

FLORIDA REAL ESTATE



Cole Schotz P.C.

STATE OF THE MARKET

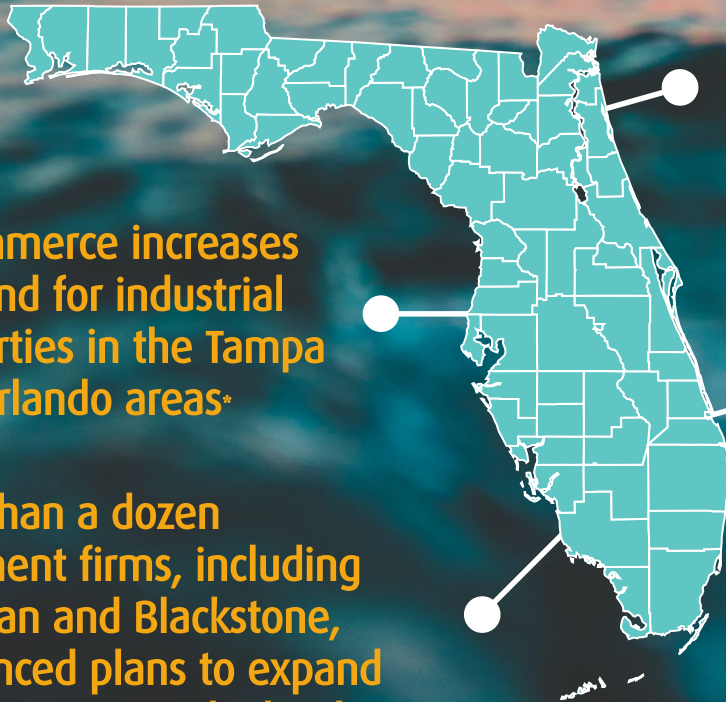
Florida's Forecast Shows Stability and Growth

FL

With a history of weathering bad storms, it is not surprising to see the Sunshine State, a historically well-performing investment, emerge from the economic uncertainty of 2020 in a state of stability with growth in key sectors. Florida continues to attract major investments from local, national and global investors while also increasing its number of businesses and residents that expand or relocate from high-cost states.

"South Florida's real estate resurgence has all the signs of a boom that's here to stay for a while..."

FORBES



e-commerce increases demand for industrial properties in the Tampa and Orlando areas*

More than a dozen prominent firms, including Goldman and Blackstone, announced plans to expand operations in South Florida*

Residential housing prices in Jacksonville expected to rise as buyers migrate from other states*

Palm Beach commercial rental rates reached \$25.82 per SF, an all-time high at the end of 2020*

"The amount of activity across all asset classes and the velocity associated with them is amazing..."

Business Observer

* based on select market reports

FLORIDA REAL ESTATE OUR PRACTICE

With offices located in South Florida, the Cole Schotz Real Estate Group is firmly anchored in Florida's commercial real estate market.

Our attorneys engage in a wide-ranging spectrum of real estate matters, including everything from leasing to acquisitions and sales, financings, development, dispute resolution and workouts. Our clients include operators, real estate developers, property owners, landlords, tenants, institutional and private lenders, public and private equity investors, syndicators, joint ventures, construction companies, general contractors, sub-contractors, construction managers, property managers, brokers and appraisers. We have advised clients in connection with properties located from the Panhandle to the Keys.

Amlaw 200 • Chambers USA • Super Lawyers • Best Lawyers

OUR CAPABILITIES

Acquisitions & Sales

We have a successful track record of assisting clients in achieving their acquisition and disposition objectives. Our clients include major regional and national developers, entrepreneurs, investment funds, institutional investors, REIT's, public and private real estate and property companies, retailers, hotel and hospitality companies and commercial tenants.

Construction

We provide comprehensive construction-related services for every phase of construction projects, both public and private, throughout the country. Our Construction group is comprised of attorneys with transactional, litigation, environmental and regulatory expertise. Our clients come from across the construction industry and include developers, contractors, construction managers, contracting agencies, utility contractors, material suppliers, engineers and other professionals.

Development

Our Real Estate Group regularly represents developers, owners, landlords, tenants and contractors in a variety of transactions relating to construction of new projects, value-add renovations and ground-up redevelopments of existing properties, across all asset classes. With careful planning and thorough due diligence, we assist clients in navigating the complex issues and varied risks involved in such developments, and strive to guide each project smoothly to its conclusion.

Environmental

With a wealth of collective experience and a variety of technical degrees across the group, our Environmental Practice navigates the complexities of environmental issues arising in all aspects of business: brownfield redevelopment, corporate transactions, divestment and restructuring, estate planning, financing, insurance cost recovery, litigation, permitting and land use, real estate acquisitions and leasing, regulatory compliance counseling, remediation project management and more.

OUR CAPABILITIES

Finance & Lending

Our Real Estate Finance & Lending Group has extensive experience with virtually all asset types and routinely advises on financing transactions secured by land, condominiums and cooperatives, office buildings and complexes, multi-family, hotel and hospitality, shopping centers, industrial/warehouse/self-storage, senior and student housing, stadiums, assisted living and healthcare and medical properties.

Leasing

We employ a broad perspective to leasing transactions that draws on experience representing both landlords and tenants. Our involvement often begins at the initial structuring level, covers drafting and negotiating letters of intent and brokers' contracts, counseling clients on both business and legal issues and always striving to achieve the most favorable resolution for our client. Our work includes retail, office and industrial leasing, as well as complex ground lease transactions.

Litigation

Our real estate litigators routinely represent private equity and hedge funds, lenders, owners, developers, loan participants, sponsors, borrowers, landlords, tenants and other clients in all varieties of disputes involving real estate and sophisticated transactions in state and federal courts, bankruptcy courts, arbitration proceedings, mediation, and other alternative dispute resolution arenas.

Tax, Trusts & Estates

The team counsels individuals and businesses in a range of tax and estate planning strategies. Our clients include owners of family businesses where succession planning and asset protection are linked, and individuals of substantial means who wish to take advantage of sophisticated tax planning techniques to retain and build their wealth for future generations.

read more in
On the Road to Florida



On the Road to Florida is our guide for changing your residence from NJ or NY.

DEAL HIGHLIGHTS



Represented a real estate investment management firm in the acquisition of a 321,498 square foot industrial complex in Pompano Beach, Florida. Representation also included the post-closing handling of all leasing in the industrial complex.



Represented a diversified real estate investment and development firm in the acquisition and financing of a 240-unit multifamily complex in Tampa Bay and a 176-unit multifamily complex in Jacksonville. The Cole Schotz team identified and resolved several recognized environmental conditions prior to and after the closing of the Jacksonville purchase.



Represented a real estate investment firm on its acquisition of a 4.34 acre development parcel in Dania Beach, adjacent to the Fort Lauderdale-Hollywood International Airport.



Represented an SEC-registered investment advisor on a mezzanine financing in connection with a 9-story, 158-key hotel development project to be operated as Cambria Suites located in Orlando.

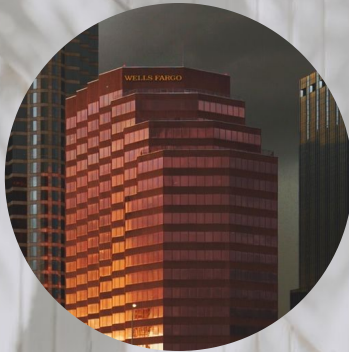
DEAL HIGHLIGHTS



Represented Seritage Growth Properties, as landlord, in leases with big box tenants such as Target, BJ's, Aldi and Home Depot as well as medical practices, surgery centers and other business offices. Locations include properties in Bradenton, Clearwater, Pensacola, Boca Raton, North Miami and Gainesville.



Represented our client, as landlord, against claims by former tenants alleging breaches and/or terminations of leases in connection with leased retail space located at the Artegon Marketplace in Orlando, FL.



Represented our client in the acquisition of a large retail fueling facility with two major petroleum remediation. We advised in coordination with Broward County and Florida DEP regarding use restrictions on the property, including challenging environmental related restrictions in several deeds.



Representing our client on the acquisition of a superfund site for redevelopment, including addressing issues with the existing remediation with the United States Environmental Protection Agency and future remediation with Miami-Dade County.

Cole Schotz P.C.

For over 90 years, Cole Schotz has maintained a reputation for excellence by providing the highest quality legal services to publicly traded and private businesses, institutions and individuals – many of which have been clients for decades. The firm brings together over 170 attorneys practicing across 17 areas of law.

Bankruptcy & Corporate Restructuring
Blockchain Technology and Digital Currency
Cannabis
Construction
Corporate, Finance & Business Transactions
Employment
Environmental
Financial Services Litigation
Healthcare
Intellectual Property
Litigation
Real Estate
Real Estate Special Opportunities
Restaurant & Hospitality
Sports
Tax, Trusts & Estates
White Collar Litigation & Government Investigations

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