiation of purchase contracts and the performance of legal diligence such as title, survey and lease review.

Development

- Developers face many challenges and risks in order to complete a new project. Thomas assists developers with purchase contracts, legal due diligence, construction loans, construction and lien issues, development agreements and other development matters.

Financing

- Financing is essential in real estate transactions. Thomas has experience representing borrowers and lenders with respect to construction financing, permanent financing (including CMBS and Fannie/Freddie loans), SBA loans and other types of loans. Thomas also helps client structure equity investments through LLC or partnership agreements and joint venture agreements.

Leasing

- Landlords need well-drafted leases to protect their income and the value of their properties, while tenants need appropriate safeguards to operate a successful business in the leased premises. Thomas represents landlords and tenants in retail, office, build to suit and other types of leases.

Property Management

- Owners and property managers have a mutual interest in the successful management of commercial properties, but issues can arise with property management agreements, lender requirements and other matters. Thomas has experience representing owners and property managers in the negotiation of property management agreements, loan documents and other matters related to property management.

Sales

- When a client is ready to sell a commercial property, there is more to consider than just the sale price—careful attention should be given to the seller’s obligations and liabilities during the contract period and after the closing. Thomas assists sellers in negotiating sale contracts and responding



PROFESSIONAL HIGHLIGHTS

Thomas.rivers@vennlawgroup.com

704-274-1687

PRACTICE AREAS

Commercial Real Estate

BAR ADMISSIONS

North Carolina

RECENT AWARDS & RECOGNITION

Selected by his peers for inclusion in The Best Lawyers in America® in Real Estate Law (2019 – 2021)
Recognized by U.S. News – Best Lawyers® (2019-2020)



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to purchaser's requests such as title objections and tenant estoppels, preparing deeds and other closing documents and other matters related to the sale of the property.

Local Counsel Representation

- Thomas serves as North Carolina local counsel for clients who need a limited scope of legal assistance in order to transact business in North Carolina, including reviewing transaction documents, preparing deeds and other legal documents and providing North Carolina legal opinion letters.

Education

- Vanderbilt University Law School, J.D., 2005
- Rhodes College, B.A., cum laude, 2001

Honors & Recognition

- Selected by his peers for inclusion in The Best Lawyers in America® in Real Estate Law (2019 – 2021)
- Recognized by U.S. News – Best Lawyers® (2019-2020)

Representative Experience

- Represented a developer/landlord in the acquisition, financing, renovation and leasing of a retail and office building.
- Represented a developer/landlord in the acquisition, financing, development, leasing and sale of a retail building.
- Represented a self-storage operator in the acquisition, development and financing of self-storage properties.
- Represented a shopping center owner in the subdivision and development of an outparcel.
- Represented a purchaser/landlord in the acquisition and leasing of a shopping center property.
- Former Chair and Board Member of SouthPark Chapter of Charlotte Chamber of Commerce
- Represented an office tenant in a lease modification.
- Represented a national mobile home park operator in the purchase, sale and financing of mobile home communities, including single properties and portfolios.
- Represented a developer in the acquisition and development of lots for townhome and single family communities.
- Represented a fast-casual restaurant operator in the acquisition, financing, leasing and sale of real estate and business assets for several restaurant locations.

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- Represented a property management company in the review and negotiation of property management agreements, lender subordination documents and other matters.
- Represented a community bank in construction loans for restaurant projects.
- Represented an outparcel owner in the negotiation of easements within a shopping center.
- Served as NC local counsel to borrowers for Fannie Mae and Freddie Mac loans, including the review of loan documents and the delivery of legal opinion letters.
- Served as NC local counsel to a mortgage lender, including the review and preparation of NC loan documents.
- Served as NC local counsel to a borrower for a mortgage loan, including the review of loan documents and the delivery of a legal opinion letter.
- Served as NC local counsel to the purchaser of a commercial building.
- Represented a multifamily developer in the acquisition, financing and renovation of a multifamily project.
- Represented a regional multifamily developer in the acquisition, financing and development of several multifamily projects.
- Represented a national convenience store operator in the purchase, development, leasing and sale of convenience stores, including single-store transactions and portfolios.
- Represented a national bank in construction loans for grocery-anchored shopping centers.