



REAL ESTATE

The Real Estate Practice Group is one of RCCB's core practices and serves the needs of a wide variety of clients. Our practice focuses on all aspects of a commercial real estate transaction, including acquisitions and dispositions, leasing, development, and debt and equity financing, in all asset classes. Our clients include commercial landlords and tenants, real estate owners and developers, banking institutions, private debt and equity funds, and individual investors in office, multi-family and single-family residential, industrial, storage, retail, and mixed-use development projects.

We take a practical business approach, working closely with our other practice groups to ensure a smooth transaction from structuring, negotiation, and documentation through closing and the conclusion of any post-closing matters. Our group partners with our Corporate Practice to serve the firm's business clients in connection with mergers and acquisitions, as well as the acquisition, sale, and financing of real estate assets. We regularly lend our knowledge and experience to our Litigation Group in real estate and construction disputes. In addition, our team performs a wide variety of services when assisting our Private Client Services Group, which include facilitating the transfer of real estate in connection with liquidity and wealth planning, structuring real estate holding companies, and documenting leasehold interests and management agreements. Our approach is always with an eye toward protecting our clients from unnecessary tax burdens and limiting personal liabilities.

Focus

- Acquisitions and Dispositions, including Sale-Leaseback Transactions

RELATED PRACTICES

Corporate & Business
Private Client Services

CONTACTS

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- Bridge and Mezzanine Financing
- Commercial Leasing, including Office, Retail, Restaurant, Warehouse, and Life-Science Leases
- Commercial Real Estate Lending
- Commercial & Residential Condominiums / Planned Communities
- Construction and Development (Mixed-Use; Multi-Family; Retail)
- Conservation and Other Easements
- Entity Formation
- Financing of Real Estate Acquisition, Development, and Construction Joint Ventures; Real Estate Investment Funds
- Opportunity Zone Funds
- Outdoor Advertising
- Property and Asset Management
- Real Estate Litigation
- Real Estate Tax Assessment
- Review and Analysis of Title and Survey Issues
- Self-Storage and Warehouse Facilities
- SBA Loan Transactions
- Workout and Modifications
- Zoning, Land Use and Entitlements

Jennifer Ilana Tintenfass

Joshua Upin

REPRESENTATIVE MATTERS

ACQUISITIONS AND DISPOSITIONS

The Real Estate Practice Group's attorneys and support staff work collaboratively to efficiently and effectively facilitate acquisitions and dispositions.

- A publicly traded REIT in connection with the acquisition of a hotel property located in Miami, Florida.
- An investor group in connection with the acquisition of a trailer park facility outside of Phoenix, Arizona.
- A family in the sale to publicly traded operators of a well-known ski and entertainment resort.
- A self-storage company in the acquisition of 20+ sites to convert to self-storage operations across the United States.

- A real estate developer in connection with its proposed acquisition of a bio-tech development site outside of Raleigh, North Carolina.
- A local real estate developer and its joint venture partners in connection with the acquisition of land and subsequent development of a 200+ residential development project in Pennsylvania.
- A regional real estate developer in connection with the acquisition of land and the development of a mixed-use development project in New Jersey.
- A joint venture partner in the leasing, redevelopment, subdivision and lease-up of a mixed-use development.
- A real estate investment firm in connection with portfolio sale of multiple suburban office buildings.
- A franchisee in the acquisition of over 1,000 locations throughout the United States.

Through RCCB's affiliation with the International Law Network ("ILN"), the group is able to bring to bear local resources and the knowledge of local customs necessary to facilitate closings throughout the U.S. and abroad.

FINANCING

A number of the real estate attorneys at RCCB regularly represent borrowers, lenders, and private equity funds in connection with sophisticated real estate financings, including equity raises, mortgage financing, and refinancing transactions.

- An owner/developer in connection with the refinancing (CMBS debt) of numerous multi-family assets throughout the New York Metropolitan area.
- A commercial bank in senior financing with low-income housing tax credits.
- A hotel developer in the negotiation of \$180+ million of construction, mezzanine, TIF and EB-5 financing.
- A commercial bank in deed-in-lieu transactions in New Jersey and Pennsylvania.
- A developer in allocation of Low Income Housing Tax Credits, RACP money, and HUD financing for inclusionary housing development project.
- A private equity fund in connection with capital raises to acquire and develop apartment buildings and multi-family properties nationwide.
- Multi-family operators in the negotiation of numerous agency loans for apartment buildings in Pennsylvania, Ohio, Maryland and New Jersey.

COMMERCIAL LEASING AND MANAGEMENT AGREEMENTS

Many of the attorneys in RCCB's Real Estate Practice Group are highly experienced in commercial leasing, and a few have a particular focus in restaurant and hospitality leases/management agreements.

- A financial institution in connection with a headquarters lease comprising 100,000+ square feet of space and building naming rights and signage in the City of Philadelphia.

- A hospitality company in connection with numerous F&B management agreements throughout the United States.
- An owner/developer of a major redevelopment project in connection with a ground floor lease with a major “big box” retailer.
- An owner/developer of a shopping center in connection with ground leases with major supermarket, pharmacy and banking retailers, and other retail leases for a vertical construction space.
- A regional financial institution in connection with all of its ground leases.
- A master franchisee of a name-brand restaurant chain in connection with its leases nationwide.

ZONING, LAND USE AND MUNICIPAL WORK

The RCCB Real Estate Practice Group has a deep bench of experienced land use attorneys who practice in the City of Philadelphia and many of the surrounding Townships. These attorneys have fostered strong relationships with key political players and have the skill and savvy to effect positive outcomes under difficult circumstances. In partnership with the Litigation Practice Group, we are able to advocate for our clients in the Court of Common Pleas and beyond. Our affiliation with ILN gives us ready access to land use lawyers throughout the country.

- Handled land use and zoning matters, including applications for zoning variances, conditional uses, permitted exceptions and special use applications in Philadelphia and surrounding townships.
- Navigated civic design review, architectural review, and historical commissions for development projects.
- Drafted ordinances, covenants and conditions, and worked with local and state legislators and governmental offices to establish entitlement rights for development projects.

NOTEWORTHY

Best Law Firms® - Real Estate Law

NEWS

RCCB Announces New Leadership Election and Lawyer Promotions
RCCB, March 21, 2024

Former Chancellor of the Philadelphia Bar Association, Andrew A. Chirls, Joins Royer Cooper Cohen Braunfeld
RCCB, March 1, 2024

Best Lawyers in America Recognizes Six Practices in New York and Pennsylvania in its "Best Law Firms" Report for 2024

Best Lawyers®, November 2, 2023

Royer Cooper Cohen Braunfeld Proudly Welcomes Distinguished New Partners

RCCB, October 2, 2023

Twenty-three RCCB Attorneys Recognized in 2024 Edition of the Best Lawyers in America

Best Lawyers, August 17, 2023

PUBLICATIONS

Charging Up Commercial Real Estate: How the Recent Federal Grants for EV Charging Infrastructure Will Benefit the Commercial Real Estate Industry

RCCB Client Alert, April 13, 2024

New Year, New Reporting Requirements: What the Corporate Transparency Act Means for Your Business

RCCB Client Alert, December 20, 2023

Regulation A Offerings: Alternative Real Estate Financing

RCCB Alert, May 22, 2023

James Ettelson To Present At NBI Seminar, Land Use and Zoning in Pennsylvania: From Application to Appeal

April 5, 2023

Understanding Life Sciences Leasing

October 10, 2022

INDUSTRIES

- Residential, Multi-Family and Mix-Use Development
- Industrial Development
- Retail
- Hospitality and Dining
- Banking
- Cannabis
- Solar/Renewable Energy

ASSOCIATIONS

- CREW
- Greater Philadelphia Hotel Association

- ICSC
- Independent Lodging Congress
- Jewish Federation Real Estate
- NAIOP
- The Mann Center
- PA Bankers