

Practices

## Real Estate Financing

While the ongoing transition of real estate assets in the middle market provides expanding opportunities for companies working in the space, new market entrants, regulatory uncertainty, and servicing issues create challenges for lenders and borrowers alike. Our strategic, results-driven legal team understands real estate and financial markets and has both the asset class and sector-specific experience needed to clear hurdles for the successful completion of a transaction.

Akerman's national Real Estate Finance Practice represents lenders and borrowers in a broad range of complex real estate financing transactions. Our team, which includes former in-house counsel from major multinational banks, is consistently recognized by *Best Lawyers*, *The Legal 500*, and *Law360* as a national leader in the real estate sector. We represent a number of the nation's largest financial institutions, institutional investors, investment banks, banking associations, life insurance companies, and developers in a variety of domestic and international matters, from the most sophisticated capital market transactions, to workouts and bankruptcies, to more traditional conventional financings.

Our team is experienced in financing single-asset and portfolio transactions across the United States, including those involving office buildings, shopping centers and other retail properties, hotels and resorts, multifamily properties, planned residential communities, and warehouse and industrial properties. We assist lenders and other capital

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### Connect With Us



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### Our Team

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### Related Work

Capital Markets  
Commercial Leasing and Development  
Corporate Finance and Lending  
Corporate Restructuring and Insolvency  
Financial Services  
Investment Management  
Multifamily Development and Acquisitions  
Public Finance  
Public-Private Partnerships  
Real Estate  
Residential Land Acquisitions and Development

providers and borrowers with construction, bridge, term, and permanent loans, revolving lines of credit, and other credit arrangements secured by real estate, including preferred equity, and EB-5 financing. Our lawyers also represent large investment banks in the origination of commercial mortgage loans through conduit entities for securitization and we have considerable experience in combining all types of derivative transactions.

In addition, our multidisciplinary team includes lawyers well-versed in issues ancillary to real estate financing, including financial restructuring and insolvency, environmental law, corporate governance, tax law, securities law, land use matters, as well as regulatory compliance issues.

## What We Do

- Acquisition financing, development, bridge, land, and construction lending
- Credit enhancement transactions
- EB-5 lending
- Interest rate swaps and derivative products
- Letters of credit
- Mezzanine lending and preferred equity
- Multi-lender transactions, including syndications, participations, co-lending, and A/B loan structures
- Multi-state secured financings
- Public market financings
- Public-private partnership (P3) ventures
- Refinancing and loan restructuring
- Sale-and-leaseback transactions
- Second lien acquisition, development, and construction loans
- Securitized lending including CMBS
- Synthetic lease and off balance sheet financings

- Take out and permanent loans
- Tax-exempt financings