



CAPABILITIES / BUSINESS & FINANCE

Real Estate

Clients rely on us in the acquisition, financing, leasing, sale and restructuring of real estate assets of every type.

OVERVIEW

"We deliver efficient, real-world advice, guidance, and skills in a full range of business transactions."

— David Nasatir

Obermayer has one of the most prominent real estate practices on the East Coast, with attorneys experienced in all aspects of real estate law. Clients regularly turn to our team to handle sophisticated transactions, such as:

- Real estate purchases and sales
- Sale-leaseback transactions
- Construction and permanent financings
- Leasing of office, industrial and retail properties for both landlords and tenants
- Like-kind, tax-free exchanges; and,
- Structuring multi-layered equity ownership provisions

In addition, we have years of experience with commercial real estate developments, construction documentation, loan workouts and restructurings, environmental reviews and approvals, resolution of title issues, and condominium creations and conversions.

Our Value

Beyond a wealth of skills and experience, the members of Obermayer's Real Estate team offer clients connections and hard-working, real-world experience. We deliver solutions and resources for all aspects

of our real estate practice, such as bringing our lending clients together with clients seeking to acquire or refinance real estate. In addition, many of our attorneys are involved in their own real estate ventures, which provide a unique perspective and depth of understanding to our attorneys, qualifying them as true deal-makers who get deals done effectively and in a timely fashion.

Our Clients

Our clients include real estate holding companies, national and regional REITs, pension funds, insurance companies and other major investors, national and regional lenders, and developers of all sizes. We regularly handle sophisticated transactions that encounter thorny complications, such as environmental issues, regulatory issues, tax issues, and the economic performance of real estate assets. In addition to our deal experience, we have deep roots and valuable networks in our markets.

Our Focus

Experience has taught our attorneys that the relentless and often abrupt modifications to zoning laws, tax laws and abatement opportunities, as well as the cost of financing, all impact real estate transactions. Therefore, we stay current with these emerging issues, as well as both the challenges and opportunities they afford our clients, and advise our clients accordingly. We also use a collaborative approach to real estate transactions, regularly involving Obermayer's tax, land use, environmental and zoning groups as appropriate.

Awards Won*





*[Click here](#) for a description of the standard or methodology on which the awards and honors are based. No aspect of this advertisement is approved by the Supreme Court of New Jersey.

EXPERIENCE

Recent examples of our real estate work include:

- We represented a real estate holding and redevelopment company in the acquisition of an environmentally challenged retail center in suburban Philadelphia, and the financing of its acquisition. This project involved numerous delays and restructurings to meet regulatory issues, township land use issues, lender concerns and investor issues.
- We represented a developer in a public-private partnership that resulted in its acquiring, financing and developing a former utility building into a mixed use property including office space, retail and police headquarters in suburban Philadelphia. Obermayer attorneys also assisted in obtaining state grant funding for portions of the project including environmental remediation.
- We represent various local municipalities in the process of monetizing sewer systems, including assisting in the valuation, bidding, and documenting for proposed sale or lease.
- We represented a developer in the acquisition, development, financing (including construction, land use, and sale of historic tax credits), in an over \$30 million project regarding the redevelopment of certain real property located in the Brewerytown section of Philadelphia.
- We serve as special counsel to Doylestown Township in the construction of an extension to its sanitary sewer system. Real estate aspects of this project include obtaining title for the sewer line and pump stations by obtaining easements.

ATTORNEYS

Key Contacts

David A. Nasatir

CHAIR

Anastasius (Tassos) Efstratiades

PARTNER

Peter J. Oberkircher

PARTNER

215.665.3036
david.nasatir@obermayer.com

215.665.3030
tassos.efstratiades@obermayer.com

215.665.3290
pjo@obermayer.com

Paul N. Allen

OF COUNSEL
215.665.3016
paul.allen@obermayer.com

Darwin R. Beauvais

PARTNER
215.665.3226
Darwin.Beauvais@obermayer.com

William E. Benner

PARTNER
267.742.3539
William.Benner@obermayer.com

Daniel McArdle Booker

ASSOCIATE
412.288.2476
mcardle.booker@obermayer.com

Hara L. Caplan

OF COUNSEL
610.234.4929
hara.caplan@obermayer.com

Mark S. Danek

PARTNER
484.344.5429
mark.danek@obermayer.com

Sean P. Duffy

ASSOCIATE
215.606.0249
sean.duffy@obermayer.com

Alexander C. Dungan

ASSOCIATE
215.665.3051
alexander.dungan@obermayer.com

Kimberley A. Farmer

PARTNER
215.665.3107
kimberley.farmer@obermayer.com

Nathan D. Fox

PARTNER
215.606.0178
nathan.fox@obermayer.com

Derek S. Green

OF COUNSEL
215.665.3080
Derek.Green@obermayer.com

Steven A. Haber

PARTNER
215.665.3253
steven.haber@obermayer.com

Michael E. Hooper

PARTNER
412.288.2452
Michael.Hooper@Obermayer.com

Andrew S. Kasmien

PARTNER
215.517.5800
andrew.kasmien@obermayer.com

Jerome N. Kline

OF COUNSEL
215.665.3086
jerome.kline@obermayer.com

Thomas A. Leonard III

CHAIRMAN EMERITUS
215.665.3220
thomas.leonard@obermayer.com

Dominic S. Liberi

PARTNER
215.665.3076
dominic.liberi@obermayer.com

Paige Macdonald-Matthes

PARTNER
717.221.1609
pmm@obermayer.com

Michael P. Malloy, Jr.

OF COUNSEL
610.234.4875
michael.malloy@obermayer.com

Joseph J. McGovern

PARTNER
215.665.3058
Joseph.McGovern@obermayer.com

Kellie A. McGowan

PARTNER
215.606.0181
Kellie.McGowan@Obermayer.com

Michael H. Mirsky

OF COUNSEL
267.675.4980
michael.mirsky@obermayer.com

Nicole E. Norcross

PARTNER
215.665.3164
nicole.norcross@obermayer.com

Matthew S. Olesh

PARTNER
215.665.3043
matthew.olesh@obermayer.com

Marcelina R. Policicchio

ASSOCIATE

William F. Saldutti IV

ASSOCIATE

Karen M. Sanchez

OF COUNSEL

412.209.0871
marcelina.policicchio@obermayer.com

Edward S. Sarin, Jr.

ASSOCIATE
856.857.1412
Edward.Sarin@obermayer.com

Michael A. Thom

PARTNER
215.665.3001
michael.thom@obermayer.com

Thomas S. Wyatt

PARTNER
215.665.3200
thomas.wyatt@obermayer.com

215.665.3004
william.saldutti@obermayer.com

Aimee E. Schnecker

ASSOCIATE
215.665.3048
aimee.schnecker@obermayer.com

Edward M. Wild

PARTNER
267.742.3540
Edward.Wild@obermayer.com

215.665.3297
karen.sanchez@obermayer.com

W. Patrick Scott

PARTNER
215.665.3003
patrick.scott@obermayer.com

Brett Wiltsey

PARTNER
856.857.1435
brett.wiltsey@obermayer.com

RELATED CAPABILITIES

Banking

Construction Litigation

Distressed Commercial Real Estate

Financial Services

Health Care

International Businesses

Lender Liability & Workouts

Local Governments & Municipal Authorities

Public Finance

Real Estate & Construction

Tax

Trust & Estate Administration

Zoning & Land Use