

# Snell & Wilmer

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## Donald G. Martin

Partner | Las Vegas

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## Main Bio

Don Martin's practice is focused in corporate and business law, real estate and commercial transactions. He has significant experience representing local, regional, national and international clients in corporate and real estate development. Don advises clients in all areas of commercial and residential real estate and corporate transactions, including acquisitions, financing, note purchases, foreclosures, short sales, development, operation and disposition of commercial projects, retail, resort hotels, and strategic land sites.

## Representative Experience

- Represented a major casino and condominium management and resort development company in negotiating a series of management and other agreements with the owner of a \$3.5 billion resort in the Bahamas, which contains boutique and luxury star branded hotel and residential components.
- Represented a major casino company in restructuring \$350 million in debt instruments.
- Represented a major Las Vegas casino on the refinance of over \$650 million in debt obligations.
- Represented a major Las Vegas gaming company on the refinance of over \$200 million in debt obligations.
- Represented a borrower in the restructuring of \$20+ million of debt on a retail center located on the Las Vegas strip.
- Represented a developer of a luxury multiphase Las Vegas residential mixed-use condominium community.
- Represented a developer of an approximately 30-acre mixed-use community, which includes high rise time share/hotel, condominiums, and retail components.
- Represented a developer for the purchase of approximately 3,500 acres of real property purchased from the United States Department of the Interior Bureau of Land Management.
- Represented an automobile dealer for multiple purchase and sales of multiple automobile dealerships.
- Represented property owners to save over \$750,000 in property tax payments.

## Education

- University of San Diego School of Law (LL.M.)
- University of San Diego School of Law (J.D., *cum laude*)
- San Diego State University (M.B.A.)

- San Diego State University (B.A.)

## **Professional Memberships & Activities**

- Clark County Bar Association
- American Bar Association
- State Bar of Nevada

## **Representative Presentations & Publications**

- “Representations and Warranties in Commercial Real Estate Transactions,” Author, Communique (May 1, 2016)
- “Navigating Closing Contingencies in Commercial Real Estate Transactions,” Author, Nevada Lawyer Magazine (February 1, 2016)
- “LLCs: From Formation to Special Uses,” Co-Presenter, National Business Institute (December 2013)
- “S Corporations in Detail,” Presenter, National Business Institute’s Live Seminar (December 2011)
- “Ethical Considerations in Foreclosure,” Presenter, National Business Institute’s Legal Issues in Real Estate Foreclosure (October 2011)
- “Foreclosure Avoidance Options,” Presenter, National Business Institute’s Legal Issues in Real Estate Foreclosure (October 2011)

## **Professional Recognition & Awards**

- The Best Lawyers in America®, Real Estate (2017-2024)
- Martindale-Hubbell, Distinguished™ Rating (2017)
- Nevada Business Magazine
  - Southern Nevada Best (2012)
  - Top 150, Legal Elite (2013, 2015, 2017)
- Vegas Legal Magazine, Award for Legal Excellence in Real Estate and Transactional Law (2017)

## **Community Involvement**

- UNLV Men’s Ice Hockey Team Foundation
  - Former Board Member
- Southern Nevada Cops Helping Kids Foundation
  - Former Board of Advisors
- Boys and Girls Club of Las Vegas
  - Former Special Events Committee Member
  - Former Committee Chair
- Crime Stoppers of Nevada
  - Former Trustee
  - Former Chair

## **Previous Professional Experience**

- Lewis Roca, Partner

- Fennemore and Craig, Partner

## **Bar Admissions**

- Nevada

## **Court Admissions**

- Supreme Court of Nevada