

Emma H. Mulvaney

Managing Associate

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10 West Broad Street, Suite 2300
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Industries

Finance

Commercial Real Estate Finance (CREF)

Retail & Shopping Center Finance

Practice Areas

Commercial Finance

Public Finance

Bar Memberships

Ohio

Kentucky

Emma Mulvaney is an accomplished and dedicated associate lawyer with a primary focus on real estate finance. She represents a diverse clientele, including developers, lenders, and investment groups. Her practice involves reviewing, drafting and negotiating critical transaction documents, performing diligence and coordinating with third parties to ensure smooth, successful transactions.

Emma has significant experience in sale-leaseback and reverse-build-to-suit financing mechanisms, allowing commercial entities to take advantage of their real estate assets and equity. Additionally, Emma has extensive experience working with municipalities and developers in creating, administering, and negotiating economic development programs and tax incentives.

Prior to joining the firm, Emma graduated valedictorian of her law school class, served as a Staff Member of the Capital University Law Review, and was a teaching assistant for the first-year legal research and writing course. Emma was a law clerk with FBT Gibbons during her final year of law school.

Other Info About Emma

Experience

Represent high-growth retail company in various types of sale-leaseback, reverse build to suit and similar leasing transactions, with an aggregate value in excess of $750,000,000.

Represent publicly traded investment fund in the acquisition and sale-leaseback of big-box retail stores on a nation-wide basis,

having an aggregate value in excess of $400,000,000.

Represent industrial property platform of a publicly traded company in multiple acquisition and sale transactions, including the sale of a $149,000,000 portfolio of industrial buildings to one of the largest investment banks in the world and the sale of a $126,000,000 portfolio of industrial buildings to a publicly traded real estate investment trust.

Represent and counsel local government entities and private developers on the creation, expansion, and implementation of community reinvestment areas and tax increment financing to encourage economic development and make private investments in local communities feasible.

Education

Capital University Law School, J.D., 2020, *summa cum laude*

Capital University, B.A., 2016, *summa cum laude*

Clerkships

Judicial Extern to Justice DeWine, Ohio Supreme Court

Professional Affiliations

Association for Corporate Growth Columbus, Member

Columbus Bar Association, Member

Civic Activities

Board of Trustees of Worthington Libraries, Trustee

Firm Committees

Technology and Innovation Committee, Member

Major Publications

Environmental, Social and Governance Disclosure in Municipal Bond Issues, Columbus Bar Association, October 2021

Featured Articles

Going Shopping | Retail News Roundup for October 2026

Going Shopping | Retail News Roundup for September 2026

Going Shopping | Retail News Roundup for August 2026

REAs 101: The Agreement That Can Override the Lease (and Block Redevelopment)

Go Dark, Go Dim, or Get Out: Understanding Occupancy Clauses in Retail Leases

The Hidden Trap: How Transfer Taxes Can Sneak Up on Lease Transactions

Commercial Leasing in Ohio: The Case for Strict Compliance

Building on Borrowed Ground: Ins and Outs of Leasehold Mortgage Financing

Retirement Dollars Could Fuel the Next Retail and Real Estate Investment Boom

Hip Hip Hooray, Bonus Depreciation Lives to See Another Day

What's Going on with At Home? Breaking Down the Bankruptcy and Tariff Turmoil

Commonly Negotiated Provisions in a Sale-Leaseback Lease Agreement

Commonly Negotiated Provisions in a Sale-Leaseback Purchase and Sale Agreement

Integrating Sale-Leaseback Transactions with Mergers and Acquisitions: A Value-Maximization Strategy

Sale-Leaseback Due Diligence Considerations

How Investors Use 1031 Exchanges and Sale-Leasebacks to Maximize Returns and Preserve Capital

Reverse Build-to-Suit: Sale Leaseback Transaction with a Twist

Breaking Down Sale-Leaseback Transactions

How Lenders Should Prepare for Crypto as Collateral

New Year, New Pennsylvania Corporate Filing Requirement

Taking Out the Junk (Fees): The Consumer Financial Protection Bureau's Proposed Rule Affecting Bank Accounts

Oklahoma Law Creates Additional Burden to Purchasing Property in the State

Expansion of Tax Increment Financing for Ohio Townships

Community Reinvestment Area Act Major Overhaul for Ohio

Public-Private Partnerships Provide Flexibility to Political Subdivisions in Designing and Financing Projects

Strengthening Your Incident Response Plans Ahead of Cyber Incident Reporting for Critical Infrastructure Act

Evolution of Tax Increment Financing: Indiana, Kentucky, Ohio, and West Virginia

Environmental, Social, and Governance Disclosure in Municipal Bond Issues

Ohio Launches Special COVID-19 Property Valuation Complaint Process

Five Trends We Are Watching as the TMUD Moves Forward

Ohio Rolls Out the Transformational Mixed Use Development Insurance Premium Tax Credit

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