

Real Estate

Jones & Keller has extensive experience in transactions involving the acquisition, development, leasing, management, financing, foreclosure, syndication and transfer of real estate. Our attorneys have dealt with industrial, retail, shopping centers and other commercial properties as well as attached and detached residential developments and resort properties. The firm assists clients with industrial development bond financing as well.

Acquisition, Development and Sale

Jones & Keller attorneys have been involved in all phases of the acquisition, development and sale of real property, both developed and undeveloped. Our attorneys have participated in the planning process with developers, architects and governmental entities, and have sat on boards or commissions that make municipal decisions concerning real estate. We also assist clients with the establishment of owners' associations and reciprocal easement and maintenance agreements for multi-user/multi-owner developments. This includes residential, commercial, retail and mixed-use projects. Jones & Keller attorneys draft and negotiate the full range of real estate-related contracts, and instruments, including purchase and sale contracts, development agreements, subcontracts, association agreement, articles and bylaws, joint venture agreements, loan agreements, deeds of trust, easements, licenses, and the like. We also assist clients with pre-closing due diligence including analysis of title, surveys, environmental conditions and activity, water and mineral rights, zoning, land use, annexation, tax assessments, insurance, liens, and compliance with regulations. Our lawyers have orchestrated and conducted numerous real estate closings, both in-person and virtual.

Leasing

Jones & Keller attorneys represent landlords and tenants in commercial leasing. Our attorneys have experience with ground leases, build-to-suit leases, triple-net leases, gross leases, retail leases and office leases. We also evaluate and prepare the full range of contracts used in the management and operation of real property, including management agreements, service provider contracts, financing agreement and others.

Lending & Finance

Jones & Keller lawyers have extensive experience in real estate lending and finance (see description of Banking, Lending and Financial Institutions Practice), including:

- Loans for real property acquisition.
- Construction loans for resort properties, multi-family housing projects, housing developments, office buildings, restaurants (franchise and non-franchise) and hotels.
- Mini-perm and permanent loans for office buildings, industrial properties, multi-family housing projects, restaurants, hotels and resort properties.
- Lines of credit secured by real property.
- Leasehold lending including leasehold deeds of trust, collateral assignment of lease, and Subordination, and Non-Disturbance and Attornment Agreements.

The firm counsels borrowers and lenders in connection with these and other types of commercial real estate debt and equity financing, including joint ventures/partnerships, purchase money financing, construction loans, mezzanine loans, permanent loans, sale-leasebacks, and leasehold financing.

Foreclosures and Workouts

Jones & Keller attorneys represent both borrowers and lenders in the negotiation of work-out and deed-in-lieu transactions to rescue troubled real estate projects. The firm's attorneys assist our clients with receiverships and foreclosure actions.

■ ■ Real Estate

Construction

1031 and other Tax Deferred Exchanges

Jones & Keller attorneys also help our clients with the complex rules and regulations pertaining to tax deferred exchanges, including tax deferral under Section 1031 of the Internal Revenue Code.

Attorneys

Deborah L. Bayles
Stacia Bank Delaney
R. Steven Jones
Kristin S. Otero
Bennett Sigmond
Kerrie P. Assell
Ryan Behrman
Cyrus Rajabi
Mary Ellen Wilkie