



## Real Estate Acquisitions and Sales

### Comprehensive Counsel for Real Estate Acquisitions and Sales

Federman's commercial real estate group handles real estate acquisition and disposition transactions of all sizes and levels of complexity throughout the United States. Our clients include domestic and foreign investors, owners and operators of all types, ranging from Fortune 500 companies to high net worth individuals and not-for-profit organizations. Our firm provides a full scope of representation to our clients in purchase and sale transactions of real estate, equity interests in entities that own interests in real estate, and the loans that are secured by direct or indirect interests in real estate.

### Representation of Investors, Funds, Institutions, and Developers

[Federman lawyers](#) are typically involved from the outset of a transaction, providing a full range of acquisition and disposition services to real estate development companies, public and private REITs, pension funds, opportunity funds, real estate funds, family offices and high net worth individuals, hotel and resort owners/operators, utility companies, banks and other financial institutions, home builders and end users of real estate of all kinds.

### Full-Cycle Support Through Complex Real Estate Transactions

From deal inception through transaction closing, [Federman lawyers](#) advise on traditional fee title asset-based transactions, as well as transfers of ground and master leasehold interests, easements, remainderman interests, and direct and indirect equity interests in real estate owners, operators and investors. Federman's commercial real estate group has extensive experience in the structuring, negotiation and documentation of multi-state portfolios, individual asset sales, distressed real estate auction sales by brokers, receivers and trustees, sale-leasebacks, seller financing and real estate subdivision work. Our lawyers assist clients in the ancillary documentation associated with wide

ranging transaction and property types, including negotiation of property and hotel management agreements, utility interconnection agreements and reciprocal easement and operating agreements.

## **Experience Across All Major Real Estate Asset Types**

Federman's commercial real estate group regularly closes acquisitions and sales across a wide range of asset classes including:

- Market rate and subsidized multifamily apartment rentals
- Urban office buildings and suburban office parks
- Senior housing and assisted living facilities
- Indoor and outdoor shopping centers
- “Big-box” and grocery anchored retail
- Hotels and golf courses
- Life science research facilities and laboratories
- Healthcare facilities and hospitals
- Condominiums and cooperatives
- Auto dealerships
- Parking garages
- Public storage facilities
- Mixed-use properties
- Corporate headquarters buildings
- Single family townhouses
- Outlet malls
- Amusement parks and recreational facilities
- Warehouses and distribution centers
- Data centers and telecom hotels
- Co-living and extended stay facilities
- Air rights and development rights
- Marinas and boatyards
- Airfield fixed base operations

**KEY CONTACTS**



Managing Partner

**Michael K. Federman**

[VIEW BIO](#)



Partner

**Lee D. Edelson**

[VIEW BIO](#)



Partner

**John Nastasi**

[VIEW BIO](#)



Partner

**L. Minnie Bellomo**

[VIEW BIO](#)

Insights

## Deficiency Judgments in Commercial Real Estate Loans: When Lenders Pursue Them and How They Are Determined

When a commercial real estate mortgage loan goes into default and the lender enforces its collateral, the value realized from the property or pledged interests...

[READ MORE](#)

---

Insights

## The Hidden Challenge in Non-Circumvention Agreements: Proving Damages

Non-circumvention agreements are widely used in commercial real estate, finance, brokerage, and advisory relationships. They are designed to protect the...

[READ MORE](#)

---

Insights

## Protecting the Buyer: Structuring Post-Closing Remedies for Breach of Seller Representations — and the Special Challenge of 1031 Exchange Sellers

In real estate transactions, buyers rely heavily on the seller's representations and warranties regarding title, leases, environmental matters, authority,...

[READ MORE](#)