

REAL ESTATE

ARHMF real estate attorneys represent a variety of clients at the local, national and international level in commercial real estate related matters including acquisitions, dispositions, financings, leasing, servicing, workouts and other real estate and capital market related matters.

Trained at national large law firms, our real estate attorneys are accustomed to representing sophisticated clients in complex transactions with tight timeframes. Our attorneys are also adept in representing clients on all sides of a transaction --from first time investors to seasoned property owners, to borrowers, to lenders and servicers. The full spectrum of our experience allows us to offer comprehensive services to assist clients in achieving their respective business objectives -- efficiently and on time. Our real estate attorneys also collaborate with Firm attorneys in other practice areas such as corporate, tax and litigation as needed.

PRIMARY PRACTICE AREAS

- **Acquisitions, Financings and Dispositions** – We assist investors with the acquisition, development, financing and disposition of commercial real estate projects including multifamily, office, retail, hospitality, self-storage, industrial and mixed-use property from the LOI phase through contract and due diligence to closing.
- **Loan Originations** – We represent financial institutions and other lenders in loan originations including acquisition loans, refinancing loans, asset based loans, bridge loans, construction loans, mezzanine loans and SBA loans from term sheet through loan document negotiation to closing.
- **Loan Servicing and Workouts** – We have extensive experience representing servicers of commercial mortgaged-backed securities (CMBS) loans with respect to performing loans and non-performing loans including loan assumptions, interest transfers, changes in franchise and management, lease approvals, SNDAs, easements, loan, judgment and REO sales, bankruptcy claim sales, discounted payoffs, partial releases, deeds-in-lieu of foreclosure and loan modifications and forbearances. Our real estate attorneys also coordinate with the servicer's local and REMIC counsel as needed and seek any necessary waivers or no downgrade letters from applicable rating agencies.
- **Loan Sales and Purchases** – We have experience in the sale and purchase of commercial real estate loans, whether sold or purchased through auction or non-auction or as part of a bulk or one-off transaction. We also have extensive experience in the sale of non-performing CMBS loans in accordance with applicable pooling and servicing agreements.
- **Leasing** – We represent landlords and tenants in commercial leasing transactions including anchor tenant leasing, ground leasing, industrial leasing, office leasing and retail leasing from the LOI phase through lease negotiation to lease execution.