

Real Estate Finance

OVERVIEW

In the area of real estate finance, our clients rely on the expertise of our seasoned attorneys and our ability to efficiently structure, negotiate, and close real estate finance transactions. The attorneys comprising the Eckert Seamans' Real estate finance team have represented lenders and institutional investors on a national basis, handling real estate finance transactions involving diverse commercial property sectors, including:

- Industrial complexes
- Retail shopping centers
- Office buildings and parks
- Hotels
- Multifamily properties
- Mobile home parks
- Self-storage facilities
- Franchise restaurants

Our attorneys have experience in financing transactions at every stage of the investment cycle, including permanent mortgages, bridge loans, mezzanine loans, construction loans, and credit tenant lease financings, as well as participations and syndications among lenders. The investment vehicles that have been structured by our attorneys in such transactions include direct mortgage investment, mezzanine financing, and other forms of capital markets structured financings. The attorneys on our team have also represented clients in cross-collateralized loans and multi-state transactions, as well as conduit loan originations.

Our team is also able to advise clients on current rating agency policies and capital market investor requirements, to ensure the structuring of loans in a manner that facilitates securitization and other dispositions, as well as structuring borrowers as bankruptcy-remote special purpose entities.

Our national experience enables our team to advise our clients on real estate investment opportunities for, and limitations on, out-of-state mortgage investments, and the customs and practices of various states. Together with our nationwide network of local counsel, our team maintains an extensive state-by-state library of uniform mortgage financing and mortgage transfer documents and opinions.

Utilizing a combination of seasoned attorneys and operational efficiencies, our team can deliver with the timeliness, efficiency, and reliability that our clients expect and deserve.