

Dennette A. Mulvaney

PARTNER

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Office: Los Angeles



Dennette's broad experience in debtor-creditor law, commercial real estate, and lending enables her to provide clients with a practical, goal-oriented approach to achieving their business objectives.

Dennette advises financial institutions, businesses and individuals on all facets of debtor-creditor law, offering strategic guidance in financial restructuring, bankruptcy, and secured transactions. She represents parties in commercial real estate acquisitions and sales and in real estate secured lending, and she has extensive experience in the Bankruptcy Courts representing debtors, creditors, and bankruptcy trustees.

Licensed in California, Arizona, and Nevada – and a licensed real estate broker in California and Washington – Dennette brings a practical, market-informed perspective to complex commercial and real estate matters. Her combined legal and brokerage background allows her to navigate transactions with a clear understanding of both legal requirements and real-world business considerations.

Drawing on her comprehensive experience in real estate and finance, Dennette guides clients through every stage of a transaction's life cycle, including acquisition, financing, development, construction, leasing, and disposition. She represents both lenders and borrowers in all aspects of lending and financing transactions, including loan negotiation and

PRACTICES & INDUSTRIES

- Bankruptcy & Creditors' Rights
- Banking & Financial Services
- Real Estate & Public Finance
- Real Estate Lending
- Commercial Lending
- Distressed Commercial Real Estate

ADMISSIONS

- California
- Arizona
- Nevada
- U.S. District Court for the Central District of California
- U.S. Bankruptcy Court for the Central District of California
- U.S. Bankruptcy Court for the Eastern District of California
- U.S. Bankruptcy Court for the Southern District of California
- U.S. Bankruptcy Court for the Northern

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documentation, loan workouts, restructurings, and forbearance agreements.

EXPERIENCE

- Represented borrower in the negotiation and documentation of \$8.8 million refinance secured by a commercial real property in California.
- Represented borrower in the negotiation and documentation of \$9 million loan secured by four parcels of real property in California, including one parcel whose purchase closed concurrently with the loan transaction.
- Represented lender in state court action in California for the appointment of a receiver for a 50-unit apartment building and to enforce guarantees. Continued representation of lender in Bankruptcy Court when the borrower filed Chapter 11.
- Represented buyer in the purchase of commercial real property in Hollywood, California, including negotiation and documentation of \$9 million acquisition financing.
- Represented seller in the sale of commercial real property in California and documented a seller carry back loan with a real property secured guaranty.
- Represented buyer in the purchase of commercial real properties leased to franchise operators.
- Represented buyer in the purchase of over 30 acres of raw land in California to be developed for residential and commercial use.
- Represented seller in the sale of a commercial shopping center in California.
- Represented tenant in negotiation of commercial leases for their multiple retail locations.
- Represented buyer in the purchase of a "Dark Walmart" site which included negotiation, modification and documentation of restrictive covenants and easements at the site.
- Represented seller in the sale of commercial property with a CVS tenant to a buyer in a 1031 exchange.

District of California

EDUCATION

University of Arizona School of Law, J.D.,
1986

University of Arizona, B.S., Information
Systems, 1982

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- Represented Chapter 11 plan administrator in the sale of multiple commercial/retail real property assets in California.
- Represented seller in the sale of commercial/industrial property which included a seller leaseback.
- Represented tenant in lease of industrial/office property which included negotiation and documentation of substantial tenant improvements for an industrial lab.

RECOGNITIONS

Pasadena Magazine, Top Attorneys, 2021-2023

PROFESSIONAL & CIVIC ACTIVITIES

State Bar of California

State Bar of Arizona

State Bar of Nevada

California Association of Realtors

National Association of Realtors

NEWS

Stinson Welcomes Three Attorneys to Growing Los Angeles Office

12.03.2025

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