

People



Carol L. Schoffel Faber

Co-Chair, Distressed Property Practice

Miami

T: +1 305 982 5559

carol.faber@akerman.com

vCard

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Carol Faber has extensive experience representing clients for over 30 years in a wide range of real estate transactions, including financing, leasing, and acquisition and sale transactions. Her financing experience includes representing borrowers and lenders in mortgage loans, ranging from several million dollars to hundreds of millions of dollars, on vacant land and developed property of all kinds, including industrial property, office buildings, shopping centers, hotels, condominiums, and apartment buildings, as well as construction loans, real estate related asset-based loans, leasehold mortgages, securitized loans, mezzanine loans, and loan participations.

She also has extensive experience representing institutional lenders and holders of debt (including portfolios purchased from the FDIC) in loan workouts, restructures, forbearances, short sales, sales of loan documents, re-sales after foreclosure, deed-in-lieu transactions, and commercial foreclosures, having been involved in hundreds of millions of dollars of distressed property transactions including loan and judgment sales.

Carol has also handled millions of square feet of leases, frequently representing landlords and tenants in office, industrial, and retail leases, as well as in ground leases, leases of schools, spa facilities, airport facilities, and performance venues, with experience in assignments, subleases, renewals, relocations, telecommunications agreements, work agreements for build-out of space, and subordination, non-disturbance, and attornment (SNDA) agreements.

Carol also represents foreign individuals and companies in real estate and international and domestic business transactions. Carol was recognized by *Chambers USA* 2019 for Banking & Finance: Transactional and was twice recognized as one of *Real Estate Forum's* Women of Influence (2011 and 2017) being one of 50 women real estate professionals chosen nationally for this award.

Areas of Experience

Real Estate
Corporate Finance and Lending
Distressed Property
Hospitality
International
Healthcare Real Estate
Real Estate Acquisitions and Sales
Real Estate Financing
Commercial Leasing and Development
Financial Services
Hospitality Acquisition and Development
Lease Restructuring and Workouts
Distressed and Special Assets

Education

J.D., University of Miami School of Law, 1983, cum laude, *University of Miami Law Review*, Articles and Comments Editor
B.A., University of Florida, 1980

Admissions

Bars

Florida

Courts

U.S. District Court, Southern District of Florida

Related Content

Akerman Sponsors Annual University of Miami Real Estate Impact Conference
February 07, 2025

Akerman Sponsors Bakehouse Annual Fundraiser
November 08, 2024

Carol Faber to Participate in Cocktails and Conversations with Women Leaders in Real Estate
October 16, 2024

Notable Work

- Representation of the purchaser of a landmark office tower in downtown Miami, that was one of the largest of such transactions.
- Representation of an investor in connection a +\$200 million construction loan for a condominium tower in downtown Miami.
- Representation of one of the lenders in a \$115 million construction loan on the Hyde Beach House Hollywood development, a 41-story building with 265 resort condominium units and 77 residential condominiums.
- Representation of the purchaser of one full block on Lincoln Road for \$370 million, one of the highest value commercial real estate deals in Miami-Dade County history.
- Representation of the Borrower in a mortgage loan of over \$83 Million for acquisition and renovation of 2 Florida and 1 New Orleans hotel properties.
- Representation of institutional lenders in hundreds of millions of dollars in mortgage loan workouts, forbearances, short sales, restructures, sale of loan documents, deed-in-lieu transactions, and foreclosures, including multifamily properties, hotel properties, and commercial developments.
- Representation of lenders in multi-party, multi-property workouts and foreclosures.
- Representation of City National Bank of Florida in mortgage, mezzanine loan, and other loan transactions (including participations and intercreditor agreements).
- Representation of borrowers in mortgage loans of up to \$300+ million per loan(including multi-lender, multi-property, and syndicated loans).
- Representation of United States Sugar Corporation in \$600 million syndicated mortgage loan and a \$100 million increase.
- Representation of Colonnade Properties, as landlord, in office leases in excess of an aggregate of 550,000 square feet.
- Representation of Steiner Leisure Limited, a public company, and affiliates, as tenant, in office, spa, and school leases ranging from 10,000 to 30,000+ square feet (including buildout).
- Representation of Steiner Leisure Limited, a public company, in its \$100 million acquisition of spa facilities throughout the U.S. and U.K.
- Representation of tenants in approximately 1,000,000 square feet of industrial leases.
- Representation of foreign individuals and companies in U.S. real estate and international and domestic business transactions.
- Representation of lenders and borrowers in connection with hotel and condominium/hotel properties, including new construction and renovations, and including acquisitions and refinancing.

Published Work and Lectures

- University of Miami School of Architecture, Miami Herbert Business School, and School of Law, Speaker, “Cocktails and Conversations with Women Leaders in Real Estate,” October 16, 2024
- University of Miami Real Estate Impact, Panelist, “Cocktails and Conversations with Women Leaders in Real Estate,” October 28, 2021
- Association of Corporate Counsel (ACC) South Florida’s 11th Annual CLE Conference, Speaker, “Roaring Into the 20s: The Next Decade In-House,” April 30, 2021

- Commercial Real Estate Finance Council (CREFC) Lending Forward Conference, Speaker, “Retail: It Was the Best of Times, It Was the Worst of Times”, April 15, 2021
- *GlobeSt*, Quoted, “Distressed Debt Funds Are Poised to Perform Well In This Downturn,” October 15, 2020
- *Mortgage Professional America*, Quoted, “Distressed Property Market at a Tipping Point,” August 3, 2020
- *Mortgage Professional America*, Quoted, “Is the U.S. Mortgage Industry About to Fall Off a Cliff?,” July 29, 2020
- *The Wall Street Journal*, Quoted, “Landlords, Commercial Tenants Negotiate Rent Breaks Amid Coronavirus Disruption,” April 20, 2020
- *Mortgage Professional America*, Quoted, “COVID-19 Creating Uptick in Distressed Properties,” March 30, 2020
- *GlobeSt*, Quoted, “What Investors Need to Know About Distressed Funds,” February 20, 2020
- *GlobeSt*, Quoted, “Behind the Increase in Distressed Funds,” January 31, 2020
- [2017 Akerman U.S. Real Estate Sector Report](#), Contributor
- IMN 3rd Annual Florida Bank & Financial Institutions Special Asset Executive Conference on Real Estate Workouts, Session Chair, “DPOs, Deeds-In-Lieu, Structured Sales, and Selling the Loan Back to the Borrower: Which Will Maximize Your Recovery?,” February 2013
- IMN 2nd Annual Florida Bank & Financial Institutions Special Asset Executive Conference on Real Estate Workouts, Panelist, “Current Macroeconomic Outlook: When Will the Turn Be Coming?,” January 2012
- IMN Bank & Special Asset Forum on Distressed Real Estate Southeast, Moderator, “Problem Loans, REOs & Issues that Hinder Sales and Refinancings,” February 2011
- IMN Distressed Commercial Real Estate Symposium, Moderator, Panel Workshop on First Time Buyers’ Guide to Distressed Real Estate Investing, February 2010
- TCN Worldwide Fall Conference, Speaker, “Construction of Leasehold Improvements: The Issues to Consider,” September 2006
- EWM Local Broker Seminar, “Condominium Contract Addenda: What You Can (and Can’t) Negotiate for a Buyer,” February 2006
- Collier County Bar Association’s The Real Estate Landscape: The Experts Speak Live in Collier County, Speaker, “Commercial Leasing Issues,” October 2005
- TCN Worldwide National Fall Conference, Speaker, “Troubleshooting the Commercial Lease: Negotiating Solutions to Classic Issues,” September 2005
- *Florida Corporations Law and Practice*, Co-Author, “Directors and Officers,” 1987

Affiliations

- American Bar Association, Business Law Section, Member; Real Property, Probate, and Trust Law Section, Member
- Commercial Real Estate Finance Council (CREFC) Forum, Member
- Global Board of Advisors of Babson University Center for Entrepreneurial Leadership (CWEL), Co-Chair
- International Council of Shopping Centers (ICSC), Member

- International Women's Forum (IWF) Florida, Vice President/President-elect
- *Law360*, 2013-2016, Real Estate Editorial Advisory Board, Member
- Miami-Dade County Bar Association, Member
- NAIOP, Member
- The Florida Bar, Business Law Section, Member; Real Property, Probate, and Trust Law Section, Member
- University of Miami School of Law Real Property Development LLM Program Advisory Board, Member
- Women Innovating Now (WIN), 2017-2021, Lab Miami Advisory Board, Chair
- Florida Association for Women Lawyers (FAWL), Miami-Dade County Chapter, Past Director and Member
- Greater Miami Jewish Federation, South Dade Branch, Past Board Member
- New Theatre, Past Director
- Urban Land Institute (ULI), Southeast Florida/Caribbean District Council, Past Executive Committee Member
- Judicial Campaign of Robin W. Faber, Campaign Manager and Treasurer

Honors and Distinctions

- *GlobeSt*, 2025, "Women of Influence" Honoree for the CRE Legal Counsel Category
- *The Legal 500*, 2023-2024, Recommended for Real Estate - Real Estate
- *Real Estate Forum*, 2011, 2017, National Woman of Influence
- *Chambers USA*, 2019, Listed in Florida as a Recognized Practitioner for Banking & Finance: Transactional
- *Florida Trend's* Legal Elite, 2012-2013, 2015, 2017, 2018, Listed for Real Estate
- *Super Lawyers* Magazine, 2012-2022, Listed in Florida for Real Estate: Business
- *South Florida Legal Guide* Top Lawyers 2012, Recognized for Real Estate
- *The Legal 500*, 2011, Recommended for Real Estate: Business
- Certified Mediator, Florida Supreme Court
- Dade County Bar Association, Certificate of Merit for Constructive Service to the Bar, the Bench, and the Public