HUSCH BLACKWELL



Cynthia G. Fletcher

PARTNER

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OVERVIEW

Cynthia advises financial institutions and borrowers in structuring, documenting, negotiating and closing secured and unsecured commercial financing transactions.

She has extensive experience with credit facilities of all sizes and types, including single lender and syndicated commercial loans, asset-based financings, letter of credit facilities, mezzanine or subordinated debt financings, construction loans, multistate real estate portfolio loans, and credit enhancements for tax-exempt and revenue bonds. Cynthia also counsels financial institutions on informal workouts and forbearance situations when loans become troubled.

Cynthia's clients are primarily lenders at various financial institutions, including banks and insurance companies. In addition, her practice includes providing corporate borrowers, including manufacturers, developers and real estate entities, with negotiating and closing loans and credit facilities by delivering due diligence materials, negotiating loan documents, preparing corporate resolutions and issuing enforceability opinions.

Her recent engagements include:

- Advising a client on the assumption of an existing portfolio of real estate loans by a new borrower.

Industry

Financial Services & Capital Markets

Services

Banking & Finance

Corporate

Real Estate Finance

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- Representing a real estate investment trust in negotiation of its $750 million unsecured credit facility with a syndicate of lenders.
- Counseling a client on its acquisition of a nationally branded business and all of its financing-related issues, including the negotiation, documentation and closing of a $120 million first lien credit facility and $40 million second lien credit facility.

Experience

- Secured construction financing for new state-of-the-art manufacturing facility, including $700,000 in state tax incentives and $10 million in tax-exempt bonds.
- Represented a real estate investment trust in negotiating its $750 million unsecured credit facility with a syndicate of lenders.
- Counseled a client on its acquisition of a nationally branded business and all of its financing-related issues, including the negotiation, documentation and closing of its $120 million first lien credit facility and $40 million second lien credit facility.
- Advised a bank syndicate in the refinancing of a $75 million credit facility for a liquid egg manufacturer with existing facilities in three states that was acquiring and constructing new facilities in Ohio. The engagement involved the preparation and negotiation of terms and conditions of an amended and restated credit agreement and security documents. It also required the review of acquisition documents, organizational documents, and titles and surveys related to all of the facilities.
- Advised a client on the assumption of an existing portfolio of real estate loans by a new borrower.
- Counseled a manufacturing company with facilities in six states on its $120 million secured refinancing. The representation included negotiating loan documentation with the primary and secondary lender; providing legal opinions as to the enforceability of the loan documents; coordinating issuance of local counsel opinion letters for the properties owned in states other than Wisconsin; and reviewing and negotiating title, survey and zoning issues related to the eight manufacturing facilities.

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Experience

- Represented an administrative agent and bank syndicate in the structuring and documenting of five separate asset-based credit facilities for an equity sponsor's acquisition of a dental conglomerate, a steel door manufacturer, a manufacturer of door hardware, an original replacement part supplier and a mobile dental provider. Once documented, these facilities require amendment and negotiations related to refinancing capital structure.
- Represented CBL Properties in its acquisition of four dominant enclosed regional malls for $178.9 million from Washington Prime Group.

Recognition

- *The Best Lawyers in America®*
  - Banking and Finance Law, 2024-2027
- *IFLR 1000 United States*
  - Banking and finance (Wisconsin), Highly Regarded, 2025
- *The Legal 500 United States*
  - Real estate finance, Recommended attorney, 2024
- Martindale-Hubbell BV Distinguished

Education

- J.D., Marquette University Law School
- B.A., University of San Diego
  - *cum laude*

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Admissions

- Wisconsin
- California

Community Leadership

- Brookfield Academy Marketing Committee



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