



**Eric R. Spence, Of Counsel**  
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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. His experience includes development of large mixed-use commercial projects, numerous residential neighborhoods and residential and commercial condominium projects.

Eric has extensive experience representing multiple lenders in North Carolina in commercial foreclosures, workouts and note sale transactions secured by North Carolina properties. He handles all aspects of the real estate development process including 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

Routinely represents borrowers and lenders and NC counsel in a variety of commercial real estate and multi-state deals and transactions with loans generally from \$10-75 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.

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

Handle all aspects of creating multiple residential condominium and mixed use projects regimes including medical offices, shopping centers, residential and retail including several recent condominium and townhome projects in downtown Raleigh and downtown Durham.

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.

#### Areas of Focus

Commercial Real Estate

#### Education

Wake Forest University, JD 1982  
UNC at Chapel Hill, BS 1979

#### Admissions

North Carolina 1982  
NC State and Federal Courts

#### Professional Affiliations

North Carolina Bar Association - Real Estate Section  
NC Land Title Association (NCLTA) – Member;  
Executive Committee Member, Attorney Section Representative 2009-12

#### Honors & Awards

AV Preeminent® Peer Rated – Martindale-Hubbell®  
The Best Lawyers in America® editions –  
Real Estate Law 2011-present, Real Estate Lawyer of the Year 2012  
Super Lawyers – NC list in Real Estate 2015-present  
Legal Elite – 2006, 2012-13, 2019 editions of *Business North Carolina* magazine

