



Mary Forbes Lovett

Of Counsel

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Cleveland - 216.583.7074

Mary focuses her practice on real estate and business law and has significant experience handling the acquisition, financing (including new markets, low income, and historic tax credit financing) and all development matters related to real property. She specializes in the development and financing of urban properties and was recognized by CREW for her work related to the largest HUD-financed project in Ohio. Mary is a frequent speaker on business and real estate topics including alternative financing techniques, historic tax credits (state and federal), new markets tax credits, urban development, negotiating acquisitions and leases, strategies for like-kind exchanges, preservation easements, urban sprawl and eminent domain. Mary has achieved the highest rating, AV Preeminent®, from Martindale-Hubbell®.

Education

- The Ohio State University (B.S., *summa cum laude*, 1974)
- Cleveland State University College of Law (J.D., *magna cum laude*, 1985)
 - The Cleveland State Law Review (Editor)
 - Journal of Law and Health (Managing Editor)

Bar Admissions

- Ohio

Professional Affiliations

- American Bar Association (*former Member*)
- Cleveland Metropolitan Bar Association (*Real Estate Section; former Chair; Environmental Law Section*)
- Greater Cleveland Real Estate Organization (*former President*)
- CREW (*Member; former President and national delegate*)
- Cuyahoga County Improvement Corporation (*former Board Member*)
- Cuyahoga County Economic Development Loan Review Committee

Practices & Industries

- Private Equity
- Real Estate
- Real Estate Finance
- Leasing & Hospitality
- Tax-Free Exchanges, Tax Planning, & Economic Development Incentives
- Business Law
- Retail, Restaurant & Hospitality

- Neighborhood Housing CDC (*former Board Member*)
- OSBA Certified Specialist in Business, Commercial and Industrial Real Property Law
- Arthritis Foundation (*former Board Member*)
- Heritage Ohio (*President, Board of Advisors*)

Awards & Honors

- Ranked as one of Ohio's "Leaders in Their Field" in Real Estate by Chambers USA: America's Leading Lawyers for Business (2015-2022)
- AV Preeminent® Peer Review Rated™ – Martindale-Hubbell®
- Named to *The Best Lawyers in America*®, Real Estate Law (2009-2024)
- Named to the Ohio Super Lawyers list (2008-2023)
- Named to Cleveland's Top 25 Women Lawyers (2021) and Ohio's Top 50 Women Lawyers (2021) by Super Lawyers
- "Notable Women in Law," *Crain's Cleveland Business* (2018)
- Named to the 2016 Commercial Real Estate Hall of Fame by *Midwest Real Estate News*
- CREW (Commercial Real Estate Women) National Deal of the Year Award (2003)
- CREW Klausner Leadership Award
- Cleveland Restoration Society Award
- YWCA Women of Professional Excellence (2009)

Certifications

- Certified Specialist in Business, Commercial and Industrial Real Property Law, Ohio State Bar Association

Experience

- Represents developers in the development of urban properties utilizing historic tax credits, conservation easements, and new markets tax credits.
- Counsels and represents developer and corporate clients on the acquisition, financing, divestiture and development of real estate projects.
- Extensive experience handling leasing and financing transactions, land development, zoning and environmental issues.
- Represents entrepreneurial developers of office buildings, hotels, shopping centers, condos, apartments, historic restorations, adaptive reuse, new development and multi-family housing.
- Counsels real estate lenders on construction, permanent financing matters and tax credit financing.
- Counsels clients on all aspects of the purchase, construction, sale, lease or sublease of property, office buildings, and retail spaces.
- Advises clients and provides services for entity formation and structure and other corporate matters.

- Counsels investors in connection with tax credit investments.
- Knowledgeable in HUD and Fannie Mae Guidelines and requirements for multifamily property lending, including representation of Fannie Mae DUS lenders in the documentation and closing of Fannie Mae Multifamily loans.

News & Media

August 17, 2023

Ulmer Attorneys Recognized in The Best Lawyers in America® 2024 Report

January 6, 2023

Ohio Super Lawyers Recognizes 69 Ulmer Attorneys in 2023 Lists

August 18, 2022

Ulmer Attorneys Recognized in The Best Lawyers in America® 2023 Report

June 2, 2022

Ulmer Earns Top Marks in Chambers USA 2022 Report

January 4, 2022

Ohio Super Lawyers Recognizes Ulmer Attorneys in 2022 Lists

May 20, 2021

Ulmer & Berne Honored in Chambers USA 2021 Edition