

Matthew F. Bailey

Associate

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Matt's practice focuses on all aspects of commercial real estate law. He represents clients in acquisitions, dispositions, financings and recapitalizations across a range of real estate asset classes, including office, hospitality, industrial and healthcare, frequently in multi-state portfolio transactions. Matt also represents developers in the acquisition, financing and permitting of a variety of projects, including multifamily, life science and industrial developments throughout the United States. In addition, Matt frequently represents lenders in transactions secured by real estate across various asset classes. His practice also extends to the representation of borrowers and lenders in distressed debt scenarios relating to loan workouts, restructuring and insolvency.

Matt received his J.D. from Boston College Law School where he was Editor-in-Chief for the *Uniform Commercial Code Reporter-Digest* and a Law Student Liaison for the ABA Real Property, Trust and Estate Law – Real Property Division. Also, while in law school he served as a judicial intern for the Honorable Robert B. Foster at the Massachusetts Land Court.

Education

- Boston College Law School (J.D., *cum laude*)
- College of the Holy Cross (B.A., *cum laude*)

Bar & Court Admissions

- Massachusetts

Professional Qualifications

- Boston Bar Association

Awards & Honors

- "Rising Star," Massachusetts *Super Lawyers* (2025-2026)
- Cornelius J. Moynihan Award, Boston College Law School (2020)

Capabilities

- Acquisitions & Dispositions
- Development
- Environmental, Zoning & Land Use
- Permitting & Land Use
- Real Estate
- Real Estate Finance
- Real Estate Industry
- REITs

Matters

- Represented a healthcare REIT and its subsidiaries in securing nearly \$500 million of secured financings across five lenders and involving over 40 separate properties
- Represented a global real estate asset manager in its restructuring of ground leases from a state agency covering office buildings, a hotel and related parking facilities securing a refinancing of its term loan facilities in the aggregate amount of \$220 million
- Represented a global developer in its \$180 million secured debt and equity financings for the phased construction of multifamily and build-to-rent residential projects, totaling over five hundred units, located in the Charlottesville, Virginia metropolitan area
- Represented a REIT in the asset-backed securitization of approximately 300 triple net lease properties with an aggregate value of over \$1 billion
- Seller's counsel in connection with a REIT's disposition of 68 hotels totaling 7,000+ keys for aggregate proceeds of \$500 million across multiple transactions
- Represented a REIT in connection with \$120 million mortgage financing of six industrial properties
- Developer's counsel in the financing, development and condominiumization of approximately \$435,000,000 luxury condominium in Boston
- Borrower's counsel in connection with \$91 million mortgage financing of four industrial properties held by a REIT joint venture
- Represented a global developer in the acquisition, permitting and financing of approximately \$100,000,000 mixed-use apartment project with ground-floor retail use in the Boston metropolitan area
- Represented a global developer in the acquisition, permitting and financing of approximately \$220,000,000 phased development of apartment project in the Boston metropolitan area
- Buyer's counsel for a global developer in acquisition of \$68,000,000 ground lease and operating hotel in the Boston metropolitan area
- Counsel to a marina manager in its debt and equity investment in an operating luxury marina; simultaneously represented the client in its collateralization of the loan to an institutional lender
- Represented an institutional insurance company in implementing a receivership and foreclosure acquisition of an office campus in the MetroWest region of Massachusetts

Viewpoints

March 19, 2021

Cooking Up Pandemic Relief: the Restaurant Revitalization Fund and Grants to Food and Beverage Providers

Sullivan Client Alert