ACEVEDO BELT, P.A.

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Real Estate

Our attorneys have represented international, national and local owners, purchasers, sellers, lenders and developers of real estate in connection with financing, acquisition and disposition, leasing, construction, luxury residential, office, industrial, marinas, condominiums and multi-family projects throughout the country and internationally.

We also have extensive experience in complex mixed-use projects and in hospitality industry work (including mixed-use hospitality projects, financings, franchise agreements, hotel management agreements, project structuring, branded residential, hotel condominiums and acquisitions and dispositions).

Luxury Residential Purchases and Sales

- Foreign purchaser of approximately $25 million penthouse unit in ultra-luxury condominium and mixed-use project.
- Purchaser of $20 million plus residential lot for home development.
- Purchaser of units in Four Seasons residential condominium.
- Owner of $15 million home on Miami Beach in connection with construction of home.
- Purchaser of $15 million residential lot in Coral Gables.
- Purchaser in connection with portfolio of luxury residential condominium units.
- Purchasers and sellers of numerous $1 million plus condominiums and single family residences.

Commercial Real Estate (Industrial / Distribution, Office, Retail, Data Center, Self-Storage)

- Owner/developer of 200-acre, approximately 3 million square foot mixed-use retail, office, office/distribution/industrial park. Representation included construction, development, dispositions, project structuring, construction financing, and leasing work.
- Owner of approximately 5 million square-foot mixed-use office, distribution, retail, industrial park in connection with construction financing, sales, and leasing work.
- Statewide owner of office portfolio in approximately $200 million disposition of properties.
- Owner of office park in connection with acquisition, leasing, project structuring, office condominium documents, and disposition work.
- Developer of 500,000 square foot technology park in connection with land acquisition, commercial condominium documents and financing.
- Family office developers of self-storage facilities.
- Pension plan for leasing work at large regional retail mall.

- Developer in connection with the acquisition, financing, structuring, construction and sale of a 400,000 square foot technology park.
- Developer in connection with industrial condominium project with respect to acquisition, development, condominium documents, refinancing of industrial/showroom project.
- Owner of portfolio of industrial properties in connection with joint venture structuring, leasing, acquisition, and disposition work.
- Tenant representation for a variety of industrial, financial institution, office, and retail space tenants.
- Representation of national retail companies in leasing activities.
- Variety of mixed-use project work including retail components.

Multi-Family

- National developer in connection with joint venture, acquisition, entity structuring, and construction financing of large multi-family project.
- Fund in connection with financing of multiple multi-family projects.
- International public developer in connection with approximately $200 million student housing project, including conventional and bond financing, acquisition and structuring matters.
- Developer of student housing project in connection with acquisition, development financing and related matters.
- Spanish fund in connection with due diligence, acquisition, equity structuring and financing of multiple multi-family projects.

Mixed-Use and Mixed-Use Hospitality Projects; Marinas

- Public company developer in connection with ultra-luxury hotel, residential and retail project. Project work included acquisition drafting and negotiation of construction documents, negotiations with neighboring building owner with respect to shared project amenities, project structuring, including the creation of vertically-subdivided lot regime, hotel condominium documents, negotiation of hotel management agreement with flag, and preparation of residential and hotel condominium documents. Hotel is now flagged as a Ritz-Carlton hotel.
- Owner/developer of Costa Rican mixed-use hotel, branded residential, marina, retail, spa and single family home project, in connection with project structuring and related declarations, negotiation of branded residential, franchise and other documentation.
- Developer in connection with ultra-luxury mixed-use residential property, including ultra-luxury condominiums, townhomes and single family residences, multiple marinas, and country club facilities.
- Public company developer in connection with ultra-luxury hotel, retail, and residential mixed-use project in Miami-Dade County. Work included construction document preparation, construction financing, project structuring documentation (including creation of vertically subdivided lots), residential and master association documents, and hotel condominium documents.
- Developer in high-density mixed-use waterfront project (luxury residential towers, office, marina, hotel and retail) in connection with acquisition and due diligence, project structuring, construction loans, development issues, leasing and condominium document preparation and filing and repeated negotiations with local municipality (regarding water access, creation of a number of public destination spaces and

municipally-controlled spaces within the project).
- Developer in Miami-Dade County in connection with an approximately $400 million mixed-use project (luxury condominium towers, single family, golf course, yacht marinas) on environmentally-sensitive land. Representation included project structuring, construction financing, preparation of condominium documents, negotiations with county, annexation into municipality, appearances before municipality, construction, construction loans, development and sales work.
- NYSE developer in connection with construction, financing and project structuring for luxury single family and condominium project containing golf courses and multiple marinas.
- Public developer client in connection with luxury residential, retail and luxury condominium/mixed-use project. Work included acquisition, development, construction loans, construction documents, negotiations with municipalities and creation of public meeting space and negotiation of hotel management agreement with Starwood. This project also included a proposed luxury hotel mixed-use project on adjoining parcel, and plans that involved relocation of public rights of way and additional public meeting space and preparation of retail, hotel and condominium structuring documents and declarations.
- Developer in connection with hotel management agreement work, hotel project structuring documents, hotel condominium documents and rental management agreements in Miami-Dade County.
- Spanish hotel group in connection with U.S. hotel leasing and other activities.

Commercial Leasing

- Developer of airport infrastructure project in connection with ground lease and other activities.
- Luxembourg-based financial institution in connection with leasing of downtown Miami office space.
- Representation of restaurant group in connection with construction and leasing of a group of high-end restaurants.
- Startup coworking venture in connection with primary landlord negotiations and preparations of co-working space.
- Financial institutions in connection with workouts involving borrower leases.
- National pension fund in connection with lease preparation and workouts for regional mall.
- National retail tenant in connection with lease negotiation on a nationwide basis
- Multi-building tenant in connection with lease terminations and renegotiations.
- Owner of tech park in negotiation of sales and leases.
- Spanish private banking institution in connection with renegotiation of lease in Brickell Avenue office tower.
- Multiple tenants in connection with expansion, contraction and work-outs of existing leases.
- National retail tenant in connection with preparation of leases and negotiation of lease amendments.
- International European-based hotel company in connection with hotel lease transactions and related amendments.
- Owner/fund/landlord in connection with leasing several million square foot office/warehouse/industrial project.
- Cruise-related company in connection with renegotiation of lease space as the result of Coronavirus issues.
- Owner/fund in connection with leasing of space in large regional mixed-use project.
- Large multi-office statewide law firm in lease negotiations with landlords.

- Scandinavian international marine/industrial/manufacturing tenant in connection with lease negotiations with REIT landlord and lease dispute.
- International financial institution in connection with leasing of downtown Miami office space.
- Developer in connection with hotel management agreement work, hotel project structuring documents, hotel condominium documents and rental management agreements in Miami-Dade County.

Additional Hospitality Matters

- General experience: acquisition and due diligence, construction contracts, construction financing, negotiation of franchise agreements, hotel operating agreements and management agreements.
- National hotel owner in connection with mid-eight-figure refinancing of convention center/meeting hotel in Mid-Atlantic region.
- Developer in connection with hotel management agreement work, hotel project structuring documents, hotel condominium documents and rental management agreements in Miami-Dade County.
- Spanish hotel group in connection with U.S. hotel leasing, U.S. acquisitions and other activities.
- Hotel developer in connection with franchise agreement and related negotiations with respect to a Mexican hotel.
- Luxury hotel developer in connection with hotel operating agreement and rental management agreement in Palm Beach County. Represented subsequent owner in connection with franchise operating agreement.
- Negotiation of franchise agreement and independent hotel management agreement for owner/developer of downtown Chicago hotel.
- Negotiation of franchise agreement for Boston hotel project.
- Acquisition and disposition of hotel projects out of bankruptcy proceedings.
- Developer in connection with proposed ultra-luxury mixed-use four- or five-star hotel project, with Fairmont as the proposed operator. Represented developer in connection with structuring, rental management agreements, sales documents, and hotel management agreements.
- National developer and manager of hotels in connection with hotel condominium, structuring and other issues.
- European hotel group in connection with acquisition and financing of historic hotel property in downtown Miami.
- European hotel group in connection with acquisition of historic hotel on Miami Beach.
- National hotel owner in connection with purchase and financing of convention center/meeting hotel in Mid-Atlantic region.

Construction Contract Work and Construction Financing

- Construction financing of hotel, retail, industrial, multi-family and mixed-use hotel properties and residential projects in excess of $2 billion.
- Public company in connection with 12-lender revolving construction credit facility for multiple residential towers of approximately $600 million.
- Construction contracts in excess of $1 billion for mixed-use hotel projects, luxury condominium projects, industrial, office, and multi-family and other products located throughout the U.S.
- Preparation of construction contract forms for NYSE developer client.

- Negotiated construction contracts for private developer of ultra-luxury hotel in Broward County, Florida.

Condominium and Residential Projects

- NYSE developer of luxury multi-building project in St. Augustine, Florida area in connection with financing, negotiations with master builder, master association issues, condominium filings, ILSA filings, and construction financing.
- Developer in connection with preparation of industrial condominium documents.
- Developer in connection with preparation of office condominium documents.
- Developer in connection with preparation of residential condominium documents for ultra-luxury mixed use project.
- NYSE developer in connection with mixed-use project and preparation of condominium documents for residential, hotel, office, and marina project.
- International development company in connection with luxury oceanfront condominium project, including preparation of condominium documents, ISLA filing, and related agreements with adjacent luxury hotel.
- NYSE developer in connection with condominium documents for luxury project on Miami Beach.
- NYSE developer of luxury condominium on Williams Island in connection with due diligence, acquisition, master builder issues, master association issues, ILSA filings, and construction financing.
- Developer of luxury condominium in Sarasota, Florida in connection with preparation of condominium documents and negotiating agreements with adjoining Ritz Carlton.
- Representation of group led by principal of national developer in connection with four residential projects, including acquisition, financing, construction contracts, project structuring, and condominium documents for single family, multi-family and condominium components.
- Developer of luxury condominium project in Miami Beach, Florida in connection condominium documents and construction financing.

Four Seasons Office Tower
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