



Tim Hurlbut

Shareholder

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FOCUS AREAS

Real Estate
Business Law
Banking & Financial
Services

EDUCATION

1996
Indiana University, College
of Arts and Sciences, B.A.,
political science & history
(double major)

2002
Indiana University, Robert
H. McKinney School of
Law, 2002
cum laude

ADMITTED TO BAR

2002 Indiana

Best Lawyers

BIOGRAPHY

Prior to becoming a lawyer, Tim was in banking. That experience trained Tim to understand how financing sources think and work.

Tim routinely assists clients to originate, structure, investigate, document and close commercial loans of all sizes, including commercial and industrial (C&I) loans, construction loans and long-term real estate financings.

He also routinely acts as outside "general counsel" for the financial institutions he serves. In that capacity, it is common for him to help various bank departments by answering routine legal questions and helping them better perform their duties. He has also assisted banks in software acquisition transactions and has designed new commercial lending products and services for bank clients.

Tim also has broad experience with commercial loans. He frequently advises banks as to the best means to restructure loans in order to maximize recovery and reduce risk. He has been the lead attorney on numerous restructuring transactions involving everything from rolling stock to golf courses to large investment real estate portfolios. Tim understands that filing suit is not always the best solution and that the resolution of difficult credits often requires "outside the box" thinking.

In addition, Tim has an extensive background in representing both business and commercial real estate clients. He has been involved in the formation of new entities, purchase and sales transactions, financings, and general business contracting and transactions. He has handled numerous liquor store and bar acquisitions and dispositions throughout his career and understands the unique structure to these transactions. His understanding of commercial lenders is useful in counseling

borrower clients as to what they should expect from their lender.

For his commercial and real estate clients, Tim often documents and negotiates commercial leases, both for landlords and tenants, many times involving Fortune 500 companies. He also represents buyers and sellers in real estate transactions involving everything from vacant land and stand-alone buildings, to strip centers, apartment complexes and large industrial portfolios. He assists his clients with all aspects of the transaction; from the preparation and negotiation of the purchase agreement through due diligence and closing. Likewise, he is skilled at drafting easements, access agreements, licenses and other real estate instruments.

HONORS

- *U.S. News* Best Lawyers In America: Real Estate Law - 2021
- Indianapolis Bar Association Bar Leader Series Graduate
- Recipient of the Indianapolis Bar Association - Board of Directors Award, 2012

LEGAL ORGANIZATIONS

Indiana State Bar Association

Indianapolis Bar Association