

REAL ESTATE LAW



LEINEMANN PARTNER
RECHTSANWÄLTE





REAL ESTATE CONSULTING SERVICES

We provide comprehensive, competent advice to our clients in all legal matters that arise during the lifespan of a property - from the initial acquisition to project development, letting the property, contracting asset, property and facility management services through to the final sale. Our experience covers individual objects, residential and commercial portfolios, business parks as well as specialized properties, such as hotels and shopping centers.

The excellence of our consulting services not only rests on a sound judgment in legal matters but first and foremost on a deep knowledge of the trade, technical understanding and, last but not least, many years of experience. Through teams based in Berlin, Dusseldorf, Frankfurt on the Main, Hamburg, Cologne and Munich, we can also provide quick and competent advice in complex, large-volume portfolio transactions and project developments.





FINANCING

In most cases, the question of financing decides over the success of a real estate transaction. LEINEMANN PARTNER RECHTSANWÄLTE offer target-oriented legal advice which ensures that your economic interests prevail in a real estate deal. Our advisory services extend, in particular, to project financing, acquisition financing in asset and share deals, refinancing as well as the financing of portfolios and single assets.

PROJECT DEVELOPMENT

Successful project development not only requires the structure of the project organization to be legally optimized and tax efficient, but also the creation and negotiation of numerous contracts specially aligned to the project goals. These especially include land purchasing, rental, construction, planning and management contracts as well as urban development contracts and agreements with neighbors.

At the same time, special attention needs to be paid to the public law framework. We provide comprehensive advice to our clients in this area and endeavor to conclude agreements that are both economically viable and offer pragmatic solutions - often in close cooperation with the responsible government offices.

LEINEMANN PARTNER RECHTSANWÄLTE combine proven expertise and many years of experience with ample manpower, allowing them to provide fast and reliable support to all types of project development schemes.



TRANSACTIONS

Successful real estate transactions require specialized experience. The course for economic success must be set right at the beginning. Only through systematically analyzing the strengths and weaknesses of an object is it possible to identify the information needed in order to make a decision and balance the asymmetry of information available to buyer and seller.

The due diligence process is the foundation on which all successful property transactions are based. Experienced legal experts, skilled in evaluating and rating all the relevant information, are required on both the buyer's and the seller's side. LEINEMANN PARTNER RECHTSANWÄLTE conduct due diligence proceedings and present the legal risks of the transaction in a transparent fashion.

Drawing up the contract is the central challenge in any real estate transaction. The risks need to be addressed, negotiated and accordingly settled. Additionally, a sound method of handling the contract process needs to be structured and a secure framework created for the transaction, be it an asset or a share deal. We would be happy to support you during this process so that you can benefit from our many years of experience.

PROJECT AND CRISIS COMMUNICATIONS DURING LARGE-SCALE PROJECTS

Large-scale projects and award procedures often get caught up between the public, the media and politics which is why we recommend not only seeking legal advice but also ensuring that your project communications are accordingly managed. Today, anyone maneuvering in a politically critical environment - be it as contracting entity or contractor - is required to communicate his intentions to a large range of different stakeholder groups, such as local residents, associations, political parties, NGOs - and also possibly the competition. An integrated communications and legal project support concept creates acceptance and planning security whilst helping to counteract construction stops and civil protests.

MANAGEMENT

The administration and management of a real estate portfolio is not only of paramount importance to maintaining and increasing asset value but above all to achieving the targeted return.

This requires the drafting of intelligent, practice-oriented contractual solutions for the asset, property and facility management areas. This is particularly true of dynamically managed real estate portfolios characterized by a continual flow of real estate sales and purchases and a large number of tenants and also applies to the management of specialized properties, such as shopping centers, hospitals and airports. Anticipatory solutions can be found through exploiting legal, technical and economic know-how. The potential for conflict between the various players involved can also be minimized, be they investors, users or service providers.

In the case of a conflict, we advise and represent our clients in all types of legal dispute - in and out-of-court as well as during arbitration proceedings.

LEINEMANN PARTNER RECHTSANWÄLTE collaborate with a range of experienced and competent partners with whom we have already mastered many critical project situations through intensive communication measures. Whether we are talking about discussions with journalists, the political dialog, press bulletins or creating a filmed documentation of a project or project phase: We provide support throughout all such measures - from the original conception stage to the actual implementation. Naturally, we can also manage classic public relations concerning all aspects of your large-scale project.



