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## Residential Real Estate

Our Real Estate Group consists of attorneys experienced in residential real estate who are actively involved in sales, purchases, financing and residential leasing for individuals, families, title companies and other entities in a wide variety of transactions involving homes, condominiums and cooperative apartments.

Having represented purchasers, sellers, lenders and title companies, our Real Estate Group has the ability to view a transaction from all sides of the table and to provide the best possible advice.

Our attorneys work closely with clients to ensure their interests are protected in all aspects of their residential real estate transactions. When discretion is required, we take all steps necessary to protect the identity of our clients and the confidentiality of their transactions.

Over the past two years, we have been involved in residential sales aggregating well over \$200 million, including many individual transactions in excess of \$10 million. The services we have rendered include:

- Conducting due diligence for acquisitions, including the review of corporate minutes, offering plans and financial statements of condominiums and cooperatives
- Dealing with the financing and refinancing critical to any real estate transaction
- Drafting, negotiating and reviewing all types of residential real estate contracts
- Ensuring compliance with property disclosure laws
- Providing advice about 1031 exchanges (which allow investors to buy and sell like kind property without paying capital gains tax)
- Obtaining title insurance and, when necessary, clearing title defects

We work closely with financial planners, accountants and tax attorneys to assure that our clients receive the best available legal and financial advice throughout the life of the transaction. If circumstances warrant litigation, Pryor Cashman's real estate litigators are experienced and recognized for ground-breaking legal precedents in real estate law.

A sampling of our work in the area of residential real estate includes:

- Representation of major business, celebrity and sports personalities in discreet multimillion dollar purchases and sales
- The acquisition of one of South Florida's top five most expensive condominiums

- The multimillion dollar sale, purchase and refinancing of real estate holdings as part of various retirees' financial planning
- The \$19 million acquisition and financing of three combined condominium units