

Practices

# Multifamily Development and Acquisitions

As nationwide supply struggles to keep pace with demand, fundamentals in the multifamily space have been, and remain, strong—resulting in growth opportunities for new development and existing product. With development and investment opportunities on the rise, experienced legal counsel is essential for successfully moving projects from conception to completion.

Akerman's leading real estate team represents major builders and institutional buyers of multifamily properties throughout the United States. Multifaceted in our approach, we assist clients in all aspects of the acquisition, ownership, repositioning, and disposition process, including purchase and sale agreements, joint ventures (with both domestic and foreign investors), financing, and property management agreements. If the project involves new construction or rehabilitation, we support our clients in navigating the entire development and construction process, including addressing complicated zoning and land use matters and design and construction-related agreements.

With significant experience in complex development projects and value-add strategies, our lawyers offer the experience and resources needed to complete transactions or projects of any size. We strive to provide business counsel in addition to legal advice to further our clients' business models and goals. As a testament to the quality of our work and the personalized level of service we offer, we receive

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## Connect With Us



**Eric D. Rapkin**

Chair, Real Estate Practice Group  
+1 954 759 8962



**Lawrence A. Eiben**

Co-Deputy Chair, Real Estate Practice Group  
+1 312 634 5740



**Allison Nelson**

Co-Deputy Chair, Real Estate Practice Group  
+1 303 260 7712

## Our Team

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## Related Work

Affordable and Workforce Housing  
Brownfields Redevelopment  
Construction  
Construction Litigation and Dispute Resolution  
Land Use and Development  
Multifamily Development and Acquisitions

routine recognition from industry-leading publications, including *Chambers USA*, *The Legal 500*, and *U.S. News – Best Lawyers*.

Real Estate  
Real Estate Acquisitions  
and Sales  
Real Estate Financing  
Residential Land  
Acquisitions and  
Development

## What We Do

- Due diligence investigations for land development issues, including zoning and planning, subdivision status, environmental contaminants, wetlands and protected species, concurrency, and infrastructure capacity
- Procure necessary land use development approvals, including comprehensive plan amendments, rezonings, PUD and traditional neighborhood developments, special permitting, and subdivision approvals
- Formation of special taxing districts, community development districts, and related public financing districts for infrastructure development and maintenance
- Negotiation with local school boards, public works departments, and planning and zoning departments
- Conceptualization and obtainment of Brownfields designations and other incentives for redevelopment
- Negotiate sophisticated joint venture agreements on behalf of both sponsors and domestic and foreign investors
- Negotiate loan documentation with various types of lenders, including Freddie Mac and Fannie Mae, banks, life insurance companies, and other institutional lenders
- Declarations of condominium and related documentation
- Prosecute and defend against warranty or fraud claims, construction defect claims, and breach of contract claims, including ILSA claims