

Wendy D. Pullano

Principal

- ✉ wpullano@bregmanlaw.com
- ☎ Tel: 301-656-2707
- 📍 7315 Wisconsin Avenue, Suite 800 West
Bethesda, Maryland 20814
- 🌐 www.bregmanlaw.com



PRACTICE AREAS

- Commercial Real Estate
- Litigation
- Business Law
- State & Local Entities

EDUCATION

- Catholic University of America, Columbus School of Law, J.D. 1986
Duke University, *cum laude*, B.A. 1982

BAR ADMISSIONS

- Maryland, 1987
- District of Columbia, 1988
- U.S. District Court for the District of Maryland, 1988
- U.S. District Court for the District of Columbia, 1991

Overview

Wendy Pullano concentrates her practice on real estate transactions. She represents clients in connection with the acquisition, disposition, financing, and leasing of a variety of commercial real estate assets, including office, mixed-use, industrial flex, retail, and multifamily. Ms. Pullano's practice includes commercial real estate purchase and sale agreements, commercial leasing, development agreements, financing transactions, complex foreclosures, commercial landlord repossession and collection actions (including commercial loan defaults), and the representation of creditors in Chapter 11 bankruptcies. She also has extensive experience in title matters, survey review, due diligence, closings, and loan opinion letters. Her practice also features the representation of individual clients in residential real estate purchase and sale transactions, the transfer of real estate for estate planning purposes, boundary disputes, and easement matters.

Ms. Pullano earned her undergraduate degree from Duke University in 1982 and received her law degree from the Catholic University of America in 1986. Prior to joining the firm in 2006, Ms. Pullano was engaged in the representation of institutional mortgage lenders in residential foreclosures and REO dispositions as well as residential real estate settlements and title matters.

Representative Experience

- Represented a state government agency in the purchase of a Baltimore industrial-flex property for \$89 million.
- Represented the seller of a commercial multi-building project near Silver Line Metro (Herndon) to be redeveloped for \$27 million.

- Represented NYSE-listed company in the settlement of an environmental contamination lawsuit, remediation of property, and transformation into a community park in Baltimore County.
- Represented the buyers of a \$10 million Bethesda residential property.
- Represented a family partnership which owned a Poolesville farm property subject to an agricultural preservation easement in sorting out complex title ownership for closing on sale of property.
- Represented Maryland county in a complex transaction under a development agreement involving the sale of more than 110 acres slated for mixed-use redevelopment for consideration of \$42 million.
- Represented an aggrieved/innocent individual in obtaining partial release of \$2.5 million federal restitution lien on marital home arising from conviction of ex-spouse for mortgage fraud to permit sale of residence by client.
- Represented state government agency as creditor in bankruptcy, obtaining substantial recoveries on sales by bankruptcy trustee of hundreds of residential rental properties securing various program loans.
- Represented a party as purchaser and later as seller of a multifamily rental facility subject to complex state and county covenants and restrictions and county right of first refusal for \$17 million.
- Represented lender in complex foreclosure of condominium conversion project in PUD resulting in sale to a third-party purchaser for \$55 million.
- Represented the owner of a low-income multifamily project in Montgomery County in FHA-insured \$1.6 refinance transaction.
- Obtained judgment for possession in excess of \$800,000 in commercial landlord-tenant action.

Professional Affiliations

- Montgomery County Bar Association
- Maryland State Bar Association
- District of Columbia Bar Association

Honors

- Martindale-Hubbell Rating: AV Preeminent®
-