

Olga M. Gurtovaya



Shareholder [Dallas](#)
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Education

J.D. from Southern Methodist University, Dedman School of Law *cum laude*

- *SMU Law Review Association* (Articles Editor; Award for Best Comment)

B.B.A. from The University of Texas at Austin with honors

Bar Admissions

Texas

Related Practices

Real Estate
Acquisition & Disposition
Industrial Projects
Multifamily
Retail Centers

Related Industries

Financial Services
Hospitality
Real Estate
Retail

Overview

Olga's practice focuses on commercial real estate, with an emphasis on representing commercial lenders, including regional banks and private lenders, in financing transactions and restructurings, structured finance transactions and loan assignments. She also represents developers in the acquisition, disposition and development of office buildings, industrial projects and retail centers.

Throughout the course of her legal career, Olga has gained vast experience in representing lenders and borrowers in debt restructuring and deed in lieu of foreclosure transactions; drafting forbearance, purchase and sale agreements; and loan, closing and development documents. She is also accustomed to reviewing and conducting due diligence and assisting in the closing process.

Within the past year alone, she has represented lenders and borrowers on more than \$1 billion in loan originations. With a desire to be responsive to her clients' needs, Olga understands the importance of getting to a smooth and successful closing where both sides are satisfied and excited to move on to the next step of their project.

Olga is an active Committee Member of the Firm's Women's Initiative Group.

Achievements

D Magazine – Best Lawyers in Dallas (2018)
Woodward/White, Inc. – Best Lawyers: Ones to Watch,
Real Estate Law (2021)

Memberships

Attorneys Serving the Community
Dallas Association of Young Lawyers
Dallas Bar Association, Real Property Section
State Bar of Texas
The Real Estate Council

Clerkship

Honorable Ken Molberg, 95th Judicial District Court
(Judicial Intern)

Experience

Industrial + Retail Financing

Completed six loan transaction closings in four days for various lenders. The Munsch Hardt team represented two banks and worked with different borrowers to close the loans for the construction and/or renovation of industrial and retail sites around the country, including South Carolina, West Virginia and Texas.

Office Building Disposition

Assisted in conducting due diligence and in the closing process associated with the sale of a newly constructed plaza in downtown Dallas, Texas. The transaction was complicated due to multiple interests in an underground parking garage, an adjacent building site for a future tower, the imposition of new restrictions to keep an adjacent walk open to the public, a long term master lease of the unleased space, and the continued leasing and management of the building.

Raw Land Acquisition

Assisted in representing a national homebuilder in drafting various purchase contracts to acquire raw land and lots in the Dallas-Fort Worth, Texas area, conducting due diligence and helping close the acquisitions.

Retail Development + Disposition

Assisted in representing an architecture and planning company in the acquisition of raw land, development, leasing and ultimately the sale of real property for a restaurant chain and a sporting goods discount chain in Gainesville, Georgia and a national health care company in Lakewood, Colorado and in St. Louis, Missouri.

Mixed-Use Development

Assisted in representing a Dallas, Texas-based real estate firm in closing several adjacent tracts of land in the Bishop Arts area of Dallas, Texas. The transactions involved negotiating purchase contracts, leases, lease terminations and drafting closing documents for a \$57 MM residential and retail development with an expected completion in May 2018.

Multifamily Financing

Assisted in representing a real estate developer based in Dallas, Texas in loan documentation for a \$37.8 MM loan to finance the development of an apartment complex in Kissimmee, Florida. Olga's role included preparation and negotiation of loan documents, review of due diligence and working with the borrower and developer through various development documents required for the property.

Newsroom

Press Release: Munsch Hardt Announces 2021 Promotions to Equity Shareholder and Shareholder

Press Release: Munsch Hardt Attorneys Honored as '2021 Best Lawyers in America' and 'Ones to Watch'

Newsletter: COVID-19: Interagency Statement

Press Release: D Magazine Names Seven Munsch Hardt Attorneys to its 2018 'Best Lawyers in Dallas' List

Press Release: Munsch Hardt Candidates Pass the State Bar of Texas and Join Associate Ranks