McDowell Rice Smith & Buchanan PC

1947 75th 2022

Real Estate Law

McDowell Rice is able to assist in the execution of almost any real estate matter, from an optimally structured acquisition to a multi-year, mixed-use project. We represent real estate developers in single-family, multifamily, commercial, retail, and mixed-use projects through the Midwest, with complete development services – from contract stage through regulatory approvals, land acquisition, zoning and entitlements, to a finished project and transfer to the ultimate consumer. We provide the appropriate private regulatory documents for any type of development. We are responsive to our real estate clients' needs and create flexible structures to achieve maximum returns. We use multiple entities and structures to maximize after-tax rates of return, along with protection of assets and provision of viable exit strategies to facilitate disposition of assets.

We make our clients aware of advantageous development and transaction structures to minimize taxation. We recognize environmental pitfalls and opportunities, and we help our clients maintain compliance with federal and state regulatory requirements. When appropriate, we assist in private offerings of debt and equity real estate securities to finance development, and we work with clients to obtain and use tax and development incentives such as historic or low-income housing tax credit structures. We assist in restructuring of failed real estate developments.

Examples of our work include:

- Tax structured acquisitions and dispositions
- Entity selection and utilization in real estate transactions
- Asset protection planning
- Zoning and development and entitlements and disputes
- Real estate tax incentives
- Private real estate security offerings
- Real estate finance and borrowing transactions
- Environmental and governmental use restriction evaluation and permitting

- Evaluation, acquisition, and restructuring of distressed real estate
- Tenants-in-common and other undivided ownership structures
- Residential and commercial real estate developments and related mixed-use facilities
- Landlord/tenant representation
- Real estate construction

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