



Alyssa Carducci Dangler

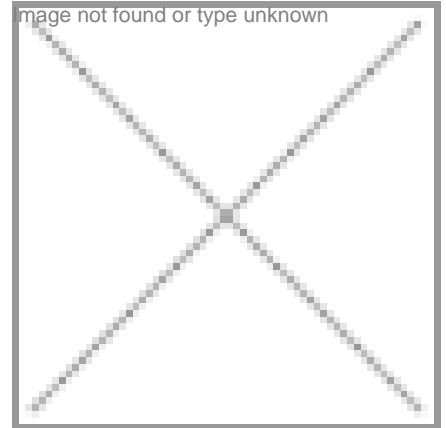
Partner

Norfolk, VA

P: 757.629.0631

F: 757.629.0660

adangler@williamsmullen.com



Alyssa Carducci Dangler's practice focuses on commercial and multifamily real estate and finance. Alyssa is experienced in the acquisition, financing, leasing and disposition of commercial and multifamily real estate. She has represented national and regional clients in transactions involving office, multifamily, industrial, retail and mixed-use developments. Alyssa serves as chair of the firm's affordable housing and tax credits practice.

Alyssa has significant developer representation experience with low income housing tax credits (LIHTC) for both 4% and 9% tax credit transactions. Alyssa also represents clients on a variety of leasing matters, especially ground, retail, and office leasing. Her practice notably includes solar leasing and navigating clients through the unique challenges of emerging technology. She counsels solar developers and landowners in a variety of solar projects, including the leasing, acquisition and sale of land for rooftop and ground mount facilities.

Her experience includes the financing of real property with conventional financing and project finance. She has experience with representing developers of apartment communities using federal low-income housing tax credits. Alyssa has also represented financial institutions and creditors in foreclosures, bankruptcy and in workouts of distressed debt secured by real estate.

She is listed in *The Best Lawyers in America*® for Real Estate Law (2018-present), and she has been named among Virginia's "Legal Elite" by *Virginia Business* (2013-present) and selected to the *Virginia Super Lawyers* list for Real Estate Law (2017-present). Alyssa was listed as one of the Top Lawyers of Coastal Virginia by *CoVa Biz Magazine* (2017-2019, 2022). She was previously selected to the *Virginia Super Lawyers Rising Stars* list (2013-2016). In 2015, she was named to *Inside Business*' Top 40 Under 40 list, in 2016, she was named to *Virginia Lawyers Weekly*'s inaugural class of "Up & Coming Lawyers"

and in 2021 she was a recipient of Connect CRE's "Women in Real Estate" award for the Washington D.C. area. She is admitted to practice law in Virginia, Georgia and the District of Columbia, and she is admitted before the United States Fourth Circuit Court of Appeals and the United States Bankruptcy Court for the Eastern District of Virginia.

Alyssa is currently president and serves on the board of directors for CREW Network. She previously served as president of CREW Coastal Virginia (2018). She serves on the leadership development committee of the Hampton Roads Association for Commercial Real Estate (HRACRE) and is a member of the board of trustees of the REACH Foundation and of the CIVIC Leadership Institute. She is a former chair of the programs committee of HRACRE (2013-2016) and a former member of the board of the d'ART Center (2013-2017). She also previously served on the finance committee of the Girl Scout Council of the Colonial Coast (2013-2016).

Alyssa received her Juris Doctor degree from Tulane University Law School and her Bachelor of Science degree from Boston College. While in law school, she was selected to the Order of the Barristers and served on the Moot Court Board.

Practice Areas

- Real Estate
- Affordable Housing & Tax Credits
- Leasing
- Banking & Finance
- Project Finance
- Community Banks
- Energy
- Solar & Energy Storage
- Real Estate Acquisitions and Sales
- Renewable Energy
- Real Estate Development
- Hospitality
- Investment Real Estate
- Offshore Wind Energy
- Wind Energy

Experience

- Representation of commercial entities in the acquisition, disposition, financing and leasing of real property, including industrial, office, retail and mixed-use properties.

- Representation of multifamily developers in the acquisition, disposition, refinancing and project finance of low-income housing tax credit and market rate apartment communities.
- Representation of financial institutions in construction and permanent financing.
- Representation of property owners in solar panel and cell tower leasing.
- Representation of developers in the acquisition, development and disposition of self-storage facilities.
- Representation of financial institutions in creditors' rights, foreclosures and workouts for distressed real property.
- Representation of secured creditors in bankruptcy.
- Representation of corporations and limited liability companies with a broad spectrum of issues including buy-sell agreements, financing, formation and general corporate governance.
- Representation of redevelopment and housing authorities with respect to their corporate and real estate needs, including acquisition and disposition of real property, procurement, landlord-tenant law, contracts and corporate governance.
- Representation of a national quick-service restaurant in the acquisition and ground leasing of outparcels for the development of free-standing restaurants.
- Representation of a national retailer in the expansion of existing retail stores.
- Representation of a national cellular company in its lease of ground, tower or rooftop space for cellular communications facilities.

Education

- Tulane University School of Law (J.D.)
- Boston College (B.S.)

Professional Affiliations

- Commercial Real Estate Women (CREW) Network - President Elect (2022), President (2023)
- Commercial Real Estate Women (CREW) Coastal Virginia ? President (2018), Board of Directors (2014-2019)
- CREW Network ? Board of Directors (2021-2022)
- Virginia Bar Association ? Real Estate Section
- Virginia State Bar ? Real Property Section, Area Representative
- Commercial Real Estate Women (CREW) Coastal Virginia ? President (2018), Board of Directors (2014-2019)
- Hampton Roads Association for Commercial Real Estate (HRACRE) ? Leadership Development Committee Member, Former Programs Committee Chair (2014-2017)

Awards

- *Virginia Business* - "Legal Elite," (2013-present)
- *Virginia Super Lawyers* - Real Estate (2017-present)
- *The Best Lawyers in America*® for Real Estate Law (2018-present)
- Listed as one of the Top Lawyers in Coastal Virginia by *CoVa Biz Magazine* (2017-2019, 2022)
- Listed as a "Rising Star" by *Virginia Super Lawyers* magazine (2013-2016)
- Named to *Virginia Lawyers Weekly's* Inaugural Class of "Up & Coming Lawyers" (2016)
- Named to *Inside Business'* Top 40 Under 40 (2015)