

PAUL A. ARENA

Counsel, Commercial Real Estate

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Paul Arena focuses his practice on acquisition, disposition, financing, development, and leasing of real property.

Paul has extensive experience in a wide range of real estate transactions.

- He represents real estate owners in tax-deferred exchanges under Section 1031 of the Internal Revenue Code, including forward and reverse exchanges and tenant in common restructures.
- He represents lenders and borrowers in real estate loan transactions, with a particular focus on homebuilder construction facilities and lot development facilities.
- He has drafted a master declaration of covenants, land condominium declarations and other documents for a two-block urban mixed-use redevelopment.
- He has represented a bank in the completion of development of a 70 unit second-tier residential condominium tower that secured a distressed \$30,000,000 construction loan, including the preparation of a master land condominium declaration, a second-tier condominium declaration and template documents for the sale of second-tier condominium units by the bank.
- He has represented a bank in a \$15,000,000.00 acquisition and development loan secured by a statutory riparian easement, marina facilities and non-profit yacht club interests.
- He has represented local government and quasi-governmental entities regarding real estate, development, contract and other transactional matters, including representation of a municipality in a joint venture with a school board to acquire and develop land for schools, a municipal community center and municipal park.

Capabilities

Commercial Real Estate

Education

B.A., University of North Carolina at Chapel Hill, 1993

J.D., University of North Carolina at Chapel Hill, 1996

Admissions

North Carolina, 1996

South Carolina, 2015

PAUL A. ARENA

Notable

- Board Certified Specialist in Real Property Law: Business, Commercial and Industrial Transactions
- Charlotte-Mecklenburg Zoning Board of Adjustment, 2012-2019; Chair, 2016-2019
- Alternate Member, Durham City/County Board of Adjustment, 2006-2007
- Charlotte Secondary School:
 - Board of Directors, 2015-2018;
 - Chair, 2017-2018
- *Law & Politics* North Carolina "Rising Stars", Real Estate
- *Business North Carolina* Legal Elite, Real Estate
- Leadership Raleigh, Class 22 Graduate
- Member of Land Acquisition Committee, Catawba Lands Conservancy, Charlotte, NC, 2010-2012
- Volunteer Advisor, High County Conservancy, Boone, NC, 2002-2005
- Adjunct Professor, Pfeiffer University MBA, "Business Law," Summer 2002

Affiliations

- North Carolina Bar Association (Real Property Law Section, Business Law Section, and Land Use Section)
- Mecklenburg County Bar Association
- 26th Judicial District Bar Association
- Federalist Society