



Practice

Real Estate

Real estate attorneys who make your job easier.

For real estate owners, investors, developers, and managers, having a skilled real estate attorney is the key to successfully navigating any transaction. Jaspan Schlesinger LLP's real estate practice group works with real estate professionals of all types on both a local and national level, supplying a full suite of services that revolve around four focus areas:

- Sales and acquisitions
- Leasing
- Financing
- Development and construction

Grow Your Business Smartly and Safely

Acquiring and selling property is at the heart of the real estate industry, and we have experience in transactions large and small. Our real estate attorneys routinely represent individuals and entities in the purchase and sale of various types of real estate, including:

- Vacant land for new construction
- Hotels
- Commercial and industrial buildings
- Shopping centers
- Multifamily properties
- Cooperatives and condominiums
- Residential property

Our attorneys also routinely handle matters such as like-kind exchanges under Internal Revenue Code § 1031 and sale-leaseback transactions.

Not Buying or Selling? Not a Problem

For those clients whose circumstances are best suited for leasing, we regularly represent both landlords and tenants in

negotiating and drafting of leases and lease modifications. Our real estate attorneys' experience translates to lease types including:

- Ground leases
- Office leases
- Retail leases
- Industrial Leases
- Net leases
- Subleases

Negotiating and Structuring Financing in Any Situation

Since many transactions involve a financing partner, this area is a consistent focus for our real estate attorneys. Jaspan Schlesinger LLP has experience representing both borrowers and lenders, providing advice that's strategically sound and tailored to achieve the most advantageous result for the client. Our experience includes:

- Acquisition loans/refinancing
- Construction loans
- Mezzanine financing
- Leasehold financing
- Small business loans

Our attorneys also have experience in negotiating and documenting loan workouts, refinances, and restructurings.

Well-Rounded Real Estate Advice

From our offices in Garden City and Suffern, NY, Jaspan Schlesinger LLC's real estate attorneys play a significant role in bringing projects to fruition for some of the region's largest and most influential real estate investors and developers. We assist our clients in determining the best way to structure deals, many of which often require:

- Formation of single or special purpose entities and operating or management companies
- Tenant-in-common agreements
- Joint venture arrangements
- Development agreements
- Management agreements

Throughout our firm's 70 years in operation, we've been in tune with our real estate clients' needs and recognize that they sometimes involve other areas of the law. As a result, our real estate attorneys often collaborate with other lawyers in the firm whose specialties stretch beyond real estate. We work in tandem with:

- Attorneys in the [litigation practice group](#) to represent clients in all kinds of real estate related-disputes, partnership disputes and residential and commercial landlord/tenant litigation.
- Our [corporate and commercial transactions practice group](#) colleagues to create ownership and operational structures for a variety of entities, and negotiate and draft the associated documents.
- The [land use and zoning](#) and [construction](#) practice groups to assist clients in all aspects of site development, including addressing zoning variances and permits, construction contracts, liens, and bonds.

Attorneys



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