



REAL ESTATE REPOSITIONING GROUP

Group Chairs

Harold G. Cohen
Partner
(856) 675-1950
Cherry Hill
hcohen@dilworthlaw.com

Joseph F. Kessler
Partner
(215) 575-7198
Philadelphia
jkessler@dilworthlaw.com

Related Lawyers

Anne Marie Aaronson
Darwin R. Beauvais
Yonit A. Caplow
Honorable Nelson A. Diaz
Barbara T. Ilsen
Joseph H. Jacovini
Rosemary J. Loverdi
Jennifer L. Maleski
Francis P. Maneri
Neil Sklaroff
Stephanie Searles Vogel

Related Practices

Banking & Financial
Services
Bankruptcy & Insolvency
Real Estate
Tax
Zoning & Land Use

Dilworth Paxson LLP, in response to extraordinary market pressures, is at the forefront of addressing the needs of property owners and lenders seeking to strengthen, shift and reinforce revenue and value related to their business, secured positions and income producing properties. Dilworth's unique, multidisciplinary Real Estate Repositioning Team is comprised of seasoned attorneys dedicated to delivering forward-thinking guidance to clients navigating the challenging currents flowing from economic turbulence impact their properties.

This accomplished team is comprised of attorneys always focused on the big picture while attentive to the component pixels. Creative and commercial in approach, with a recognized ability to dissect, negotiate and resolve complexities inherent in real estate matters, our team handles the entire asset lifecycle for our clients from initial acquisition, development, construction, through re-development, leasing or sale, joint venturing, financing, debt restructuring and asset protection. We represent contractors, institutional and private owners and equity investors, financial institutions, REITs and developers in a multitude of transactions with varied asset classes and industry groups involving:

- Commercial
- Entertainment
- Hospitality
- Hospitals and Healthcare Facilities
- Industrial
- Mixed-Use
- Multifamily
- Office
- Retail

Our interdisciplinary team of real estate, zoning, finance, creditor's rights and bankruptcy attorneys has the judgment, experience, pragmatism and technical skill needed to facilitate a successful outcome, often comprised of a series of discrete, but inextricably intertwined, components. Dilworth is the one-stop law firm to handle all services related to positioning and re-positioning of real property such as

- Working with owners of distressed properties to stabilize the asset , including (as necessary) debt restructuring and Chapter 11 (including subchapter V) proceedings

- Assisting developers, owners and lenders with mortgage debt financing
- Representing lenders with impaired collateral, through work-out, property disposition (through foreclosure or otherwise) and loan sales
- Helping entrepreneurs with an eye towards repositioning a targeted challenged property ripe for acquisition and development, or in search for an equity partner, or other financing for the project
- Guiding landowners, buyers, and foreclosing mortgagees through the land use approval process
- Representing owners and contractors in all aspects of construction agreements and applicable laws for enforcement.
- Handling real estate tax appeals and assisting with other tax and economic development incentives
- Representing lenders in gap and permanent financing once an asset has been stabilized
- Assisting tenants in negotiating lease flexibilities reflecting the present and anticipated realities pertinent to changing work environments and property usage.
- Representing property owners in tenant restructuring, evictions and other available landlord remedies.

The Dilworth Real Estate Repositioning Team is poised to assist with all legal services relevant for your situation.

NEWS / EVENTS

Press Releases

- Dilworth Launches Real Estate Repositioning Group

E-Alerts

- ALERT: Focus on Material Adverse Effect Clauses in Real Estate Agreements
- Tax Abatement Updates for Permitting in 2021

Events

- CLE: What COVID Taught General Counsel, Corporate & Real Estate Attorneys About Force Majeure