

Joint Ventures & Equity Investments

Shartsis Frieze real estate attorneys are adept and helping clients create sophisticated real estate investment structures to achieve regulatory compliance and investment goals.

Our real estate lawyers advise on and structure complex joint ventures, limited liability companies, and partnerships to facilitate the acquisition, development and ownership of real property across a range of asset classes, including office, multifamily, industrial, and hotel projects throughout the United States.

We design tax-compliant structures for pension funds and tax-exempt investors, helping clients achieve their investment goals while meeting regulatory requirements. Firm clients include leading investment advisors and funds, financial sponsors, developers, and high-net-worth individuals.

Additionally, we assist clients in exiting from or terminating joint ventures, using both pre-negotiated mechanisms and other exit procedures that lead to a termination of the joint venture relationships on the most favorable terms.

Experience

- Joint ventures for developments at Treasure Island and Bay Meadows.
- On behalf of Wareham Development, negotiated a joint venture for the Emery Station life sciences campus.
- Advised Wilson Meany on joint ventures for office and multifamily projects.
- Advised Emerald Fund, Inc. on multifamily joint ventures with a

RELATED ATTORNEYS

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pension fund.

- Represented a leading Bay Area life sciences office developer in connection with the formation of a joint venture.
- Advised private equity fund on preferred financing in connection with multifamily portfolios located in New York and California
- Advised developer on equity raises and financing related to hotel, multi-family, and co-living projects
- Advised an investment fund on the equity raise and purchase of several apartment complexes.
- Secured the preferred equity financing of a multifamily project in California for an investment advisor.