

Camden C. Betz

Partner



PRACTICE AREAS

Financial Services and Banking
Real Estate

INDUSTRIES

Construction & Development
Hospitality
Real Estate

EDUCATION

University of North Carolina School of Law

J.D., 2007, with honors; Managing Editor, *North Carolina Banking Institute Journal*

University of North Carolina at Chapel Hill

B.A., 1997, with distinction in Economics and History

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OFFICE

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BAR & COURT ADMISSIONS

North Carolina

Camden C. Betz advises clients in a wide range of commercial real estate transactions, including financing, acquisition, development, leasing, management, and disposition of commercial properties.

MY PRACTICE

COMMERCIAL REAL ESTATE

Camden advises investors, developers, and other clients in the financing, acquisition, development, leasing, management, and disposition of commercial properties, including hotels, shopping centers, multifamily, office buildings, master planned communities, and mixed use projects. He regularly represents tenants and landlords in the negotiation of retail, general office, medical office, industrial, warehouse, and ground leases.

Camden is also a LEED Accredited Professional (LEED-AP), a distinction awarded by the Green Building Certification Institute to professionals who have demonstrated a keen understanding of green building practices.

Representative experience in acquisitions and dispositions includes:

Represented buyer in the \$2.3 billion acquisition of 72 medical office buildings and development parcels located in California, Colorado, Florida, Georgia, Illinois, Indiana, Mississippi, Missouri, New Jersey, New Mexico, North Carolina, Ohio, Pennsylvania, Tennessee, Texas, Virginia, and Wisconsin.

Represented developer in \$240 million portfolio sale of 13 hotel properties located in Illinois, Texas, Maryland, Pennsylvania, New Jersey, and Ohio.

Represented developer in \$22 million joint venture hotel acquisition and related financing.

Represented developer in \$3 million disposition of retail shopping center and related CMBS loan assumption and 1031 exchange.

Represented developer in \$4.8 million acquisition of retail shopping center and related CMBS loan financing and 1031 exchange.

Represented developer in \$8.7 million land acquisition and related development issues.

Represented developer in \$98 million disposition of multi-tenant office and retail project.

Represented borrower as local counsel in financing and acquisition of \$250 million retail shopping center.

Representative experience in leasing includes:

Represented tenant in negotiation of 36,000 square foot retail lease.

Represented tenant in negotiation of 23,000 square foot retail lease.

Represented tenant in negotiation of 27,000 square foot retail lease.

Represented tenant in negotiation of 30,000 square foot office lease.

Represented tenant in negotiation of 28,000 square foot commercial lab lease, including related construction and financing contracts.

Represented tenant in negotiation of 11,000 square foot office lease.

Represented tenant in negotiation of 8,600 square foot office lease.

Represented various tenants in negotiation of restaurant leases.

Represented landlord in negotiation of retail ground lease.

REAL ESTATE FINANCE

Camden advises borrowers and lenders in complex loan transactions including construction and permanent financing for hotels, shopping centers, multifamily, office buildings, master planned communities, and mixed use projects.

Representative experience in financing includes:

Represented developer in \$19.8 million construction loan for hotel project.

Represented developer in \$15 million construction loan for hotel project.

Represented developer in \$9.8 million CMBS loan refinance for hotel project.

Represented developer in \$43 million joint venture hotel construction project and related financing.

Represented developer in \$11 million loan refinance for hotel project.

Represented developer in \$10 million loan refinance for hotel project.

Represented developer in \$5 million CMBS loan refinance for hotel project.

Represented borrower in \$4 million permanent loan financing for 4 medical office buildings.

Represented borrower in \$4 million Fannie Mae loan financing for multifamily project.

Represented borrower in \$2.5 million Freddie Mac loan financing for multifamily project.

Represented borrower as local counsel in \$478 million credit facility secured in part by more than 50 properties in North Carolina.

Represented borrower as local counsel in financing and acquisition of \$48 million retail shopping center.

Represented lender in \$15.2 million permanent loan financing for single tenant office building.

Represented lender in \$20 million permanent loan financing for single tenant office building.

Represented lender in \$8.8 million permanent loan financing for 2 medical office buildings occupied by 18 tenants.

Represented lender in \$6.5 million permanent loan financing for GSA leased office building.

Represented lender in \$3.3 million permanent loan financing for multifamily project.

Represented lender in \$4 million permanent loan financing for retail shopping center.

Represented lender in \$2 million asset based term loan and working capital credit facility.

Represented lender as local counsel in \$45.5 million permanent loan financing for single tenant office building.

Represented lender in modification, consolidation, and extension of \$17 million real estate term loan and working capital credit facilities.

Represented lenders in various loan modifications, restructurings, workouts, foreclosures, title insurance claims, and other real estate matters.

OTHER REPRESENTATIVE EXPERIENCE

Represented owners and developers in the drafting and negotiating of property management agreements, homeowner association management agreements, and construction agreements.

Represented owners and developers in the drafting of various protective covenants, declarations, and easement agreements.

Represented owner in public utility condemnation action.

Represented owner in complex title litigation matters.

Represented owner in successful tax valuation appeal for residential subdivision project.

HONORS

Selected by his peers for inclusion in [*The Best Lawyers in America*](#)® in Real Estate Law (2020)

Recognized in *North Carolina Super Lawyers* as a "Rising Star" (2011-2017)

COMMUNITY INVOLVEMENT

Graduate, [Leadership Raleigh](#) (2018)

Member, International Council of Shopping Centers

Member, Urban Land Institute

Member, NAIOP

Member, North Carolina Bar Association

PUBLICATIONS & MEDIA

Co-author (with Beth Langley, Joey Ponzi, and Adam Tarleton), [Hurricane Florence Disaster Recovery FAQ](#), September 21, 2018

"Recent Changes to the Community Reinvestment Act and Their Impact on Community Banks and Rural Economies," 10 *North Carolina Banking Institute* 157, 2006

Hurricane Florence Disaster Recovery FAQ , September 21, 2018

Brooks Pierce Attorneys Published in Construction Executive, August 9, 2018

Growth of Modular Construction Raises New Legal Questions, August 1, 2018

Camden Betz Graduates from Leadership Raleigh, July 13, 2018

Two Experienced Attorneys Join Brooks Pierce, Expand Raleigh Presence, November 3, 2017