

Morgan E. Harris

Miami, FL

She/Her

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About Morgan

Morgan counsels clients on commercial transactions, focusing on matters involving real estate development, sales and acquisitions, and mortgage lending. She has a particular focus on helping real estate developers negotiate, document, and close sales, acquisitions, and assemblages, develop condominium regimes, and finance their projects, and on working with lenders to originate, modify, and acquire loans.

She also assists clients with entity formations and the preparation of corporate documents related to real estate development and lending matters.

Morgan's Affiliations

- Commercial Real Estate Women (CREW) Miami Chapter, Member

Areas of Focus

Industries: Real Estate

Services: Corporate & Transactions; Real Estate Transactions & Lending

Experience

- Represented the purchaser in the acquisition of 14 separate properties over time for an assemblage project with financing encumbering the properties in the amount of \$7.6 million.

- Represented concrete, materials, and logistics solutions company in the purchase of real estate, assets and equipment (related to concrete mixing and delivery), and intangible personal property. Related to the real estate and the business, the parties entered into restrictive covenants on certain real estate not acquired, and also entered into non-competition agreements. Seller provided financing of \$10 million.
- Represented buyer/operator in acquisition of a gas station convenience store, subsequent sale, and leaseback for management of the operation. The \$3.5 million deal included fuel supply agreements, and environmental testing and liability contracts for the property in the Space Coast Region of Florida.
- Prepared the condominium prospectus and declaration on behalf of Hinshaw client. The client acquired and demolished an apartment building and has begun development of a new condominium building.
- Assisted client in acquiring property consisting of an 11-unit cooperative. The client acquired the property, terminated the cooperative, and is developing the property into a new condominium.
- Represented real estate client in the sale of real estate and intangibles, and joint venture for development of a multifamily apartment community.
- Represented collateral lender in \$34 million restructuring of real estate secured debt interests encumbering Miami Beach hotel property.
- Represented a large Miami fund that purchased a \$45 million mortgage loan encumbering a Miami Beach landmark art deco hotel. Part of the purchase was financed by a major New York hedge fund's \$34 million note-on-note loan, resulting in a \$79 million consolidated transaction.

Recognition

- Elon University School of Law: American Academy of Matrimonial Lawyers Award; Strongest Comprehensive Performance in Legal Method & Communication I; Dean's Fellow; Dean's List
- University of Miami School of Law: RPD LL.M. Director's Award for Commercial Real Estate Leasing, Land Securities & Finance, Mortgage Law, and Real Estate Documents Workshop

Credentials

Education

University of Miami School of Law, LL.M., 2021

Elon University School of Law, J.D., *magna cum laude*, 2017

Rollins College, B.A., *summa cum laude*, 2015

Bar Admissions

Florida

Languages

Spanish

Interests

Did you know...

Morgan is a former NCAA Division II athlete. She rowed varsity crew in college, and she was awarded the title of “Most Outstanding Senior” in her final season.

Community/Civic Activities

- Beaux Arts Miami, Member

Thought Leadership

In The News

- Steven Cronig and Morgan Metzger Author FAQs Byline on What You Need to Know About Borrowing Money to Comply With Amendments to the Florida Condominium Act, Nov 1, 2022

Press Releases

- Hinshaw Elects Eleven New Partners in Seven Offices, Jan 6, 2025
- Hinshaw Publishes Updated Real Estate Deal Book, Apr 24, 2024