



Real Estate / Real Estate Finance

Real Estate transactions are a major aspect of a thriving business environment. Effective and efficient counsel to protect real estate interests is needed by almost every business. Attorneys with the Firm are able to go beyond transactional work to be advisors to clients for strategic planning and day-to-day decision making.

In the real estate arena, Cowles & Thompson represents clients in acquisitions, joint ventures, management, sales, financing and leasing. We provide a full range of legal services in connection with all real estate aspects of our clients' business, including:

REAL ESTATE TRANSACTIONS

A significant part of the Firm's real estate practice involves the traditional representation of investors, owners, major corporate tenants/users, owners, contractors, architects, consultants and brokers in connection with a wide range of projects and issues. Firm clients are buyers and sellers, users, landlords and tenants.

DEVELOPMENT

In real estate development, firm attorneys handle purchase and sale agreements, joint ventures from the investor or developer side, covenants, conditions and restrictions agreements, zoning and permitting issues, land use easements and ancillary rights, leasing and lease enforcement, and other agreements and issues pertaining to land ownership.

COMMERCIAL LANDLORD REPRESENTATION

In addition to representing developers of commercial properties, the Firm represents landlords that own office, industrial, and other commercial projects with their leasing and operational issues.

FINANCING TRANSACTIONS

In financing transactions, our lawyers are experienced in non-conventional financing including structured financing; multi-state/multi-creditor loans; credit facility transactions; convertible loans and shared appreciation loans; equity participation loans; sale/leaseback arrangements; securitizations; and bond financing arrangements. We handle all services relative to debt matters, from asset management agreements and loan servicing, to debt restructure, workouts, and foreclosures, as well as financing due diligence. Representation includes:

- Mortgage finance
- Construction lending
- Conduit lending
- Borrower and lender representation
- Rate protection structures
- Public finance and tax advantaged financing
- Corporate finance transactions
- Private placements

27
Successfully
resolved a
\$27 million
partnership
dispute involving
six hotels.

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