

## Commercial Real Estate

### OVERVIEW

Since our inception, one of Jordan Ramis PC's main industries of focus has been commercial real estate. Our attorneys combine their legal expertise, real-world practical experience, and industry knowledge to provide personalized advice to our clients across the broad spectrum that the commercial real estate industry encompasses. We represent developers, investors, commercial landlords, and contractors while working in conjunction with lenders, design professionals, title insurers, and brokers to ensure our clients' goals and desires are fully achieved. Our expertise imparts clients with the freedom to explore creative possibilities that few others are able to offer.

Our commercial real estate team works collaboratively with our attorneys in other industry groups, including agriculture, charter schools, construction, hospitality and lodging, and local government, to provide not only legal opinions but also sound advice and counsel no matter what our clients need. Whether our clients seek assistance with the acquisition and construction of a new commercial project, negotiation of financing and leasing documents for existing projects, or advice on structuring their real estate portfolio, we have the people and skills to help our clients succeed.

#### Advising on Real Estate Transactions and Leasing

- 1031 exchanges, opportunity zones, and other tax structuring
- Complex retail, office, and industrial leases
- Drafting and negotiating easements, restrictive covenants, other development documentation, and master declarations, such as condominium and homeowner association
- Due diligence (title, survey, review of environmental issues)
- Negotiation of acquisitions and dispositions of raw land, developed, portfolio, and distressed properties
- Property management counsel
- Workout agreements

#### Litigation

- Allocation of value, profits, and equity
- Bankruptcy related to commercial real estate
- Boundary line and easement disputes
- Condemnations
- Construction litigation
- Land use litigation
- Partnership disputes
- Purchase agreement disputes
- Water rights litigation

#### Project Finance

- Analysis of financing alternatives
- Documentation of conventional and creative financing mechanisms
- Environmental documents
- Negotiation of terms and conditions of construction, mezzanine, and permanent financing
- Lender counsel; loan documentation and enforcement

