



Theodore B. Manuel

Practice Area Leader - Finance

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OVERVIEW

Bo Manuel is a partner and practice area leader for the firm's Finance practice. He regularly represents lenders, master servicers, and special servicers in various financing transactions involving commercial mortgage-backed securities including asset management, workouts, debt and corporate restructurings, loan assumptions, and defeasances. He also focuses on non-CMBS lender representation including origination and servicing of commercial mortgage-backed loans, including multifamily agency programs for affordable housing, senior housing, credit facility transactions, and multi-property pool transactions. Bo has significant experience in the financing, sale, and acquisition of complex commercial real estate transactions, including the review and negotiation of participation and syndication agreements.

Bo's experience also includes a broad range of debt financing matters, primarily representing private equity sponsors, corporate borrowers, investment funds, and private lenders on a broad range of debt financing matters, including corporate and fund financing transactions. In addition, he represents credit opportunity and private equity funds in connection with the acquisition, workout, and disposition of distressed assets, including mortgage loans, lease portfolios, bank owned property, C&I loans, and other secured credit facilities.

ACHIEVEMENTS

- Recognized by *The Best Lawyers in America*® for Banking and Finance Law in Charleston, SC, 2024-2026

PROFESSIONAL / CIVIC ACTIVITIES

- Mortgage Bankers Association - 2016 graduate of Future Leaders program
- Commercial Real Estate Finance Council
- New York Bar Association
- South Carolina Bar Association
- First (Scots) Presbyterian Church Kindergarten, Former Treasurer and Member of Board of Directors

EDUCATION

- J.D., University of South Carolina School of Law, 2000 (*cum laude*, *Order of the Wig and Robe*, *University of South Carolina Law Review*)
- B.A., Washington and Lee University, 1996

ADMISSIONS

- Bar of District of Columbia
- Bar of New York
- Bar of South Carolina

THOUGHT LEADERSHIP *POWERED BY HUB*

- 24 March 2020, COVID-19: Enforceability of Electronic Signatures and Notaries Amidst COVID-19

NEWS & EVENTS

- 3 December 2025, K&L Gates Expands Finance Practice With Two Charlotte Additions
- 31 July 2025, K&L Gates Announces New Practice Leaders Across Global Platform

AREAS OF FOCUS

- Corporate and Acquisition Finance
- Real Estate Finance
- Restructuring and Insolvency