

REAL ESTATE



PROBLEMS WE SOLVE/WHAT WE DO

- All aspects of the acquisition and the disposition of commercial properties.
- Real Estate Joint Ventures, and assist with bringing in equity.
- Represent developers when developing properties.
- Negotiate purchase contracts and sale agreements, letters of intent, and access agreements.
- Due diligence for a prospective deal.
- Represent owner/operators in manufactured housing and senior communities.
- Review and negotiate loan documents.
- Easements, CCRs, REAs, and vertical subdivisions.
- Workouts, note purchases.
- Landlord and tenant side for office, retail, industrial, and ground leasing.
- Construction and architectural contract review.
- Represent lenders when making loans or investments secured by real estate.
- Negotiate listing/leasing agreements (including for sales and leases) on behalf of property owners.
- Complex tax-deferred exchanges (including 1031 exchanges).



YOU MAY NEED A REAL ESTATE ATTORNEY IF:

- You lease commercial property or own your own property.
- You are looking to upsize or downsize your office space in the near future.
- You are considering buying a new property, selling your existing property, or moving your location.
- You need to finance your property.
- Your property requires construction of improvements.



PRICING CONSIDERATIONS AND OPTIONS:

- We typically bill hourly, but have offered flat fee arrangements for legal opinions.
- We are capable of doing a budget for each deal.



WE MAKE OUR CLIENTS MONEY/ SAVE OUR CLIENTS MONEY BY:

- We make clients money by introducing them to investors and buyers, by being responsive, and by providing advice on market terms.
- We save clients money by reducing liability, anticipating issues, and creating sound documents and processes.
- We make it our mission to know our clients and their businesses and goals in order to work quickly and effectively.



WHY USE LP'S REAL ESTATE LAWYERS:

We are excited by opportunities to work our way through challenges. Working closely with our clients, we bring their transactions to fruition. We know that time kills deals, so we move quickly to close deals while always protecting our clients' best interests.