

Real Estate

Through industry immersion and more than a century of experience, the Chambliss Real Estate Group provides legal counsel on all aspects of commercial real estate transactions. Real estate lawyers represent clients on matters relating to residential, multi-family, office, commercial, industrial and mixed-use properties. Experienced in local, state, regional and national transactions involving sales and acquisitions, development, financing and leasing, Chambliss real estate lawyers can assist with the following:

Land Use and Zoning

Chambliss real estate lawyers assist developers and landowners on land use regulation matters, such as zoning, subdivision requirements and right-of-way abandonments.

Acquisition and Development

Chambliss provides clients with comprehensive legal and business services during all phases of acquisition and development, including zoning, governmental permitting and land use issues, and the evaluation of due diligence matters, including title, survey, leasing and environmental issues.

Commercial Leasing

Lawyers represent landlords and tenants on all aspects of commercial leasing, including the preparation and negotiation of all types of office, retail and industrial leases, including shopping center leases.

Real Estate Financing

Chambliss lawyers advise both lenders and borrowers in preparing and negotiating loan and financing documents for acquisition, construction and permanent real estate mortgage financing, and assisting in the legal issues involved in obtaining equity capital.

Construction Law

Lawyers prepare and negotiate construction contracts, including owner/architect agreements, and agreements relating to the providing of goods and services by suppliers and subcontractors.

Environmental Law

The firm counsels owners and operators on the myriad issues relating to compliance and due diligence matters for the acquisition and operation of real estate, including negotiation with various federal, state and local agencies.

Ownership Entity Structuring

Chambliss advises owners, developers and investors on the various issues in forming an ownership entity, including partnerships, corporations and limited liability companies, and the management and operational issues relating to the choice of entity.

Workouts and Bankruptcy

The firm represents creditors, owners and borrowers on issues relating to bankruptcy, foreclosure and workouts of problem real estate.

Tax and Estate Planning

Lawyers render tax and estate planning advice to clients concerning the tax implications and consequences of real estate ownership, including the use of family-owned entities and the use of like-kind (Section 1031) exchanges to defer

the recognition of gain on the sale of appreciated property.

Experience

Represented a local developer in connection with the planning and development of a single-family residential neighborhood, such representation included the creation of the restrictive covenants, architectural guidelines, rules and regulations and the establishment of the owner's association

Assisted investment group in the acquisition and completion of a partially developed condominium complex, such representation included the purchase of membership interest, the obtaining of the applicable construction financing, the termination of the condominium regime, the subsequent site development and the completion of permanent financing

Represent purchasers, sellers and developers of office buildings, retail centers, industrial sites, apartment complexes, residential subdivisions and vacant land

Represent hotel owners and developers in land acquisition, development incentives, construction financing and franchising agreements

Assisted developer in connection with the conversion of a 137-unit apartment complex to a condominium regime

Assisted an apartment investment group with the acquisition of an apartment complex and the structuring of the ownership entity to allow for the inclusion of investors through the use of 1031 like-kind investment funds.

Represented a world-wide automobile manufacturer with the financing of its Chattanooga supplier park located adjunct to its Chattanooga manufacturing facility.

Assisted a national lender with respect to the issuance of a guidance line of credit for the development of several small-box retail sites.

Represent numerous owners' and condominium owners' associations.
