

Practices & Industries

Real Estate Finance

Overview

Day Pitney's real estate team helps a wide variety of clients navigate the complexities of financing diverse types of real estate located throughout the United States. Our attorneys combine deep experience across local and national financing markets with a results-driven approach to structure and efficiently manage sophisticated transactions for both lenders—including private funds, banks, and life insurance companies—and borrowers—including developers, operators and investors.

We provide strategic counsel on financing all real property, including offices, retail centers, multifamily residential buildings, affordable housing developments, hospitality facilities and industrial properties such as warehouse and distribution facilities and data centers. Day Pitney handles everything from acquisition loans, construction financing, mezzanine loans, securitized loans, to syndicated credit facilities, tailoring each approach to the particular characteristics of the property and our clients' needs. For example, we frequently assist with financing properties with unique tax incentives, serious environmental issues, and intricate equity stacks, ensuring customized solutions for the most complex projects.

Day Pitney also often assists our lender clients with subsequent leverage transactions on the secondary mortgage market, including note- and loan- sales, note-on-note financing, participations, and onboarding assets onto warehouse lines.

Our practice also includes significant experience with distressed debt and struggling properties. We help clients tackle challenging financial circumstances, including loan modifications, restructurings, workouts, foreclosures and bankruptcies. Whether representing lenders seeking to stabilize troubled assets or borrowers renegotiating financing terms, we provide prudent guidance to achieve practical, prompt and effective solutions.

From leveraging a landmark office tower, revitalizing affordable housing communities, to supporting the expansion of industrial and logistics hubs, we partner with our clients to drive successful outcomes in every real estate financing transaction.