

# COHEN, TODD, KITE & STANFORD, LLC

## ATTORNEYS AT LAW

### PRACTICE AREAS

## REAL ESTATE



Cohen Todd Kite & Stanford's Real Estate Practice Group brings together attorneys with years of proven experience and depth in all aspects of commercial real estate finance, transactions, construction, and development. We count property owners, purchasers, developers, franchisees, and commercial landlords among our many clients. Our Real Estate Practice Group is positioned to provide seamless representation from the outset of negotiations and acquisition through development, financing, and construction. Although we routinely handle complex transactions for large commercial purchasers,

sellers, developers, and lenders, we are equally available to clients with simpler transactions and needs. Because real estate matters are especially time sensitive, our team's focus is to provide all clients, large and small, with efficient and results-oriented service.

### REAL ESTATE PRACTICE GROUP

**Terrence A. Mire**

**Marc W. Rubin**

**Matthew M. Kite**

**Stanley L. Stanford**

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## REAL ESTATE TRANSACTIONS

Our attorneys provide representation for every stage of real estate transactions: the purchase and sale of real estate, negotiation and documentation of commercial loans, leasing arrangements on behalf of commercial landlords and tenants, commercial loan workouts and restructures, and the planning and execution of tax-deferred exchanges. If litigation or disputes arise, our experienced team works to obtain the best possible outcome for the client through mediation, arbitration or litigation.

Examples of our work include: (1) our longtime representation of a large restaurant franchisee in its acquisition, financing, leasing and development of its restaurant locations; (2) a nursing home operator in the acquisition and construction of several nursing home facilities.

### REAL ESTATE TRANSACTIONS PRACTICE GROUP

**Terrence A. Mire**

**Robert S. Rubin**

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## COMMERCIAL FINANCE

Our Business & Commercial Law Group and our Real Estate Group provide expert solutions for both lenders and borrowers with respect to a wide range of commercial finance needs and issues: loan transactions, refinances, restructures, and workouts. The depth and range of our team's experience is exemplified by our representation of (1) a nursing home operator in the acquisition and construction of several nursing home facilities; (2) a restaurant franchise in a multi-site sale and leaseback transaction; (3) borrowers in acquisition financing and refinancing of commercial loan and commercial real estate transactions; and (4) the acquisition and financing of multiple single retail tenant NNN properties. Although we strive to create and negotiate strategies that achieve all parties' goals and needs without recourse to litigation, when litigation arises, our team has an excellent track record in providing skilled and vigorous representation of our client's interests.

### COMMERCIAL FINANCE PRACTICE GROUP

**Terrence A. Mire**

**Richard D. Nelson**

**Robert S. Rubin**

**Donald J. Rafferty**

**Matthew M. Kite**

**Donald W. Mallory**

**John G. Cobey**

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## CONSTRUCTION & DEVELOPMENT

Within our Real Estate Practice Group are attorneys with additional expertise in Construction and Development Law. We provide a full array of services and representation to owners, contractors, sub-contractors, suppliers, banks, and other lenders. Our representation covers the spectrum of issues that arise in construction and development projects: project acquisition and financing, contract preparation and negotiation, contract disputes, mechanic's liens, bond and surety claims, as well as contract and construction defect litigation. Our title insurance agency, Seven Hills Title Agency, provides title insurance for owners and lenders in construction projects..

### CONSTRUCTION & DEVELOPMENT PRACTICE GROUP

[Terrence A. Mire](#)

[Robert S. Rubin](#)

[Matthew M. Kite](#)

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## TITLE SERVICES

Our firm's title insurance agency, Seven Hills Title Agency, Ltd., provides title insurance and escrow services in conjunction with real estate closings and tax deferred exchanges. Some of the attorneys in our Real Estate Practice Group are also title insurance agents licensed with the Ohio Department of Insurance who write for Old Republic Title Insurance Company. Seven Hills Title Agency works hand in hand with our Real Estate Practice Group to effectively and efficiently handle all aspects of residential and commercial real estate transactions.

### TITLE SERVICES PRACTICE GROUP

**Robert S. Rubin**

**Stanley L. Stanford**

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## REAL ESTATE TAXATION

Cohen Todd Kite & Stanford provides highly experienced representation to real estate clients in tax planning. Our Taxation partner holds a Master of Laws (LLM) in Taxation from New York University, one of the leading tax programs in the United States. His services have included multi-million dollar tax-free real estate exchange.

### REAL ESTATE TAXATION PRACTICE GROUP

**Marc W. Rubin**