

Mary J. Martin

Cleveland
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Overview

Mary focuses her practice on Real Estate. She has successfully closed over one hundred commercial real estate transactions while acting as outside counsel for a large private equity firm. Mary has experience in drafting and reviewing purchase agreements, extensive experience in title and survey review, resolution of title and survey issues, negotiating and reviewing all relevant leases and contracts.

Mary has been responsible for the drafting of all relevant real estate documents including deeds, assignments, leases, and all other pertinent closing documents. She is familiar with environmental reports and conducts real estate reviews of all related diligence. Other client experience includes representing landowners with wireless equipment on their land, assisting clients in navigating small cell right of way process with municipalities in Ohio based on federal law, and providing real estate counsel in broadcast station transfers.

Representative Matters

- Represented the buyer in its acquisition of the majority interest in a plumbing and HVAC repair and contracting company located in Tennessee.
- Represented purchasers in the acquisition of multiple telecommunication sites throughout the country, ranging from single sites to large multi-site portfolios ranging from $150 thousand to several million dollars.
- Represented McCarthy Capital, a private equity firm headquartered in Omaha, Nebraska, in its substantial minority investment in Smartlink, a provider of wireless infrastructure asset inventory and management, network services, network real estate and IT staffing.

- Represented a large real estate private equity fund through its communications infrastructure companies in connection with their acquisition of multiple telecommunications assets in California, New York, Florida, Kansas, Ohio, Oklahoma, Minnesota, North Dakota, South Dakota, Texas, Wisconsin, Arkansas, Alaska for over $71 million. One portfolio includes approximately 100 assets, and another portfolio includes 30 assets.
- Represented a large real estate private equity fund through its communications infrastructure companies in connection to the acquisition of more than a dozen telecommunications assets in Alaska, Arizona, California, Kentucky, Ohio, Pennsylvania, Maryland, Missouri, New York, and Wisconsin for over $32 million.
- Represented a public, world-leading polymers group in its acquisition of a provider of high-quality thermoplastic elastomers for all size orders across the United States.
- Represented a large real estate private equity fund through its communications infrastructure company in multiple acquisitions in 2023, including 42 properties and related wireless communication facilities in California, Florida, Kentucky, Maryland, Missouri, New York, Ohio, Oklahoma, Pennsylvania, Texas, Virginia, and Wisconsin. These acquisitions included over one hundred tenant interests and a combined value of over $100 million.
- Represented a large real estate private equity fund through its communications infrastructure companies in multiple acquisitions of more than one hundred telecommunications assets and related real property interests in California, Florida, Kansas, Kentucky, Maryland, Minnesota, Missouri, New York, North Dakota, Ohio, Oklahoma, Pennsylvania, South Dakota, Texas, Virginia, and Wisconsin for a total of over $75 million.

Credentials

EDUCATION

- Cleveland State University College of Law, 2009, Juris Doctor
- John Carroll University, 2006, B.A., English; Minor, Education

BAR & COURT ADMISSIONS

- Ohio

Memberships

- Cleveland Metropolitan Bar Association and Real Estate Group, Member
- St. Ambrose Parish, Volunteer
- John Carroll University, Alumni Outreach

News & Insights

- Gridiron Capital Partners Invest in M&D Distributors
  September 9, 2022 | Press Releases
- Benesch Adds Of Counsel to Cleveland Office
  February 16, 2022 | Press Releases