

# Real Estate

Attorneys in Cohen & Gresser's Real Estate practice understand that each real estate project presents a unique set of opportunities and deserves tailored representation. That's why we take the time to get to know our clients and their real estate and understand each objective and challenge.

Our attorneys are well-versed in solving complex real estate issues and are highly collaborative, agile, and efficient in optimizing clients' outcomes. We regularly advise on all aspects of real estate transactions, including issues involving tax, joint venture and operating agreements, mortgage and mezzanine loan financing, construction agreements, intellectual property/branding, and emerging technologies such as blockchain and digital currencies. We have represented borrowers and lenders in over \$500 million of real estate based loans since 2010. We also have extensive experience representing clients with regard to breach of fiduciary duty, breach of contract, and other real estate disputes.

Our cross-border team is led by Nicholas Kaiser, a partner with 35 years of experience in the industry. During his career, he has served as counsel in transactions involving most of the major commercial real estate owners in New York City and has deep expertise in the hotel industry, currently serving as outside general counsel to several of Manhattan's largest boutique hotel owners. During the last decade, he has been on the forefront of the redevelopment of the Williamsburg and Bushwick neighborhoods in Brooklyn. He has notably represented developers of four of the largest hotel and mixed use projects in Williamsburg, as well as the first ground-up speculative office building in Brooklyn since the 1950s, which is sited on a full square block of the Williamsburg waterfront.

We represent developers of hotels, large-scale commercial office buildings, and retail properties, as well as retail owners and tenants, private and institutional borrowers and lenders, and both domestic and international investors, including hedge fund managers, other alternative asset managers, and individuals. We advise clients throughout the life cycle of a project, including on:

- Acquisitions and dispositions
  - Development
  - Construction
  - Financing, including advising lenders and borrowers on asset-based and project financing
  - Operating and shareholder agreements, including third party agreements
  - Leasing, including ongoing work for corporate tenants and individual owners
  - Lender-side work with respect to real estate loans
  - Ancillary issues, which include structuring tax-free 1031 exchanges, sponsor/investor operating agreements with complex waterfalls, and local and state tax, transfer tax, and mortgage recording tax matters
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