



# Joint Venture Formation

Real estate owners, developers and investors enter into joint venture transactions to bring large, complex projects to fruition. The JV model is an excellent way to pool resources but the model also brings risk and introduces new challenges. We can help.

Our collaborative approach brings real estate, tax, corporate governance and contracting, bankruptcy, construction and regulatory resources to achieve client goals. We understand real estate and our industry knowledge enables us to identify risks, help secure opportunities and defend individual interests.

We have experience counseling clients throughout the lifecycle of a joint venture. We understand how to position clients at the entry point and help secure a clean exit. At all points in-between, we are there to provide counsel and anticipate what lies ahead.

Clients rely on us to help them with everything from single-asset developments to entire real estate portfolios. We advise clients on:

- Structuring and negotiating joint venture agreements
- Recapitalization of existing joint ventures
- Entity-level investments and roll-ups
- Acquisitions and dispositions of single-assets and large portfolios
- Sales and leasebacks
- Workouts and restructurings
- Project financing
- Debt transactions
- REITs
- Tax structures
- Bankruptcy considerations

Beyond JVs, our attorneys know business formation laws—a key strategy to effectively support real estate initiatives. We assist clients with the effective structuring and organization of corporations, limited partnerships and limited liability companies for the purpose of buying, selling, leasing and financing real estate projects. We understand that the proper formation of business entities is a proactive step in resolving income and property tax issues, and can limit liability related to real property development, ownership and management.