

ACQUISITIONS AND DISPOSITIONS

Our attorneys handle the purchase and sale of all types of real estate, including commercial, retail, office and industrial projects, raw land, mixed-use developments, multi-family housing projects, and golf course projects.

We have been involved in a full range of acquisition and disposition transactions from the purchase and sale of single parcels of property for individual investors and developers in California to handling large complex transactions involving multiple properties throughout the United States for REITs, large developers, and Fortune 500 companies.

Our acquisition and disposition expertise includes:

- Document negotiation and drafting, including listing agreements, letters of intent, option agreements, purchase and sale agreements, loan documents, leaseback leases, 1031 exchange documents, employment agreements, and all other documents required in connection with a transaction closing
- Due diligence review, including title, survey, environmental, zoning, covenant compliance, land use, corporate authority matters, and other due diligence aspects of a purchase or sale transaction as well as the review of existing leases and parking issues
- Coordination of consultants including brokers, title companies, surveyors, local counsel, environmental consultants, and engineers
- Structuring partnerships, joint ventures, tenancy in common, and other joint ownership arrangements

Professionals



THOMAS R. SESTANOVICH
PARTNER



GLENN T. SHERMAN
PARTNER



BRUCE M. SMILEY
PARTNER



TRACEY A. STEELE
ASSOCIATE



STEVEN L. ZIVEN
PARTNER

Representative Clients and Matters

- » Acquisition of a national operating retail chain
- » Disposition of several hundred properties as part of the liquidation of a retail chain,
- » Negotiation of rescission agreements and related disposition documents
- » Disposition of environmentally troubled assets
- » Disposition of properties in connection with marital dissolutions
- » Multi-state and multi-property transfers in connection with the corporate restructuring of a major international company
- » Joint venture between national golf course owner/operator and a local developer of a resort complex
- » Representation of municipality in acquisition of property for \$180 million transit facility and related agreements