

Acquisitions

Before our clients put their acquisition funds to work, they require a thorough review of the legal landscape that will determine the success of their deal. Our attorneys provide a full range of acquisition and due diligence services to real estate developers, debt and equity funds, and portfolio and debt instrument purchasers. These services include:

- Preparation and negotiation of purchase and sale agreements, brokerage agreements, access agreements, and closing documents
- Comprehensive analysis of title insurance reports, underlying title exceptions, and ALTA surveys, including easements, covenants, restrictions, recorded zoning documents, and other encumbrances
- Title insurance pro forma and final title policy review, including procurement of appropriate title insurance endorsements
- Analysis of existing financing documentation and assistance with debt assumption
- Review of existing ground leases, space leases, and licenses
- Entity formation, qualification, and corporate structuring to insulate owner from liability and ensure compliance with lender and investor requirements
- Preparation and negotiation of estoppel and compliance certificates for leases, easements, covenants, and restrictions
- Escrow instructions and transaction closing