



Margaret A. Joy

17 West Gay Street, Suite 200

West Chester, PA 19380

Phone: 610.692.1371

mjoy@utbf.com

Margaret (Meg) Joy has practiced as a corporate and commercial real estate attorney in the Philadelphia suburbs for over two decades. She has extensive experience representing sophisticated investment advisors, asset managers and real estate developers with respect to all types of real estate projects, including office, retail, residential and hotel projects. Whether negotiating a multi-million dollar agreement of sale, or a simple lease extension, Meg focuses on maximizing her client's interests, while not being an unreasonable obstacle to compromise. Over the past ten years, Meg has developed a specialty in hotel projects. She has worked with many of the largest, most nationally recognized hotel franchisors, guiding her clients through their demanding application, due diligence and sale processes. Meg is known for her ability to manage complex real estate investment structures, simultaneously negotiating with institutional lenders, franchisors and private equity investors to achieve her client's goals. Even on the most challenging transactions, she finds creative solutions to bring all of the parties together.

Prior to joining the firm in 2021, Meg owned and operated Randolph Joy Law, LLC, a law firm she co-founded in 2004 with her father, John S. Randolph, Jr. Her experience owning and operating a small business gives her a unique perspective from which to advise her small business clients. Before teaming up with her father, Meg worked as associate general counsel at a real estate company and as an associate at a mid-sized regional law firm. Outside of work, Meg enjoys yoga, hiking and paddleboarding, and spending time with her husband and two children.

Practice Areas

- Banking & Finance
- Business Planning & Organizations
- Business Transactions
- Hotel, Hospitality & Franchising
- Real Estate Development
- Real Estate Transactions

Education

- Villanova Law School
- Bucknell University

- ◦ Sociology and Art History (B.A.)
 - Magna Cum Laude

Admissions

- Supreme Court of Pennsylvania (2000)

Memberships

- Chester County Bar Association
- Pennsylvania Bar Association