

## Real Estate

Almost every business or individual has real estate issues whether it is a lease for space, purchase of land or a building, construction or perhaps financing.

The Tucker Arensberg Real Estate Group represents clients in negotiating, documenting, financing and closing real property transactions ranging from large commercial properties to individual residential dwellings. The group also deals with the legal aspects of development, land use, construction, leasing, easements and environmental issues affecting real estate on behalf of real estate owners and developers. Our attorneys have a broad range of real estate experience representing individuals, large and small businesses, developers, lenders, municipalities, school districts and other governmental bodies.

Our attorneys assist you with the entire process including:

- Conducting initial discussions concerning proposed transactions
- Negotiating between sellers and purchasers, landlords and tenants and lenders and borrowers with respect to pricing, debt and equity structures, choice of legal entities, environmental issues, and conditions of transfer
- Assisting clients with obtaining their stated real estate goals while mitigating and allocating associated risks.

Within the general area of real estate financing, members of the group advise clients in the formulation of financing terms for transactions involving one lender or complex loan participation arrangements with several lenders, as well as financings that involve public agencies, taxable or tax-exempt bond financing and other non-traditional lending arrangements. This work includes the preparation and review of all required documentation.

We are also prepared to advise clients on the securities aspects of real estate investments, income tax implications, and the structuring of transactions to maximize tax-related benefits or to minimize negative tax consequences.

Tucker Arensberg lawyers also represent clients in:

- Zoning
- Subdivision
- Ownership regimes
- Condominiums and HOAs
- Building code compliance and enforcement
- Real property taxation
- 1031 Like-Kind exchanges
- Assessment appeals
- Exemptions from real estate taxes
- Local tax abatement programs affecting real estate

Our real estate attorneys collaborate with the firm's Commercial Recoveries, Construction, Commercial Finance, Taxation, Environmental and Litigation groups to provide a full range of legal services to our clients.

Our subsidiary company, Tucker Arensberg Real Estate Service Corporation (TARES), is agent for several national title insurance companies and performs the full range of title and closing services. We strive to consistently deliver prompt and efficient service to meet our clients' needs in dealing with all aspects of real estate matters.