

Real Estate & Finance

PRACTICE GROUP



The Real Estate & Finance Practice Group brings experienced counsel to our clients on a wide range of real estate and financing issues. Our local knowledge and deep experience simplify commercial lending, real estate acquisition and finance, and a variety of bond and note transactions for public issuers. Seasoned attorneys guide our clients efficiently through real estate development and leasing, secured and unsecured lending, and municipal and public financing transactions.

Commercial finance

Our attorneys represent leading commercial banks, savings banks, finance companies, and international lenders in a variety of commercial lending and finance transactions. We provide practical business and legal advice to corporate clients in arranging, negotiating, and refinancing credit. Our breadth of experience includes unsecured and secured lending transactions, syndicated lending arrangements, asset-based financings, and securitized "conduit" credit facilities. Our real estate-secured credit team facilitates acquisition, construction, and permanent financing. We have extensive expertise in sophisticated financial transactions involving lines of credit, term loans, revolving credit loans, formula-based inventory, accounts receivable loans, commercial mortgage loans, equipment leasing and finance, and letters of credit. We counsel our clients in all aspects of restructuring, work-out, and enforcement matters.

Real estate development

In the real estate development arena, our attorneys handle such diverse projects as office buildings, shopping centers, industrial warehouses, condominiums, and mixed-use projects. Our attorneys draft and negotiate letters of intent and acquisition contracts. We provide our clients ongoing representation after completion of construction, including leasing, refinancing, sales, and 1031 deferred exchanges. We form and advise in the administration of homeowners and condominium associations, including providing assistance with enforcement matters. Our lawyers work quickly to help secure regulatory, land use planning, and zoning approvals and resolve environmental impact issues. We also counsel clients in managing all types of real estate tax issues. We also represent lenders in construction and permanent financing.

Residential real estate

Mortgage brokers and lenders as well as sellers and purchasers of institutional, individual, and residential real estate look to Hodgson Russ for knowledge and cost-effective results. In conjunction with our Estates & Trusts Practice Group, we assist clients in entity formation, transactions involving a full range of ownership forms (from simple single-family residences to condominiums and cooperatives), and various types of financing and real estate tax issues. With this breadth of practice and depth of experience, our attorneys simplify and streamline the real estate and estate planning process.

Public finance

Hodgson Russ acts as bond counsel to a wide variety of public issuers and structures and issues the final approving opinion on public finance transactions ranging from simple note financings of equipment to highly complex refundings and revenue bond transactions. We are listed in the Municipal Bond Attorneys section of *The Bond Buyer's Directory of Municipal Bond Dealers of the United States* (often referred to as the "Red Book"), and we work with a variety of financial advisory firms to address the financing needs of school districts, municipalities, industrial development agencies, and other public clients.

We act as bond counsel, underwriter's counsel, or trustee's counsel in connection with the issuance of industrial revenue bonds, revenue anticipation notes, tax anticipation notes, budget notes, certificates of participation, statutory installment bonds, bond anticipation notes, and serial bonds for issuers located throughout New York State and elsewhere.

Hodgson Russ has been certified by the New York State Authority Budget Office as an approved provider of Public Authorities Accountability Act training. Under the act, board members and executive officers of industrial development agencies, governmentally affiliated nonprofit corporations, public authorities, urban renewal agencies, and other entities covered by the Public Authorities Accountability Act must participate in approved training regarding their legal, fiduciary, financial, and ethical responsibilities as members or officers of such covered entities.

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