

Marcy Hart

SHAREHOLDER

Philadelphia, PA | 215.267.3028

marcy.hart@polsinelli.com



Marcy Hart is a seasoned transactional attorney focusing her practice on real estate, business and corporate law. With over 35 years of experience, Marcy adeptly navigates complex legal landscapes, leveraging her extensive background in both in-house and law firm settings to deliver strategic solutions for her clients.

Marcy's experience spans a wide array of real estate matters, including acquisitions, dispositions, leasing, financing and capitalization. She represents a diverse clientele that includes national and local developers, family offices, private equity firms, banks, life insurance companies, institutional investors and funds. She handles intricate transactions involving various capital sources such as tax credits, energy and green credits, preferred equity, mezzanine financing and private and public institutional debt.

Marcy is recognized for her skills in structuring joint ventures, strategic alliances and capital-raising initiatives. She provides counsel on the formation, deployment and investment in portfolio companies, guiding clients through complex exit strategies and related acquisition and sale transactions.

Throughout her career, Marcy has played a key role in advising on over \$10 billion in debt financings and equity raises, focusing on project finance transactions. Her work spans diverse sectors including urban redevelopment, multifamily housing, residential communities, industrial facilities, entertainment centers, educational facilities, retail malls, hospitals, mixed-use projects, resorts and hotels. She has also provided strategic guidance to institutional lenders, private equity funds and investors during real estate loan workouts, restructurings and reorganizations, including comprehensive bankruptcy risk analysis and advice.

Education

- Villanova University Charles Widger School of Law (J.D.)
- Wellesley College (B.A.)

Bar Admissions

- New Jersey

Capabilities

- Real Estate
- Real Estate Finance
- Private Equity
- Tax Credit Finance

- Pennsylvania

Memberships

- Building Industry Association of Philadelphia, Board of Directors
- Preservation Alliance for Greater Philadelphia, Board of Directors
- Philadelphia Bar Foundation, Board of Trustees
- Commercial Real Estate Women (CREW) Network
- Philadelphia Industrial Development Corp. (PIDC) Advisory Board
- Lutheran Settlement House, Board of Directors, 2014-2021
- Pennsylvania State Bar Association
- Philadelphia Bar Association

Recognition

- Selected for inclusion in *Best Lawyers in America*[®] for Real Estate Law, 2024-2026
- Restructuring of the Year (\$1B to \$5B) 17th Annual Turnaround Awards, The M&A Advisor, 2023
- *The Legal Intelligencer*, Trailblazers, 2019
- *The Philadelphia Inquirer*, Influencers of Law, 2019
- Recognized in *Philadelphia Business Journal*, Top 25 Women to Watch in Real Estate, Construction and Development, 2016
- Named one of *SJ Magazine*, Top Attorney, Construction, 2014

Publications

July 2023

The Greening of Commercial Real Estate, ALI CLE

Author, The Practical Real Estate Lawyer

July 2023

Inflation Reduction Act Offers a Variety of Energy-Related Tax Incentives

Author, Pratt's Energy Law Report