



Eric R. Spence
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Eric's practice focuses exclusively on commercial real estate transactions,

real estate development issues and lender representation in commercial foreclosure and workout situations and real estate litigation. His experience includes development of large mixed-use commercial projects, numerous residential neighborhoods and residential and commercial condominium projects. He has extensive experience representing multiple lenders in North Carolina commercial foreclosures, workouts and note sale transactions secured by North Carolina properties. Eric handles all aspects of the real estate development process, from contract negotiation, land acquisition, construction and development financing, restrictive covenants, land planning, subdivision, construction and ultimate sale of property in a wide variety of matters. Eric counsels clients on tactical approaches in real estate matters that ultimately enhance profitability and viability of each respective project.

Experience Highlights

Borrower and lender representation in a variety of commercial real estate transactions with loan amounts exceeding \$50 million.

Negotiated and drafted \$100 million conditional grant to large aerospace company from a governmental grant provider which included government approvals from state economic regulatory agency.

Extensive lender representation for special assets work with emphasis on forbearance, workout and commercial foreclosure transactional work.

Handled all aspects of creating multiple condominium and mixed use projects regimes including medical office, shopping center, residential and retail.

Counsel to multiple developers of mixed use projects including land acquisition, construction and development financing, restrictive covenants, easements and related owner-association documents including Raleigh Wakefield commercial development.

Previous Legal Experience

Smith Moore Leatherwood LLP, Of Counsel, Commercial Real Estate Group
Eric R. Spence, PLLC
Wyrick Robbins Yates and Ponton, LLP, Partner
Poyner & Spruill, Associate
Wake County Attorneys Office, Assistant County Attorney
Clerkship, former Chief Judge Dupree, Federal District Court



Practice Areas

Acquisition, Ownership & Development
Buyer & Seller Representation
 Closings - Refinances & Purchases
Contract Review & Drafting
Distressed Assets
Leasing
Real Estate Finance
Relocation Services
Residential Development Acquisition
Short Sale Transactions
Title Curative Work

Education

UNC at Chapel Hill, B.S. Business
Administration, 1979
Wake Forest University, J.D. 1982

Admissions

North Carolina 1982
North Carolina State and Federal Courts

Professional Affiliations

American Bar Association
NC Bar Association, Real Estate Section
NC Land Title Association (NCLTA),
Executive Committee member, Attorney
Section Representative 2009-12

Honors & Awards:

LexisNexis® Martindale-Hubbell® AV Preeminent®
Peer Review Rated
Best Lawyers in America® in Real Estate Law,
2011-15
Best Lawyers in America® in Real Estate
Litigation, 2012-15
Best Lawyers in America® Real Estate Lawyer
of the Year, 2012
Legal Elite, 2006, 2012-13, *Business North
Carolina Magazine*
NC Super Lawyers 2015 list in Real Estate